

SLUN 8092/22

F 8564/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 720614

certified that this document is
submitted to registration
the signature sheet and the
endorsement sheet attached
with are the parts of this document

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

18 NOV 2022

DEVELOPMENT POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT

M. Dany Nisham.

18/15
8/3347347/22
V/CNO-363/22

KNOW ALL MEN BY THESE PRESENTS We, (1)SMT.
BANDANA DAS Wife of Late Dulal Chandra Das, by faith-Hindu,
by Nationality-Indian, by Occupation-Household Works, a
permanent resident of Taljuli (Botol Goli), P.O: Kharagpur, P.S:
Kharagpur(T), District: Paschim Medinipur, Pin: 721301, Aadhaar
No:4034 0114 5646, PAN No: BRNPD5748P, (2)SRI PARIMAL
SENGUPTA Son of Late Nirmal Kumar Sengupta, a resident of

Bandana Das
Subimal Sengupta
Tarnal Sengupta
Vishwa Sengupta
Tilak Sengupta

23564

50+

25/11/2022

M. Daist madham
Shapatapur
Kharagpur
Kharagpur

আলোয়ার সুলিখ
কলেজ স্ট্রেট মেদিনী,

Bandan Les

50 x 19 = 50 ✓

T.I.N. 912

Bandana Les

T.I.N. 901

Subin Begum

T.I.N. 907



M. Daist Madham

T.I.N. 908

Registrar U/S 7 (2)
of Registration Act
1908 Paschim Medinipur

Tannal Sengupta

15 NOV 2022

T.I.N. 910

Krishna Sengupta



S/o Late Sr Nuruddin Ahmed
at - Mirza Bazar
P.O + P.S - Midnapur,
Dist - Paschim Medinipur.

T.I.N. 909

Tilak Sengupta



Parm

ph

Subimal Sengupta



Tilak Sengupta

27/16/18, Prantik Park 1st Lane, Shibrampur, Sarsuna, District: South 24 Parganas, Pin: 700 061, by nationality – Indian, by faith – Hindu, by occupation – Retired Employee, **Aadhaar No: 5270 9499 4676, PAN No:AKDPS6276M, (3)SRI SUBIMAL SENGUPTA** Son of Late Nirmal Kumar Sengupta, a resident of Taljuli, P.O:Kharagpur, P.S:Kharagpur(Town), District: Paschim Medinipur, Pin: 721301, Kharagpur Municipal Ward No.28, by nationality – Indian, by faith – Hindu, by occupation – Retired Employee, **Aadhaar No: 3670 7259 4420, PAN No:AJMPS3027Q,(4)SMT.KRISHNA SENGUPTA** Wife of Abhijit Sengupta married daughter of Late Nirmal Kumar Sengupta, a resident of 100/94, Jessore Road, Dumdum, South Dumdum(M), Motijheel, North 24 Parganas, West Bengal, Pin: 700 074, by nationality – Indian, by faith – Hindu, by occupation – Housewife, **Aadhaar No: 9323 8361 7533, PAN No:CVFPS3482Q, (5)SRI TILAK SENGUPTA** Son of Subimal Sengupta, a resident of Taljuli, P.O:Kharagpur, P.S:Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, Kharagpur Municipal Ward No.28, by nationality – Indian, by faith – Hindu, by occupation – Service, by nationality – Indian, **Aadhaar No: 5085 0376 7516, PAN No: GWRPS4218B**, hereinafter referred to as '**OWNER**', do hereby authorize, constitute, appoint, nominate **SMT. M.DAISY NADHAM** Wife of Sri M.Megha Nadham, a resident of Jhapatapur, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Kharagpur Municipal Ward No: 28, Pin: 721301, by faith-Hindu, by Nationality-Indian, by Profession-

M. Daisy Nadham.

*Daisy Nadham
Subimal Sengupta
Nirmal Sengupta*

*Krishna Sengupta
Tilak Sengupta*

(3)



m.

Daisy Nesham.



