

रु.5000

Rs.5000

पाँच हजार रुपये

FIVE THOUSAND RUPEES

INDIA

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

H 238731

Certified that the Document is Admitted for Registration.  
The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

19/1 MAR 2022  
Addl. District Sub-Registrar Kharagpur

**DEVELOPMENT AGREEMENT**  
**CUM GENERAL POWER OF ATTORNEY**

Within District - Paschim Medinipur,

Police Station - Kharagpur (Town),

Mouza - Inda, J.L No.- 232,

R.S. Khatian No.- 77, L.R. Khatian No.- 1058,

R.S. Plot No.- 282, L.R. Plot No.- 3573,

Area of Land = 10 Decimals, (Bastu Land),

Kharagpur Municipal Area,

Holding No.- 854/1, Old. No.- 5059, Ward No.- 02,

**THIS DEVELOPMENT AGREEMENT**  
**CUM GENERAL POWER OF ATTORNEY**

is made on this 11th day of March 2022,

PHANJARA BEAN COYATE PVT LTD

Sakti Beata Bhanu

Nirmal Kumar Patra

PHANJARA BEAN COYATE PVT LTD

Alpasee Bhanu



*Nirmal Kumar Patra*

Sr. Asst. Secy. (Revenue)  
Dist. Office, Paschim Medinipur  
Kharagpur

*Nirmal Kumar Patra*

**B E T W E E N**  
**SRI NIRMAL KUMAR PATRA,**  
**S/O - Late Shib Narayan Patra,**  
**PAN- AHNPP7965K,**  
**Aadhaar No. - 6093 9143 6595,**  
**Mobile No. - 8001471848,**  
**by Religion - Hindu, by Nationality - Indian, by**  
**Occupation - Business, Resident of - Inda, Near**  
**Inda Boys School, Ward No.- 02, P.O.- Inda, P.S.-**  
**Kharagpur (Town), A.D.S.R. Office - Kharagpur,**  
**Dist.- Paschim Medinipur, PIN - 721305, West**  
**Bengal, India (Hereinafter called the "LAND**  
**OWNER" which expression shall unless the context**  
**otherwise requires include the heirs, successors, as-**  
**signees and representatives of the LAND OWNER)**  
**of the FIRST PART.**

*Aswapani Bhanja*





Sakti Brata Bhanja



Alpana Bhanja

AND

**BHANJA REAL ESTATE PRIVATE LIMITED,**  
PAN - AAGCB8088A, a company incorporated under the Companies Act 2013 and having its registered office at - Inda, Old Registry Office, Ward No.- 23, P.O.- Inda, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.-Paschim Medinipur, PIN - 721305, West Bengal, India represented by its Directors :-

- 1) **SMT. ALPANA BHANJA,**  
PAN- AKDPB6769Q, Mobile No.- 9800430311,  
Aadhar No.- 5015 1173 3262,  
W/O - Sri Saktibrata Bhanja,
- 2) **SRI SAKTI BRATA BHANJA,**  
PAN- AHIPB4722D, Mobile No.- 9434209341,  
Aadhar No.- 9903 3610 3663,  
S/O - Late Saroj Kumar Bhanja,

both by Religion - Hindu, both by Nationality - Indian, both by Occupation - Business, both Resident of - Inda, Bhanjapara, Ward No.- 23, P.O.- Inda, P.S.- Kharagpur (Town), A.D.S.R. Office - Kharagpur, Dist.- Paschim Medinipur, PIN- 721305, West Bengal, India (hereinafter called the "DEVELOPER" which expression shall unless the context otherwise requires include the heirs, successors, assignees and representatives of the DEVELOPER) of the OTHER PART.

Nirmal Kumar Patra

Sakti Brata Bhanja

Alpana - Bhanja

*WHEREAS the Jal Soyem at present Bastu land of R.S. Plot No.- 282, under R.S. Khatian No.- 77 of mouza - Inda (J.L No.- 232) within Police Station - Kharagpur (Town), under the jurisdiction of Kharagpur Municipality, in the district of Paschim Medinipur, previously belonged to Saleha Khatun Bibi W/O - Sk. Ali Hossain of Panchberia, Kharagpur Town. While exercising right, title, interest and possession over the said land without interruption from others, said Saleha Khatun Bibi sold 10 decs. in R.S. Plot No.- 282, under R.S. Khatian No.- 77 of mouza - Inda to Smt. Nilima Ganguly W/O - Sri Dulal Chandra Ganguly by registered Deed of Sale being No.- 2693 executed and registered on 31.12.1979 which is entered in Book No.- 01, Volume No.- 55, Pages from - 289 to 292 for the year 1979 of Kharagpur Sub Registry office and she possessed the said land without interruption from others, paying rent to the State of West Bengal.*

