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D-1757/21



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 734678

03.03.21

13.04.

[Handwritten signature]

certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

[Handwritten signature]
A.D.S.R. Durgaper
Bardwan

03 MAR 2021

DEED OF DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

Mouza – Sankarpur
P.S. – New Township
Dist – Paschim Bardhaman
Under Jemua Gram Panchyat Area

[Handwritten signature]

03 MAR 2021

Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman



Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93

Purchaser:-Durgapur
[Signature]

Name of the Treasury from where
Paper from Treasury.....

Date of Purchase of the Stamp
.....

Value of Stamp.....
Address.....

Sold to.....
SI No. 10246 Date 23/02/21

22 FEB 2021

*Number 3 Khatkhaty
D.C.E-12*

This deed is made on this the 28th day of February, 2021 by

(1) Mr. KUNTAL BHATTACHARJEE, [PAN-AKQPB6315F] S/O. LATE BAMADAS BHATTACHARJEE, (2) Mr. DEBABRATA ROY [PAN-AVPPR3915H], S/O. Mr. LAKSHMIKANTA ROY, (3) Mrs. SRIJA BHATTACHARJEE, [PAN-ASVPB1106F], W/O. Mr. BIPUL BHATTACHARJEE, All are by faith Hindu, by occupation- Business, All are Resident of- Vill & P.O- Bamunara, P.S- Kanksa, Durgapur, Pin-713212, District- Paschim Bardhaman, West Bengal. (4) Mrs. CHHANDA MUKHERJEE, [PAN-AUVPG8638D], W/O. Mr. AMIT MUKHERJEE, by faith Hindu, by occupation- Business, Resident of-Tipe-III/201, H F C Township, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin no- 713212, West Bengal, India.

WHEREAS we are , lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring about total area 3.93 (Three Point Nine Three) Katha or 6.4845 Decimal comprised at and under Mouza-Sankarpur, J.L NO-109, P.S-New Township, Sub-Division & A.D.S.R. Office at Durgapur, District -Paschim Bardhaman, They purchased the same by virtue of a Registered deed of sale vide no-6100 in the year of 2019 of A.D.S.R.O Durgapur from Sabyasachi Mitra, And the name of Present owner duly recorded in the present L.R.R.O.R. in LR. Khatian No- 1111, R.S. Plot no. 26/486, L.R. Plot No. 116 respectively, classification Baid at present usable as Bastu under the jurisdiction of **Jemua Gram Panchayet**, District - Burdwan at present Paschim Bardhaman, which is particularly described as the Said Property written hereinafter schedule below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgages, Encumbrances and attachments whatsoever.

AND WHEREAS WE intend to get the same land for developed to a multi storied building for that purpose. We got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and we entered into a Development Agreement with "**SHREE BUILDER'S & DEVELOPERS**" Being a Partnership firm, (PAN-ADSFS1065N) having its registered office at Ray Para, C/O. Lakshmi Kanta Roy, Vill & P.O- Bamunara, P.S- Kanksa, Durgapur-12 ,Dist-Paschim Bardhaman, and which is duly registered before the A.D.S.R. Durgapur vide registered development agreement deed No-I- 6360/2020, Serial No-6549/2020.

Seen

AND WHEREAS for the said purpose as above We, desirous to nominating, constituting and appointing the Partners of "**SHREE BUILDER'S & DEVELOPERS**" Being a Partnership firm, (PAN-ADSFS1065N) represented by it's some partner's (1) **Mr. SANTANU BHANDARI [PAN-BOYPB7248L]** S/O. **Mr. ANGAD BHANDARI**, (2) **Mr. SOURAV GOSWAMI [PAN-BSHPG7463B]**, S/O. **Mr. PRANAB GOSWAMI**. (3) **Mr. DEBABRATA ROY [PAN-AVPPR3915H]**, S/O. **Mr. LAKSHMIKANTA ROY**, All are by faith Hindu, by Nationality Indian, by occupation-Business, All are Residing at -vill & post- Bamunara, P.S- Kanksa, Durgapur, Pin- 713212, District- Paschim Bardhaman to be our true and lawful Attorney to act, do or perform the following acts, deeds and things on my behalf and for me in connection with my Said Property either personally or jointly.