Bandana

Business, Sole Proprietor of **MEGA INFRASTRUCTURE**, having her place of business at Madanmohan, Barbetia, P.O:Changual, P.S: Kharagpur, District: Paschim Medinipur, Kharagpur Municipal Ward No: 28, Pin: 721301, **PAN No. AXLPK9574H, Aadhaar No: 2946 4106 5900**, as our true and lawful attorney, for us, in our name and on our behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below;-

ALL THAT Piece and Parcel of land of Owner No.1, Smt. Bandana Das is the exclusive owner of a Vacant Plot of Land lying and situated in District: Midnapore now Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur, S.R.O: Kharagpur, Mouza: Taljuli, J.L.No.239, L.R. Khatian No. 1364, L.R. Plot No. 781, Kharagpur Municipal Holding No: 503/404, I/D No:34313, in Kharagpur Municipal Ward No:28, land measuring-13 decimals of land. Henceforth for the convenience of this Development Agreement the said property shall be referred to as the **Schedule-'A' Property.** & ALL THAT Piece and Parcel of land of the Owners No.(2) to (5) are the owners of a Vacant Plot of Land lying and situated in District: Paschim Medinipur, P.O:Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, Kharagpur Municipal Ward No.28, Holding No. 502/403, I/D No: 34312, Mouza: Taljuli, J.L.No. 239, in L.R. Khatian No.1320, L.R. Plot No.780,L.R. Khatian No. 1320, L.R. Plot No.780,measuring-3.75 decimals of land, in L.R. Khatian N

m. Daisy Nesham.

Bandana Das.
Subul singupta
Parimal Singupta
Krishna singupta
Tilak Singupta

No.1321, L.R. Plot No.780, measuring-3.75 decimals of land, in L.R. Khatian No.1322, L.R. Plot No.780, measuring-3.75 decimals of land, in L.R. Khatian No.1310, L.R. Plot No.780, measuring-3.75 decimals of land, total area measuring-15 decimals (which shall be the basis of ratio of share between the owners), being the **Schedule-'B' Property**:

M. Davy Noshum.

Total Area in 'A' & 'B' Schedule- 13 + 15 = 28 Decimals

AND WHEREAS due to our inability and hardship to raise building structure on the said land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

Bonds a na do's
Sulimul Sengupta

AND WHEREAS the developer/ our constituted attorney coming to know about our intention has approached me with an offer to develop the land described in the Schedule below by constructing Multi-storied Buildings as per maximum permissible height thereon on the basis of building plan to be sanctioned by the Kharagpur Municipality and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the said plan has been sanctioned by the Kharagpur Municipality Authority in favour of me to construct the Multi-storied Buildings as per maximum permissible height thereon and shall have my consent and concurrence vide the

Tulali Sengupta
Kishora Sengupta
Sammil Sengupta

Development Agreement duly executed and registered in the Office of D.S.R; Midnapur dated: ..25/11/2022.., duly entered in Book No. 1, Volume No.....1001....., Page No. 185648 to...185713.... vide deed no ...8552.....for 2022.

AND WHEREAS we have requested our attorney i.e., the developer to develop our land described in the Schedule below by investing the money for the development on the terms i.e., the developer would construct the Multi-storied Buildings as per maximum permissible height thereon containing several self contained flats each flat having their own separate numbers allotted earmarked in the sanctioned plan of Kharagpur Municipality Authorities as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more fully described in the schedule below shall henceforth for the convenience be referred to as our estate and our attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners:-

1. To look after control, manage and supervise the administration of the said property.
2. To mutate the property as described in the schedule in the records of Kharagpur Municipality and in the records of the Block Land & Land Reforms Officer and/or in the land department and put necessary

m. Dany Nadham.

Sandana Das.
Subramaniam

Tilak Sengupta
Kristina Sengupta
Tarnid Sengupta

signature on my behalf in my name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration for such mutation matter to be required by the Kharagpur Municipality as well as by the Land Department; Govt. of West Bengal.

3. To represent us before the Kharagpur Municipality in all respects and sign on our behalf in our name for sanction of building plan or modified or any revised plan and/or drainage and sewerage plan and/or to take water connection on our behalf in our name in the said premises and to do all the acts for the same and to get delivery of the same on our behalf in connection with the matter of the Kharagpur Municipality and our Attorney shall be duty bound to abide by all the Rules & Regulations of Kharagpur Municipality and in the event of any dispute arising out of the same our Attorney as the Developer shall be fully responsible for the same.

4. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for our said property.