*AND WHEREAS during exercising right, title, interest and possession over her purchased land without interruption from others, said Nilima Ganguly sold said 10 decimals in R.S. Plot No.- 282, under R.S. Khatian No.- 77 of mouza - Inda, J.L No. - 232, within Police Station - Kharagpur (Town) to Sri Nirmal Kumar Patra S/O - Late Shib Narayan Patra i.e. the Land Owner by registered Deed of Sale being No.- 4655 executed and registered on 09.08.2004, which is entered in Book No.- 01, Volume No.- 191, Pages from - 196 to 203 for the year 2004 of Additional District Sub Registry office Kharagpur.*

*Thereafter as per his application dated 02.08.2006 conversion of his said land was allowed vide Memo No.- 937/E-115/MKDA/06 dated 23.08.2006 and the said land was converted from "Jal Soyem" to "Bastu" vide Memo No.- 3856-3858/R-(37)Mu/79/200 dated 18.09.2006 from the Office of the Sub-Divisional Land and Reforms Officer, Kharagpur and he has also mutated his name in the Office of the Kharagpur Muni-*

*Nirmal Kumar Patra*

*Sakti Bisoi Bhanu*

*Aufanora Bhanu*



ality in respect of his said land against Holding No. - 854/1 of Ward No. - 02 and the same has been duly recorded in K. B. Stage and finally published in the name of said **Nirmal Kumar Patra** in the Office of the **B.L. & L.R.O. Kharagpur-1** in the L.R. Settlement Record of Rights against L.R. Khatian No. - 1058 and said R.S. Plot No. - 282 stands converted to L.R. Plot No. - 3573 and he has obtained L.R.R.O.R in his name. Since purchase, the **Land Owner** has been exercising his right, title, interest and possession over the said land uptill now without interruption from others, paying rent to the **State of West Bengal** and taxes to the **Kharagpur Municipality**.

**AND WHEREAS** the **Developer** has approached the **Land Owner** with an offer to develop the said land and has shown a plan for construction of building and it has financial capacity, technical skill, experience etc. to construct building and/or to develop the said land and it will construct the **Multi-Storeyed building (G+4)**.

**AND WHEREAS** the **Land Owner** has agreed to authorise the **Developer** to develop the said land fully described in the schedule below and the **Developer** is agreeable to develop the said land and to construct building as per sanctioned plan at its own costs & expenses on the following terms and conditions. The **Developer** will get 67% and the **Land Owner** will get 33% of the constructed building.

**NOW THIS AGREEMENT WITNESSES  
AND IT IS MUTUALLY AGREED BY AND  
BETWEEN THE PARTIES HERETO** as follows :-

1. That the **Land Owner** would handover vacant possession of the said land with right to develop the said property unto the **Developer**.

2. The **Land Owner** hereby gives permission to the **Developer** to enter upon the land with full right and authority with men and material to commence, carry on and complete

Nirmal Kumar Patra

Sakti Baidya Bhattacharya

As per order Bhattacharya

development and construction thereon of the Multi-Storeyed building and on the execution of this **Development Agreement cum General Power of Attorney**, the **Developer** shall complete the construction work of the sanctioned Multi-Storeyed building (G+4) in all respect within 31.12.2025.

3. In developing the said land and constructing the said Multi-Storeyed building the **Developer** shall obtain the requisite sanctions, permissions, clearances and authority from the authorities concerned at its own expense and costs.

4. The **Developer** will develop the said land and construct the Multi-Storeyed building as per sanctioned plan and complete the same in every respect at its own costs and expenses.

5. After completion of Multi-Storeyed building, the **Land Owner** shall get the Flats absolutely in the following manner :-

It is agreed that the **Developer** shall get 67% and the **Land Owner** shall get 33% of the total construction of Multi Storeyed building which shall mean and include 1. Flat No.- 02 on the **First Floor (West - South)**, 2. Flat No.- 03 on the **Second Floor (East - South)**, 3. Flat No.- 01 (North - East) & 04 (West - North) on the **Third Floor (West - South)**, 4. Flat No.- 04 on the **Fourth Floor (East - North)**. If the measurement of the afore-said Flats exceeds 33%, then the **Land Owner** shall pay for the excess construction to the **Developer** and if the measurement of the said Flats becomes less than 33%, then the **Developer** shall pay for the same to the **Land Owner** and the **Land Owner** shall have exclusive and sole right to sell, transfer, encumber by mortgage or bequest etc. in respect of his allotted Flats.