1. To possess and defend possession of our entire scheduled Property,
2. To appear and represent myself before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as our said Attorneys may deem fit and proper for registration or for taking order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from time to time and to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on our behalf as may be necessary and/or require.
3. To appoint Solicitors, Advocate, Barrister and Pleaders and to sign on our behalf and in our name and defend myself as may be necessary and/or required.



4. To execute any Affidavit or declaration Confirming my marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution there of as the said Attorney may desire or deem fit and proper.
5. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the Said Property and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign in our name and on our behalf, sign all plaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the said suits and other legal proceedings and consent decrees orders pass there under.
6. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps or to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.
7. To prepare and/or to get preparation and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take



Delivery of such licenses, permits or authorities may relate and to utilize the same.

8. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on our behalf, as our true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper regarding Developers allocation as well as owners allocation also in respect of the schedule below property.
9. For ourselves and on our behalf and in my name to accept, service of any letter, notice, writ or summons or other legal process and to enter an appearance for the defense or to oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute or discontinue or compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and to take any such action in said proceedings.
10. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan at present Paschim Bardhaman Zilla Parishad or **Jemua Gram Panchayet**



or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

11. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between ourselves and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.
12. To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwanat present Paschim Bardhaman Zilla Parishad or **Jemua Gram Panchayet** or Asansol Durgapur Development Authority or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on my behalf by putting his/ their signature in my name as the said Attorney may desire.
13. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.



14. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
15. To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in **Burdwan** Zilla Parishad or **Paschim Burdwan** Zilla Parishad or State authorities, and/or any other authority or authorities including **A.D.D.A.** Authority and **Jemua Gram Panchayet**.
16. To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the **Jemua Gram Panchayet**, **Burdwan** Zilla Parishad, **Asansol**, **Paschim Burdwan** Zilla Parishad, **Asansol Durgapur** Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments , if necessary from **Durgapur Asansol** Development Authority, West Bengal Fire Services, West Bengal Police, **Asansol-Durgapur Police Commissionarate** (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.
17. To pay fees to obtain sanction plan/or any order or other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.



18. To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and /or alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
19. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
21. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
22. To appear and represent myself before all authorities including Burdwan Zilla Parishad, **Jemua Gram Panchayet** or any other Government or Semi-Government authority for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
23. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.



24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and to give valid receipts and discharges therefore.
26. For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.
27. To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the Said Property and flats/car parking etc. in the proposed multi-storied building or buildings or any part thereof either in favor of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.
28. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on our behalf for sale of the Said Property and flats, space & space for garage/etc. in the proposed multi-storied building or buildings.
29. To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.
30. To receive, collect and realise payments as advance/earnest or booking money, sale price either in full or in part thereof for the flats, apartments, car parking spaces/etc., or other spaces from the intending Purchaser/s in respect of the schedule below property (Developer's Allocation as well as owner allocation) including the undivided proportionate share of land underneath of the proposed building and to sign and executed registered deed of agreement/s, contract/s, conveyance/s or other necessary deeds, documents and papers as may think fit and proper from time to time as necessary or required as the said ATTORNEY think fit and proper.



31. To issue No-Objection Certificate to any intending purchaser/purchasers for taking house building loan from any Bank, Company/Firm, Financial Institutions or person against the sale of the flats, , car parking spaces of the Developers Allocation as well as owners allocation also.
32. To sign any mortgage deed or such deeds and documents as to be mortgaging the Developer's allocation as well as owner's allocation also, to any bank or financial institution to obtain any loan.

AND WE do hereby ratify, confirm and agree or undertake to ratify and confirm all act, deeds and things or whatsoever the said attorney shall lawfully do and perform concerning my schedule mentioned **Property** under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the **Said Property** without any consideration and no right of ownership to the Attorney is created on the property which is the subject matter of this Power of Attorney. AND this Power of Attorney is revocable after completion of the project and after selling the Flats /apartments/units, Car parking etc.