M. Davy Madham.

Soumitra Das
Subinid - su gupda

Tilak Sengupta
Kishna Sengupta
Parimal Sengupta

5. To swear any affidavit on our behalf to be required for sanctioning the building plan and/or sewerage or drainage plan from the Kharagpur Municipality.
6. To engage on our behalf pleaders, advocates and solicitors and to discharge their services in respect of our property to do the work as per our requirement, to be required in the matter of the Kharagpur Municipality.
7. To take water connection in our said premises and to sign and do all the works on our behalf.
8. To take electric connection or separate meter(s) in the said premises and put signature on our behalf for doing the said acts.
9. To represent before the Judge, Munsiff, Collector, Board of Revenue, Kharagpur Municipality, Midnapore Kharagpur Development Authority, State of West Bengal, Bharat Sanchar Nigam Limited, Other Government and Semi-Government Bodies/ Organization in the matter of the said property.
10. To represent us in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute

m. Daisy Nodnam .

স্বাক্ষরিত
দায়ী নোদনাম

তুলুক সেনগুপ্ত
কনিস্তা সেনগুপ্ত
ফার্মাল সেনগুপ্ত

Vokatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the said property.

M. Daisy Nachom.

11. To compromise or compound any cases or refer to arbitration in respect of the said property to protect our interest.

12. To negotiate for sale of flat/flats, car parking space of the developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with our said undivided property as described in the schedule below on our behalf save & except our allocation as stated below and morefully described in the Development Agreement which is executed and registered alongwith this Power of Attorney in this Deed.

Pandana Des.
Subinid. Sengupta

Tilak Sengupta
Kristna Sengupta
Pannal Sengupta

13. To negotiate on terms for and to agree to and sell the allocated portion of the Developer only to any intending purchaser or purchasers at such price or prices which my said attorney, in his absolute

discretion thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same and to receive from the intending purchaser/s any earnest money and/or advance.

M. Daisy Neelam.

14. To execute Deed of Sale in favour of the intending purchasers of the flats being the Developer's allocation and to receive from the intending purchaser/s any earnest money, advance and sale proceeds being the consideration as me may in his capacity as my constituted attorney think deem fit and proper.

Devi
Sudhakar Singh

15. To sign and execute all other deeds instruments and assurances, which they shall consider necessary, and to enter into and/or agree to such covenant and conditions, as may be required for fully and effectually conveying the said properties as we could do ourselves, if personally present.

Tulsi
Vishwa
Anil

16. That our attorney shall be entitled to handover original documents pertaining to the property as mentioned in the schedule of properties in the Development Agreement to any Bank/Financial Institutions for the purpose of obtaining loan by

pledging the said property in equitable mortgage and shall be entitled to sign on documents in the bank for and on behalf of us.

M. Daisy Natham.

17. Our Attorney shall be fully responsible for any financial liability, deviation or unauthorized construction or accident or mishap while making any construction and in no event we shall incur any liability in respect thereof. The Attorney shall indemnify and keep us indemnified against all losses liabilities costs or third party claims actions or proceedings thus arising.

*Bombardier
Subimal Senapati*

AND we hereby agree to ratify and confirm and whatsoever other act or acts our said attorney, shall do execute and perform in connection with our joint proportionate shares of the property described in schedule below by virtue of these presents.

That the contents of this Power of Attorney has been read over and explained to us in Hindi/Bengali and after understanding the contents of the same we admitted the same to have been correctly written and after understanding the contents of the same we admitted the same to have been correctly written as per our instructions and the contents of the same are true to the best of

*Tusok Saengpta
Kishore Saengpta
Komal Saengpta*

our knowledge and belief and after the same we put our signatures on this Power of Attorney on this day.

IN WITNESSES WHEREOF we, (1)SMT. BANDANA DAS Wife of Late Dulal Chandra Das, (2)SRI PARIMAL SENGUPTA Son of Late Nirmal Kumar Sengupta, (3)SRI SUBIMAL SENGUPTA Son of Late Nirmal Kumar Sengupta, (4) SMT. KRISHNA SENGUPTA Wife of Abhijit Sengupta married daughter of Late Nirmal Kumar Sengupta, (5)SRI TILAK SENGUPTA Son of Subimal Sengupta, do hereby put our signatures and seal on the 25th day of November' 2022 A.D. out of free will and consent and in sound state of mind before the available witnesses.