6. The **Land Owner** shall however on request by the **Developer** sign and execute all Applications, Plans and other documents necessary in relation to the said development and construction.

Nirmala Kemanfatra

Sakshi Bhatnagar

Aparna Bhatnagar



7. **The Developer** shall be entitled to make advertisements, hung up advertisement boards upon the said property and do such other things as might be required of the purpose of sale of building to be constructed except entering into any **Agreement for Sale** etc. in respect of owners' allocation.

8. **Save and except the Land Owner's** allotted portion, the **Developer** shall have full right to execute any **Agreement for Sale** in respect of the **Developer's** allocation only. However in the **Agreement for Sale**, this **Development Agreement cum General Power of Attorney** shall be recited and there shall also be a clause stating that the **Land Owner** shall not be responsible for any money received by the **Developer** pursuant to the **Agreement for Sale**.

9. **The Developer** shall have the exclusive right to look after manage, supervise, conduct and do all and every act, deed, and thing necessary for the purpose of developing the said land for construction of a Multi-Storeyed building thereon in accordance with the building plan to be sanctioned by the concerned authorities.

10. **The Developer** shall install in the said building at its own costs pump operated water connection through water lines, in each floor of the building, water storage tanks, overhead water reservoir with suitable pump, electric wiring and installations other electrical things line, Lift etc. and also other facilities as are required to be provided in the new building.

11. **Not-with-standing** any thing contained or stated herein, all labours, workers, supervisors and other employees or persons by what ever definition employed, engaged, appointed or required for erection, construction and completion of the building shall be employed by the **Developer**, the **Land Owner** shall not be responsible or liable for meeting any obligation, unlawful activities any accident during construction of building in any manner whatsoever.

Nirmal Kumar Mishra

Sayaji Bhatnagar

Atyasa - Bharnya

12. **The Land Owner shall not be answerable or liable for nature of construction or for any materials to be used in course of or relating to erection construction and completion of the building.**

13. **The Land Owner will not enter into any Contract for Sale, Lease or Tenancy or any Construction Agreement with respect to the said land except his allotted portion in favour of any person or institution after execution of these presents.**

14. **The land upon which the said building shall be erected and constructed and appurtenant thereto as also the common areas facilities to be provided for and/or at the said building shall always remain common, impartible and undivided.**

15. **This agreement shall always be treated as an agreement of joint development by and between the parties. The Land Owner and the Developer have entered into this Development Agreement cum General Power of Attorney purely as a contract and nothing contained herein shall be deemed to construe or constitute as partnership between the Land Owner and the Developer.**

16. **The Land Owner shall hand over possession of the land to the Developer along with the rights of development in respect of the said building by virtue of these presents and/or in pursuance thereof shall not be obstructed or disputed or challenged or disturbed by the Land Owner provided the Developer is carrying on with the project in terms of this Development Agreement cum General Power of Attorney.**

17. **It is understood that from time to time to facilitate the construction of the building by the Developer, various acts, deeds, matters and things not herein specified may be required to be lawfully done, executed and preformed and for which the Developer shall require adequate powers and authorities from the Land Owner and for such lawful matters, the Land Owner shall provide all required power and authorities unto and in favour of**

Nirmal Kumar Sathar

Sahib Bhatu Bhanu

Ayappa- Bhanu



the **Developer** as and when the same is or are required and called upon and to execute, sign all such additional applications and other papers and documents as may be required from time to time in accordance with law provided that those acts, deeds, matters and things do not in any way infringe or prejudice the right of the **Land Owner** and/or be contrary to the terms and stipulations contained in these presents or against the spirit thereof, keeping the **Land Owner** fully indemnified in all respect.

18. Within six months from the date of the completion of the project in all respect, the **Developer** will assist and co-operate the **Land Owner** and the other unit owners to form an association or body of owners to be formed for the upkeep, maintenance and management of the premises and cost of such formation and incidentals thereto shall be borne by the individual owners and the **Developer** or their respective nominees (unit owners) according to their proportionate right.

19. Till such time the association or body is not formed, the premises shall be managed and maintained by the **Developer**.