The scheduled above referred to

Said property

All that piece and parcel Baid at present Bastu measuring 3.93 Katha or 6.4845 (Six Point Four Eight Four Five) Decimals, under Mouza- Sankarpur, R.S. J.L.No-95, L.R. J. L. No- 109, R.S Plot no-26/486, L.R Plot no-116, LR. Khatian No-1111, an area under the Jemua Gram Panchayat , Dist- Paschim Bardhaman, Butted and Bounded by.

North:- Land of Pranab Babu.

South:- Land of Sarkar Babu.

East:- Land of Banerjee Babu.

West:- 20 ft wide Road.

Be it mentioned here that colour passport size photographs and fingerprints of both the hands of the Executants and Attorney holder are attested in separate page 1(A) to which will be a part of this deed.

IN WITNESS WHEREOF we, the Executants and the attorney holder have here unto set our hands on this power of Attorney on this the 28th day of February 2021 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS at Durgapur in presence of.

Kuntal Bhattacharya
Debabrata R07

WITNESSES:-

Srija Bhattacharya
Chhanda Mukherjee

1. Subal Chandra Sengupta
S/o. Late Shankar Sengupta
Piyada, P.O. Bishalidih
Durgapur 8.

Signature of the Executants

SHREE BUILDERS & DEVELOPERS
Debabrata R07
PARTNERS

SHREE BUILDERS & DEVELOPERS
Santam Bhattacharya
PARTNERS

2. Ashim Sengupta
S/o. Subal Chandra Sengupta
Piyada, DGD-08

SHREE BUILDERS & DEVELOPERS
Suman Goswami
PARTNERS

Signature of the Attorney Holders

Drafted, prepared, read over & Explained by me

And typed in my office

Pradip Kumar Acharyya (Advocate)

Advocate, Durgapur Court

Enrollment No. WB-512/2000

(B) 2
হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kuntal Banerjee

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Debabrata Roy

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Srija Bhattacharya

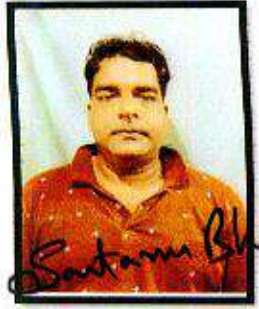
বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Chhanda Mukherjee

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						 Sadam Bhandari
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	বনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Sadam Bhandari

বাম হাত Left Hand						
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	বনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Soumen Ghosh

বাম হাত Left Hand						 Debabrata Roy
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	বনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Debabrata Roy


বাম হাত Left Hand						ফটো
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	বনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature _____

भारत सरकार
Government of India

Download Date: 26/12/2020



SUBAL CHANDRA SUTRADHAR
Date of Birth/DOB: 29/11/1949
Male/ MALE

Issue Date: 05/12/2020

5468 5755 4040
VID : 9107 9980 9913 9262

मेरा आधार, मेरी पहचान



Subal Chandra Sutradhar

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:
PIYALA, DURGAPUR 8, Durgapur (in Corp.),
Bardhaman,
West Bengal - 713208



5468 5755 4040
VID : 9107 9980 9913 9262

1947 | help@uidai.gov.in | www.uidai.gov.in

Subal Chandra Sutradhar

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KUNTAL BHATTACHARJEE
BAMADAS BHATTACHARJEE
30/06/1978

Permanent Account Number

AKQP6315F

Signature



K. Bhattacharjee

15000 15000 15000

भारत सरकार
GOVT. OF INDIA

आयकर विभाग
INCOME TAX DEPARTMENT

DEBABRATA ROY
LAKSHMIKANTA ROY

30/08/1985

Permanent Account Number
AVPPR3915H

Debabrata Roy

Signature



Debabrata Roy




आयकर विभाग
INCOME TAX DEPARTMENT
SRIJA BHATTACHARYA
SWAPAN MUKHERJEE

भारत सरकार
GOVT. OF INDIA

16/03/1984
Permanent Account Number
ASVPB1106F

Srija Bhattacharya
Signature



ES/CS/1000/10/0

Srija Bhattacharya

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AUVP68638D

नाम / Name
CHHANDA MUKHERJEE

पिता का नाम / Father's Name
PRANAB GOSWAMI

जन्म तिथि / Date of Birth
13/04/1988

Chhanda Mukherjee
हस्ताक्षर / Signature



Chhanda Mukherjee



भारत सरकार
INCOME TAX DEPARTMENT
सुराय गस्वामी
PRANAB GOSWAMI
14/08/1997
Professors Account Number
BSHPG74636
Signature
भारत सरकार
GOVT. OF INDIA