SCHEDULE OF PROPERTY PERTAINING TO WHICH POWER OF ATTORNEY IS GIVEN.

FIRST SCHEDULE AS REFERRED TO ABOVE

(A)

ALL THAT Piece and Parcel of land of Owner No.1, Smt. Bandana Das is the exclusive owner of a Vacant Plot of Land lying and situated in District: Midnapore now Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur, S.R.O: Kharagpur, Mouza: Taljuli, J.L.No.239, L.R. Khatian No. 1364, L.R. Plot No. 781, Kharagpur Municipal Holding No: 503/404, I/D No:34313, in Kharagpur Municipal Ward No:28, land measuring-13 decimals of land. Henceforth for the convenience of this Development Agreement the said property shall be referred to as the **Schedule-'A'** **Property:**

M. Daisy Neelam.

Smt. Bandana Das
Subimal Sengupta

Tilak Sengupta
Krishna Sengupta
Nirmal Sengupta

(B)

ALL THAT Piece and Parcel of land of the Owners No.(2) to (5) are the owners of a Vacant Plot of Land lying and situated in District: Paschim Medinipur, P.O:Kharagpur, P.S: Kharagpur, S.R.O: Kharagpur, Kharagpur Municipal Ward No.28, Holding No. 502/403, I/D No: 34312, Mouza: Taljuli, J.L.No. 239, in L.R. Khatian No.1320, L.R. Plot No.780,L.R. Khatian No. 1320, L.R. Plot No.780,measuring-3.75 decimals of land, in L.R. Khatian No.1321, L.R. Plot No.780, measuring-3.75 decimals of land, in L.R. Khatian No.1322, L.R. Plot No.780, measuring-3.75 decimals of land, in L.R. Khatian No.1310, L.R. Plot No.780, measuring-3.75 decimals of land, total area measuring-15 decimals (which shall be the basis of ratio of share between the owners), being the Schedule-'B' Property:

Total Area in 'A' & 'B' Schedule- 13 + 15 = 28 Decimals

This is Development Power Of Attorney after Development Agreement and for the purpose of registration of this Agreement the Additional District Sub-Registrar; Kharagpur has valued the same under the Provisions of The West Bengal Stamp (Prevention of undervaluation of instrument) Rules,1994 has assessed the Market Value of the said Property accordingly.

This Development Agreement-Cum-Power Of Attorney consists of 14 (fourteen) pages including 1(one) number of Non-

M. Daisy Neshom.

Banbana Das.
Subimal Singh

Tilak Sanjaya
Krishna Sengupta
Ronal Singh

Judicial Stamp Paper of Rs. 100/- (Rupees one hundred) only
along with finger impression pages;

1. Tilak Sengupta 2. Krishna Sengupta

3. Amal Sengupta 4. Bandana Das

5. Subinil Sengupta

Signature of the EXECUTANTS.

M. Daisy Nadham.

Signature of the ATTORNEY.

Signature of attorney attested by us

1. Tilak Sengupta 2. Krishna Sengupta

3. Amal Sengupta 4. Bandana Das

5. Subinil Sengupta

Signature of the EXECUTANTS.

WITNESSES:

1) Sr. Iftakar Ahmed
S/o Late Sr. Nuuddin Ahmed
at - Mir Zabarath,
P.O. + P.S. - Midnapur,
Dist - Paschim Medinipur

2) Abhijit Das .
S/o. Late Dulal Chandra Das .
Taljhuli, Kharagpur

DRAFTED BY ME:

Surojit Dutta
A

SUROJIT DUTTA : ADVOCATE)
JUDGES' COURT : MIDNAPORE
ENROLEMENT NO: F/941/930/87.

COMPUTER PRINTED BY ME:

Ashis Sen
(ASHIS SEN)

JUDGES COURT: MIDNAPORE.






*Bandana Das,
Subint Midnapore*

*Tarak Senapati
Vishwa Senapati
Familiar Senapati*






M. Daisy Natham.

AS PER REGISTRATION ACT OF WEST BENGAL GOVERNMENT I/We,
Owner(s)//Attorney(s) give my/our 10(ten) finger impressions of both hands.