20. All disputes and differences between the parties arising out of, and/or the meaning construction or import of this agreement or their respective rights and liabilities as per this **Development Agreement cum General Power of Attorney** shall be referred to the Arbitration of two Arbitrators each to be appointed by the parties. In case of dis-agreement between the Arbitrators it shall be referred to an umpire who shall be appointed before the start of the proceeding and whose decision shall be final and binding on the parties and this clause shall be deemed to be a submission within the meaning of the **Arbitration and Conciliation Act 1996** and its statutory modification and/or enactment thereof in force from time to time.

21. That the **Developer** undertakes to keep the **Land Owner** fully indemnified against the harm from any losses, costs, charges, expenses or claims by any of **Developer's Contractor**,

Nirmal Kumar Bhatia

Sajati Bhatia Bhatt

Ashwani Bhatia

Architects, Workers or agents or for any breach of any statutory or contractual obligations.

**The Developer is further empowered :-**

- a) **To appear and represent before A.D.S.R. Kharagpur to present Agreement for Sale, Lease deeds, Deed of Declaration etc. and to execute all such deed/deeds of Conveyance for selling the flats/Apartments/Commercial Space/Parking Space etc. in respect of Developer's allocated portion only. and,**
- b) **To accept booking of the Flats/Apartments/Commercial Space/Parking Space etc. directly from the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portions of the Developer. and,**
- c) **To make, sign, and verify all documents, application or raise objection to appropriate authorities for all and any licences, permission or consent etc. and in connection with the management and development of over scheduled mentioned land. and,**
- d) **If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us i.e the Land Owner in connection with the same project, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavit, application, etc. as may be required. To engage advocate and to do all acts and things required to be done on our behalf. and,**
- e) **To settle all disputes, whatsoever arising out of the construction project on the schedule mentioned land. and,**
- f) **To appear before any office or authority of the Government or Municipal Corporation or Labour Department or B.L. & L.R.O Kharagpur- 1 or Income Tax Department or any other act, to represent the matter regarding the proposed project AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him. and,**

Nisimal Kumar Patra

Sajati Brata Bhanu.

Aspans-Bhanja



- g) To appoint from time to time Architects, R.C.C consultants, contractors and other personnel and work men for carrying out the development of the said property as also construction of building there on and to pay their fees, consideration moneys, salaries and/or wages. and,
- h) To give necessary letters, writings and undertakings to the Midnapore Kharagpur Development Authority, B.L. & L.R.O. Kharagpur- I, WBSEDCL, Fire Brigade Department etc. or other such department as may be necessary for occupancy in the said building and/or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building. and,
- i) To approach the potential purchasers of the flats of the said building and to give adds for the flats. and,
- j) To execute Agreement for Sale of the said Flats or any part thereof, in respect of the Developer's allocation only.
- k) To sell or dispose of Flat or Flats of Developer's allocation and Parking Space/Spaces that may be constructed on the said land and to collect and receive from the purchaser/purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.
- l) To execute the Conveyance or Conveyances in respect of Developer's allocation in favour of the purchasers.
- m) To present the said deed/deeds of Conveyance, Declaration etc. for the registration to the proper registration authority, to admit the receipt of the consideration money and to have the said deed/deeds registered, and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed/deeds as fully and effectually in all respects as we could do the same if we were personally present.

Sakshi Baidya Bhawan Memorial Benman-Patra

Alpana-Bharya  
Director

n) To sign all applications and forms as may be required for the purpose of registration of flats/shop/rooms/parking area etc.

o) To engage or appoint any Advocate to file/conduct any suit in connection with my said property.

p) To sign, verify and file any Complaint/Application/Written Statement/Written Objection etc. in court, in connection with our said property and to swear any affidavit in this regard.

AND the said Land Owner, Sri Nirmal Kumar Patra, hereby agree to ratify and confirm all acts and things lawfully done by the said Developer/Attorney by exercising Power given to it in connection with the development and sale of the said Flats/Apartments and Parking Space in respect of Developer's allocation only.

That the Land Owner agrees to pay the Income Tax as per Income Tax Act 1961 for the income he derives, if any, through this Development Agreement cum General Power of Attorney but he shall not be liable to pay any tax on behalf of the Developer.

Common rights and facilities

Lift, Stair-cases, common passage, water lines and water, electricity main line and its wiring, land and boundary wall, fixtures and fittings, vacant spaces, roof, main gate and entrance proportionate land, pump and motor Septic Tank, water reservoir and Water Tank.