Sourav Goswami




आयकर विभाग
INCOME TAX DEPARTMENT

संघीय सरकार
GOVT. OF INDIA

SANTANU BHANDARI
ANGAD BHANDARI
05/02/1987

Permanent Account Number
BOYPB7248L

Santanu Bhandari
Signature



Santanu Bhandari

पृष्ठ नं. २७



Major Information of the Deed



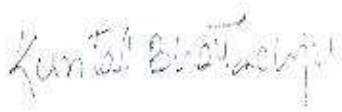
Deed No :	I-2306-01757/2021	Date of Registration	03/03/2021
Query No / Year	2306-8000468319/2021	Office where deed is registered	
Query Date	01/03/2021 5:15:59 PM	2306-8000468319/2021	
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434251726, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 12,96,900/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230606360/2020		



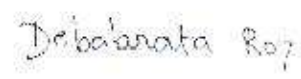


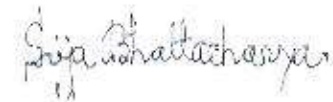



Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-116 (RS :-)	LR-1111	Bastu	Baid	3.93 Katha	1/-	12,96,900/-	Width of Approach Road: 20 FT.
Grand Total :					6.4845Dec	1/-	12,96,900 /-	

Principal Details :












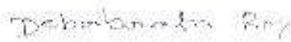


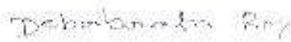


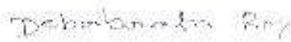









SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr KUNTAL BHATTACHARJEE Son of Late BAMADAS BHATTACHARJEE Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office			
		03/03/2021	LTI 03/03/2021	03/03/2021
BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx5F, Aadhaar No: 90xxxxxxx7682, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office				

2	<p>Name</p> <p>Mr DEBABRATA ROY (Presentant) Son of Mr LAKSHMIKANTA ROY Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>	<p>Photo</p>  <p>03/03/2021</p>	<p>Finger Print</p>  <p>LTI 03/03/2021</p>	<p>Signature</p>  <p>03/03/2021</p>
<p>BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>				
3	<p>Name</p> <p>Mrs SRIJA BHATTACHARYA Wife of Mr BIPUL BHATTACHAARJEE Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>	<p>Photo</p>  <p>03/03/2021</p>	<p>Finger Print</p>  <p>LTI 03/03/2021</p>	<p>Signature</p>  <p>03/03/2021</p>
<p>BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ASxxxxxx6F, Aadhaar No: 60xxxxxxxx8744, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>				
4	<p>Name</p> <p>Mrs CHHANDA MUKHERJEE Wife of Mr AMIT MUKHERJEE Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>	<p>Photo</p>  <p>03/03/2021</p>	<p>Finger Print</p>  <p>LTI 03/03/2021</p>	<p>Signature</p>  <p>03/03/2021</p>
<p>TIPE-III/201,H.F.C.TOWNSHIP,, P.O:- BIDHANNAGAR, P.S:- New Township, Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN - 713212 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUxxxxxx8D, Aadhaar No: 23xxxxxxxx1596, Status :Individual, Executed by: Self, Date of Execution: 28/02/2021 , Admitted by: Self, Date of Admission: 03/03/2021 ,Place : Office</p>				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHREE BUILDERS & DEVELOPERS RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212 , PAN No.:: ADxxxxxx5N Aadhaar No Not Provided by UIDAI, Status :Organization Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature															
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANTANU BHANDARI Son of Mr ANGAD BHANDARI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td> Mar 3 2021 2:40PM </td> <td> LTI 03/03/2021 </td> <td> 03/03/2021 </td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANTANU BHANDARI Son of Mr ANGAD BHANDARI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office				Mar 3 2021 2:40PM	LTI 03/03/2021	03/03/2021		BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. BOxxxxxx8L, Aadhaar No: 43xxxxxxxx1855 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SANTANU BHANDARI Son of Mr ANGAD BHANDARI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office																
Mar 3 2021 2:40PM	LTI 03/03/2021	03/03/2021														
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td> Mar 3 2021 2:38PM </td> <td> LTI 03/03/2021 </td> <td> 03/03/2021 </td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office				Mar 3 2021 2:38PM	LTI 03/03/2021	03/03/2021		BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. AVxxxxxx5H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office																
Mar 3 2021 2:38PM	LTI 03/03/2021	03/03/2021														
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td> Mar 3 2021 2:37PM </td> <td> LTI 03/03/2021 </td> <td> 03/03/2021 </td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office				Mar 3 2021 2:37PM	LTI 03/03/2021	03/03/2021		BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No. BSxxxxxx3B, Aadhaar No: 21xxxxxxxx9415 Status : Representative, Representative of : SHREE BUILDERS & DEVELOPERS (as PARTNER)		
Name	Photo	Finger Print	Signature													
Mr SOURAV GOSWAMI Son of Mr PRANAB GOSWAMI Date of Execution - 28/02/2021, , Admitted by: Self, Date of Admission: 03/03/2021, Place of Admission of Execution: Office																
Mar 3 2021 2:37PM	LTI 03/03/2021	03/03/2021														