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER






IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER






Tilak Sen Gupta

SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Krishna Sengupta
SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND






				
FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND






				
FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Pamela Segrath
SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER






IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

SIGNATURE OF OWNER(S)/ATTORNEY(S)

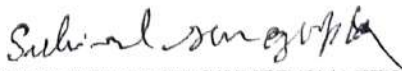
Bandana Das

IMPRESSION OF LEFT HAND






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND






				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER


SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

m. Davy Nadham.
SIGNATURE OF OWNER(S)/ATTORNEY(S)



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1001000363/2022	Date of Application	25/11/2022
Query No / Year	10018003347347/2022		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Syed Nowsar Ali		
Stampduty Payable	Rs.70/-		
Registration Fees Payable	Rs.53/-		
Applicant Name of the Visit Commission	Sk. Iftekar Ahmed		
Applicant Address	Mirzabazar Midnapur		
Place of Commission	Jhapatapur, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301		
Expected Date and Time of Commission	25/11/2022 6:00 PM		
Fee Details	J1: 250/-, J2: 200/-, PTA-J(2): 60/-, Total Fees Paid: 510/-		
Remarks			








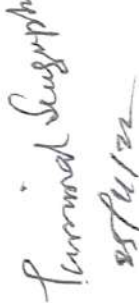



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue






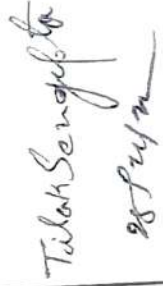


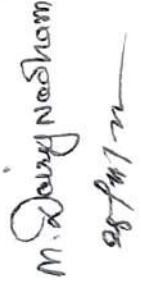
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE, District Name :Paschim Midnapore



Signature / LTI Sheet of Query No/Year 10018003347347/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mrs Bandana Das Taljuli Botol Goli, City:- , P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Principal			 25/11/22
2	Mr Parimal Sengupta 27/16/18 Prantik Park 1st Lane Shibrampur, City:- Not Specified, P.O:- Sarsuna, P.S:- Garia, District:-South 24- Parganas, West Bengal, India, PIN:- 700061	Principal			 25/11/22
3	Mr Subimal Sengupta Taljuli, City:- , P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Principal			 25/11/22

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Krishna Sengupta 100/94 Jessore Road Dumdum Motijhil, City:- , P.O:- Dumdum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074	Principal			 25/11/22
5	Mr Tilak Sengupta Taljuli, City:- , P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Principal			 25/11/22
6	Mrs Masapu Daisy Nadham Jhapatapur, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Represent ative of Attorney [Megha Infrastruct ure]			 25/11/22

Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sk. Iftekar Ahmed Son of Late Nuruddin Ahmed Mirzabazar, City:- , P.O:- Midnapur, P.S:- Medlnipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101	Mrs Bandana Das, Mr Parimal Sengupta, Mr Subimal Sengupt Mrs Krishna Sengupta, Mr Tilak Sengupta, Mrs Masapu Daisy Nadham			Sk. Iftekar Ahmed 25/11/2022

(Snehendu Bhattacharyya)
DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. - I
PASCIM MIDNAPORE
Paschim Midnapore, West
Bengal

Major Information of the Deed

Deed No :	I-1001-08564/2022	Date of Registration	28/11/2022
Query No / Year	1001-8003347347/2022	Office where deed is registered	
Query Date	25/11/2022 3:12:29 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Syed Nowsar Ali Judges Court, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 8637021138, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 63,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100108552/2022 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 28, Mouza: TALJULY, , Ward No: 28, Holding No:503/404 Pin Code : 721301