IN WITNESS WHEREOF the Land Owner and the Developer after fully understanding the contents of this Development Agreement cum General Power of Attorney, have put their respective signatures hereto on the day month and year first above written in full possession of their senses and in good state of health and mind and without provocation from others.

Sri Nirmal Kumar Patra

Sachin Brata Bhanu

Alpavara Bhanu



**Schedule of Land - I,**

Within District - Paschim Medinipur, Sub-Registry Office & Municipality - Kharagpur, Police Station - Kharagpur (Town), Mouza - Inda, J.L No.- 232, R.S. Khatian No.- 77, L.R. Khatian No.- 1058, R.S. Plot No.- 282, L.R. Plot No.- 3573, Area of Land = 10 (Ten) Decimals, (Bastu Land), Kharagpur Municipal Area, Holding No.- 854/1, Old. No.- 5059, Ward No.- 02,

**Measurement of the land :-**

North : 80 ft. - 06 inch. East : 56 ft. - 06 inch.  
South: 79 ft. - 00 inch. West : 56 ft. - 06 inch.  
Total area = 4505 sq.ft. = 10 decs.

**Which is bounded by :-**

On the North : 10 ft. wide Municipal Road,  
On the South: Land of Sri Bhabatosh Chanda,  
On the East : 17 ft. wide Municipal Road,  
On the West : Land of Sri Mriganka Bhattacharya,

**Schedule II**

**(Detailed specification of Multi-Storeyed building)**

Structure : RCC Frame work.  
Internal wall: Cement plastering overlaid with smooth impervious Putty.  
Doors: Sal wood door frame with flash door shutters.  
Windows: Sliding aluminium window with glass shutters.  
Hard ware: Good quality standard steel fittings and locks of reputed company make.

Sakti Beata Bhann Nirvanal Kumar Patra

Adyane-Bhis

Flooring:	Vitrified tile flooring in all bedrooms, living rooms, dining room, and (02 ft. x 02 ft.) Marble flooring in common and staircase areas.
Kitchen:	Floor Vitrified ceramic tiles upto four feet above granite tops Granite with stainless still sink.
Toilet:	Floor anti skid Ceramic tiles up to door height on the wall.
Sanitary ware:	Hindware/Parryware or equivalent, Chromium plated fitting of good quality ISI mark, hot and cold water provision in all Bathrooms.
Electrical:	Superior quality concealed copper wiring with Modular switches and safety devices.
TV Wiring:	TV points in Drawing/Dining and Master Bedroom A.C. point in all Bedroom.
Exterior:	Latest waterproof non-fading acrylic exterior finish paint of good quality.

**Schedule III**

**(Common portions)**

**COMMON PARTS and PORTIONS in the Block**

1. Lift.
2. 24 hours water supply.
3. Fire fighting arrangements.
4. Staircases.
5. Lobbys.

Sakti Bhatnagar  
Nirmal Kumar Patra

Ajeet Kumar Biswas



Witnesses:-

- 1) Subrata Ghosh, S/o Late Amulya Ghosh,  
Debalpur, Po-Kharagpur, P.S-KCRP(TI),  
Dist-Paschim Medinipur, Pin-721301
- 2) ~~Subrata Ghosh~~ S/o Subrata Ghosh  
Debalpur, Kharagpur, Kharagpur.  
721301
- 3) Asha Jana,  
S/o Late Kamlesh Ch. Jana  
Sikrishrapur, Ward No. 7,  
Kharagpur, Paschim Medinipur.

Nirmal Kumar Patra

Sakti Beata Bhanu

This Development Agreement cum General Power of Attorney is completed in 15 pages including stamp paper and there are 3 nos of witnesses. One additional page containing finger prints with signatures of the Land Owner/Executant and the Developer/Attorney has been annexed hereto, forming part of the Development Agreement cum General Power of Attorney.

Drafted by:-

*Sasanka Sekhar Bisal*  
(Sri Sasanka Sekhar Bisal)  
Advocate, Judge's Court,  
Paschim Medinipur.  
Enrolment No.- WB/1333/1981.

Computer Typed by :-

*Asha Jana*  
(Sri Ashok Jana), Law Clerk,  
A.D.S.R. Office, Kharagpur.