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBAL CHANDRA SUTRADHAR Son of Late BHUBAN SUTRADHAR PIYALA, P.O:- PALASHDIHA, P.S:- Coke Over, District:-Paschim Bardhaman, West Bengal, India, PIN - 713208			
	03/03/2021	03/03/2021	03/03/2021

Identifier Of Mr KUNTAL BHATTACHARJEE, Mr DEBABRATA ROY, Mrs SRIJA BHATTACHARYA, Mrs CHHANDA MUKHERJEE, Mr SANTANU BHANDARI, Mr DEBABRATA ROY, Mr SOURAV GOSWAMI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr KUNTAL BHATTACHARJEE	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
2	Mr DEBABRATA ROY	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
3	Mrs SRIJA BHATTACHARYA	SHREE BUILDERS & DEVELOPERS-1.62112 Dec
4	Mrs CHHANDA MUKHERJEE	SHREE BUILDERS & DEVELOPERS-1.62112 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 116, LR Khatian No:- 1111		Seller is not the recorded Owner as per Applicant.

On 02-03-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 12,96,900/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 03-03-2021

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number 48 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:04 hrs on 03-03-2021, at the Office of the A.D.S.R. DURGAPUR by Mr DEBABRATA ROY, one of the Executants.

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 03/03/2021 by 1. Mr KUNTAL BHATTACHARJEE, Son of Late BAMADAS BHATTACHARJEE, BAMUNARA,, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mr DEBABRATA ROY, Son of Mr LAKSHMIKANTA ROY, BAMUNARA, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business. 3. Mrs SRIJA BHATTACHARYA, Wife of Mr BIPUL BHATTACHARJEE, BAMUNARA,, P.O: BAMUNARA, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 4. Mrs CHHANDA MUKHERJEE, Wife of Mr AMIT MUKHERJEE, TIPE-III/201,H.F.C.TOWNSHIP,, P.O: BIDHANNAGAR, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN 713212, by caste Hindu, by Profession Business

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 03-03-2021 by Mr SANTANU BHANDARI, PARTNER, SHREE BUILDERS & DEVELOPERS, RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman West Bengal, India, PIN - 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 03-03-2021 by Mr DEBABRATA ROY, PARTNER, SHREE BUILDERS & DEVELOPERS, RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 03-03-2021 by Mr SOURAV GOSWAMI, PARTNER, SHREE BUILDERS & DEVELOPERS, RAY PARA, BAMUNARA,, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713212

Indetified by Mr SUBAL CHANDRA SUTRADHAR, , Son of Late BHUBAN SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10246, Amount: Rs.50/-, Date of Purchase: 23/02/2021, Vendor name: Ram Prasad Banerjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 60015 to 60042
being No 230601757 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA
Date: 2021.03.22 12:15:11 +05:30
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/03/22 12:15:11 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)