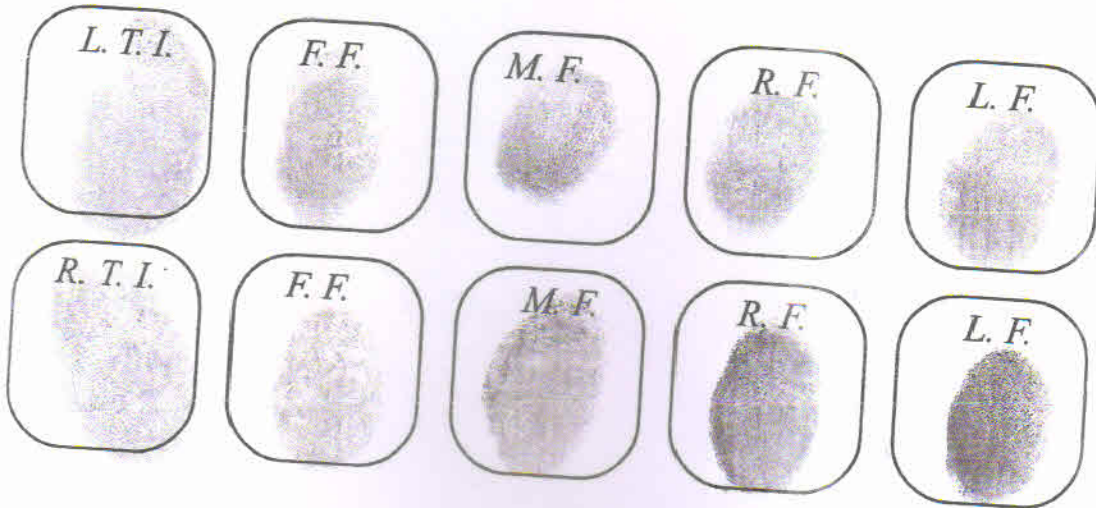
Aspasa-Bhija

*Nirmal Kumar Patra*  
Signature of the Land Owner

Sakti Beata Bhanu

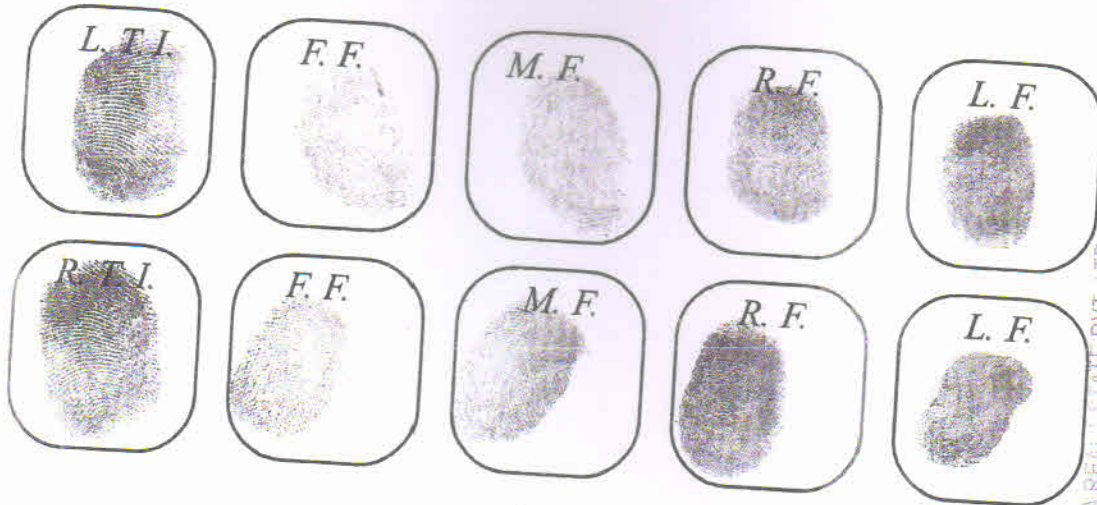
*Aspasa-Bhija*  
Signature of the Developer

**Finger prints of the Land Owner**



*Primal Kumar Patra*  
SIGNATURE

**Finger prints of the Developer No.- 1**



SHANJA REAL STATE PVT LTD

*Aparna-Bhish*  
SIGNATURE

**Finger prints of the Developer No.- 2**



SHANJA REAL STATE PVT LTD

*Sakshi Baidya Bhanu*  
SIGNATURE



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AHNPP7965K



नाम /NAME  
NIRMAL KUMAR PATRA

पिता का नाम /FATHER'S NAME  
SIBNARAYAN PATRA

जन्म तिथि /DATE OF BIRTH  
28-11-1970

हस्ताक्षर /SIGNATURE

*Nirmal Kumar Patra*

*K. Das*

आयकर आयुक्त, प ४, १११

COMMISSIONER OF INCOME-TAX, W.B. III

इस कार्ड के खो / गिर जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चीरंगी रव्वायर,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

*Nirmal Kumar Patra*

भारत सरकार  
Government of India




Nimal Kumar Patra  
DOB 28/11/1970  
MALE



6093 9143 6595




मेरा आधार, मेरी पहचान

भारतीय विशिष्ट पहचान प्राधिकार  
Unique Identification Authority of India



Address:  
S/O. Shivanarayan Patra, INDA  
NEAR INDA BOYS SCHOOL  
Kharagpur (m), Paschim  
Medinipur,  
West Bengal - 721305

6093 9143  
6595

Nimal Kumar Patra



आयकर विभाग  
INCOME TAX DEPARTMENT  
भारत सरकार  
GOVT. OF INDIA  
BHANJA REAL ESTATE PRIVATE LIMITED  
31/05/2016  
Pan/Parol/Aasani/No/0000000000  
AAGCB8088A  
Signature

BHANJA REAL ESTATE PRIVATE LIMITED  
Aparna - Bhija  
Sachin Bhatnagar

In case this card is lost / found, kindly inform / return to:  
Income Tax PAN Services Unit, UTTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.  
यदि कार्ड खोया/प्राप्त हुआ है, कृपया सूचित करें/वापस करें:  
आयकर पैन सेवा इकाई, UTTISI,  
प्लॉट नंबर 3, सेक्टर 11, एन सी डी बेलपुर,  
नवी मुंबई - 400 614

2 17/10/20



Sakti Bhanu Bhanu  
Director



Alpana - Bhanu  
Director





आधार

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No.: 1528/68723/02003

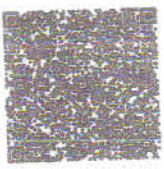
To  
Saktibrata Bhanja  
S/O: Saroj Kumar Bhanja  
OLD Registoroffice  
inda  
Kharagpur (m)  
Inda  
Paschim Medinipur Paschim Medinipur  
West Bengal 721305  
9434209341

01/05/2017

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MD363929254FH



आपका आधार क्रमांक / Your Aadhaar No. :

**9903 3610 3663**

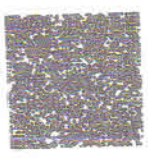
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Saktibrata Bhanja  
DOB : 05/01/1971  
Male



**9903 3610 3663**

मेरा आधार, मेरी पहचान

Sakti Bhatu Bhanu

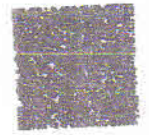
Director



भारत सरकार  
GOVERNMENT OF INDIA



Alpana Bhanja  
DOB: 31/07/1977  
Female / FEMALE



5015 1173 3262

MEERA AADHAAR, MERI PEHACHAN

Alpana Bhanja

Major Information of the Deed

Deed No :	I-1010-02871/2022	Date of Registration	11/03/2022
Query No / Year	1010-2000794410/2022	Office where deed is registered	A.D.S.R. KHARAGPUR, District: Paschim Midnapore
Query Date	11/03/2022 10:32:20 AM	Applicant Name, Address & Other Details	
Applicant Name, Address & Other Details		Sasanka Sekhar Bisal Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 6294327939, Status : Advocate	
Transaction		Additional Transaction	
[0110] Sale, Development Agreement or Construction agreement		[4002] Power of Attorney, General Power of Attorney [Rs : 1/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 3], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value	Rs. 20,00,000/-	Market Value	Rs. 74,25,000/-
Stampduty Paid(SD)	Rs. 10,100/- (Article:48(g))	Registration Fee Paid	Rs. 49/- (Article:E, E, E,)
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		




**Land Details :**

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 2, Mouza: INDA, JI No: 232, Pin Code : 721305

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3573 (RS :-282)	LR-1058, (RS:-7710)	Commerci al	Jal Soyem	10 Dec	20,00,000/-	74,25,000/-	Width of Approach Road: 17 Ft.,
<b>Grand Total :</b>					<b>10Dec</b>	<b>20,00,000 /-</b>	<b>74,25,000 /-</b>	






**Land Lord Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri Nirmal Kumar Patra</b> Son of Late Shib Narayan Patra Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	11/03/2022	LTI 11/03/2022	11/03/2022	
Indanear Inda Boyes School Ward No. 2, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx5k, Aadhaar No: 60xxxxxxxx6595, Status :Individual, Executed by: Self, Date of Execution: 11/03/2022 , Admitted by: Self, Date of Admission: 11/03/2022 ,Place : Office				




**Developer Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Bhanja Real Estate Private Limited</b> Inda Old Registry Office Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 , PAN No.:: aaxxxxxx8a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Alpana Bhanja (Presentant)</b> Wife of Saktibrata Bhanja Date of Execution - 11/03/2022, , Admitted by: Self, Date of Admission: 11/03/2022, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Mar 11 2022 4:36PM	LTI 11/03/2022	11/03/2022	
Inda Bhanja Para Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9Q, Aadhaar No: 50xxxxxxxx3262 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)				



Name	Photo	Finger Print	Signature
<b>Smt Saktibrata Bhanja</b> Son of Late Saroj Kumar Bhanja Date of Execution - 11/03/2022, Admitted by: Self, Date of Admission: 11/03/2022, Place of Admission of Execution: Office	 Mar 11 2022 4:36PM	 LTI 11/03/2022	 11/03/2022
Inda Bhanja Para Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West-Bengal, India, PIN:- 721305, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx2D, Aadhaar No: 99xxxxxxxx3663 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shri Subrata Ghosh</b> Son of Late Amulya Ghosh Debalpur, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	 11/03/2022	 11/03/2022	 11/03/2022
Identifier Of Shri Nirmal Kumar Patra, Smt Alpana Bhanja, Smt Saktibrata Bhanja			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Nirmal Kumar Patra	Bhanja Real Estate Private Limited-10 Dec

**Land Details as per Land Record**

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 2, Mouza: INDA, JI No: 232, Pin Code : 721305

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3573, LR Khatian No:- 1058	Owner:নির্মল কুমার পাত্র, Gurdian:শিব নারায়ণ, Address:বিজ , Classification:জল সেয়েম, Area:0.10000000 Acre,	Shri Nirmal Kumar Patra

On 11-03-2022

**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 (9) of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 11-03-2022, at the Office of the A.D.S.R. KHARAGPUR by Smt Alpana Bhanja.

**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 74,25,000/-

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

Execution is admitted on 11/03/2022 by Shri Nirmal Kumar Patra, Son of Late Shib Narayan Patra, Indanear Inda Boyes School Ward No. 2, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Hindu, by Profession Business

Indetified by Shri Subrata Ghosh, , , Son of Late Amulya Ghosh, Debalpur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-03-2022 by Smt Alpana Bhanja, Director, Bhanja Real Estate Private Limited (Private Limited Company), Inda Old Registry Office Ward No. 23, City:- Kharagpur, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

Indetified by Shri Subrata Ghosh, , , Son of Late Amulya Ghosh, Debalpur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by profession Law Clerk

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 49/- ( E = Rs 49/- ) and Registration Fees paid by Cash Rs 0/-, by online = Rs 49/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/03/2022 12:15PM with Govt. Ref. No: 192021220203246711 on 11-03-2022, Amount Rs: 49/-, Bank: State Bank of India ( SBIN0000001), Ref. No. IK0BOPWXG2 on 11-03-2022, Head of Account 0030-03-104-001-16

Debbabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 11/03/2022 12:15PM with Govt. Ref. No: 192021220203246711 on 11-03-2022, Amount Rs: 5,100/-, Bank:  
State Bank of India ( SBIN0000001), Ref. No. IK0BOPWXG2 on 11-03-2022, Head of Account 0030-02-103-003-02



**Tabis Ansari**

**ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR**

**Paschim Midnapore, West Bengal**

21/03/2022 Query No:-10102000794410 / 2022 Deed No:1 - 101002871 / 2022, Document is digitally signed.

Page 07 of 20



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Stamp: Type: Impressed, Serial no 35602, Amount: Rs.5,000/-, Date of Purchase: 11/03/2022, vendor name.

Debbabrata Bhanja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of W

Online on 11/03/2022 12:15PM with Govt. Ref. No: 192021220203246711 on 11-03-2022, Amount Rs: 5,100/-, Ban

State Bank of India ( SBIN0000001), Ref. No. IK0BOPWXG2 on 11-03-2022, Head of Account 0030-02-103-003-02



Tabis Ansari

ADDITIONAL DISTRICT SUB-REGISTRA  
OFFICE OF THE A.D.S.R. KHARAGPUR

Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2022, Page from 75727 to 75754

being No 101002871 for the year 2022.



Digitally signed by MOHAMMED TABIS  
ANSARI

Date: 2022.03.21 17:05:10 +05:30  
Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/03/21 05:05:10 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. KHARAGPUR  
West Bengal.

(This document is digitally signed.)