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-781	LR-1364	Vastu	Vastu	13 Dec		29,25,000/-	Width of Approach Road: 15 Ft., , Project Name :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, , Ward No: 28, Holding No:502/403 Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-780	LR-1320	Vastu	Vastu	3.75 Dec		8,43,750/-	Width of Approach Road: 15 Ft., , Project Name :
L3	LR-780	LR-1322	Vastu	Vastu	3.75 Dec		8,43,750/-	Width of Approach Road: 15 Ft., , Project Name :
L4	LR-780	LR-1321	Vastu	Vastu	3.75 Dec		8,43,750/-	Width of Approach Road: 15 Ft., , Project Name :
L5	LR-780	LR-1310	Vastu	Vastu	3.75 Dec		8,43,750/-	Width of Approach Road: 15 Ft., , Project Name :
TOTAL :					15Dec	0 /-	33,75,000 /-	
Grand Total :					28Dec	0 /-	63,00,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mrs Bandana Das (Presentant) Wife of Late Dulal Chandra Das Taljuli Botol Goli, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: brxxxxx8p, Aadhaar No: 40xxxxxxxx5646, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence
2	Mr Parimal Sengupta Son of Late Nirmal Kumar Sengupta 27/16/18 Prantik Park 1st Lane Shibrampur, City:- Not Specified, P.O:- Sarsuna, P.S:-Garia, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: akxxxxx6m, Aadhaar No: 52xxxxxxxx4676, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence
3	Mr Subimal Sengupta Son of Late Nirmal Kumar Sengupta Taljuli, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ajxxxxx7q, Aadhaar No: 36xxxxxxxx4420, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence
4	Mrs Krishna Sengupta Wife of Mr Avijit Sengupta 100/94 Jessore Road Dumdum Motijhil, City:- , P.O:- Dumdum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cvxxxxx2q, Aadhaar No: 93xxxxxxxx7533, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence
5	Mr Tilak Sengupta Son of Mr Subimal Sengupta Taljuli, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: gwxxxxx8b, Aadhaar No: 50xxxxxxxx7516, Status :Individual, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 25/11/2022 , Admitted by: Self, Date of Admission: 25/11/2022 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Megha Infrastructure Madanmohan Barbetia, City:- , P.O:- Changual, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 , PAN No.:: axxxxxx4h,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Masapu Daisy Nadham Wife of Mr M Megha Nadham Jhapatapur, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Female, By Caste: Hindu, Occupation Business, Citizen of: India, , PAN No.:: axxxxxx4h, Aadhaar No: 29xxxxxxxx5900 Status : Representative, Representative of : Megha Infrastructure (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Sk. Iftekar Ahmed Son of Late Nuruddin Ahmed Mirzabazar, City:- , P.O:- Midnapur, P.S:- Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101			

Identifier Of Mrs Bandana Das, Mr Parimal Sengupta, Mr Subimal Sengupta, Mrs Krishna Sengupta, Mr Tilak Sengupta, Mrs Masapu Daisy Nadham

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Bandana Das	Megha Infrastructure-13 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Parimal Sengupta	Megha Infrastructure-3.75 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr Subimal Sengupta	Megha Infrastructure-3.75 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Mr Subimal Sengupta	Megha Infrastructure-3.75 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr Tilak Sengupta	Megha Infrastructure-3.75 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, , Ward No: 28, Holding No:503/404 Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 781, LR Khatian No:- 1364	Owner:বন্দনা দাস, Gurdian:দুলাল চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.13000000 Acre,	Owner Name not selected by applicant.

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 780, LR Khatian No:- 1320	Owner: গরিমল সেনগুপ্ত, Gurdian: নির্মলকুমার , Address: নিজ , Classification: বাস্তু, Area: 0.03750000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 780, LR Khatian No:- 1322	Owner: কৃষ্ণা সেনগুপ্ত, Gurdian: নির্মলকুমার , Address: নিজ , Classification: বাস্তু, Area: 0.03750000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 780, LR Khatian No:- 1321	Owner: সুবিমল সেনগুপ্ত, Gurdian: নির্মলকুমার , Address: নিজ , Classification: বাস্তু, Area: 0.03750000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 780, LR Khatian No:- 1310	Owner: তিলক সেনগুপ্ত, Gurdian: সুবিমল , Address: নিজ , Classification: বাস্তু, Area: 0.03750000 Acre,	Owner Name not selected by applicant.

25-11-2022

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

Presented for registration at 18:15 hrs on 25-11-2022, at the Private residence by Mrs Bandana Das , one of the Executants.

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 63,00,000/-

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

Execution is admitted on 25/11/2022 by 1. Mrs Bandana Das, Wife of Late Dulal Chandra Das, Taljuli Botal Goli, P.O: Kharagpur, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession House wife, 2. Mr Parimal Sengupta, Son of Late Nirmal Kumar Sengupta, 27/16/18 Prantik Park 1st Lane Shibrapur, P.O: Sarsuna, Thana: Garia, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Retired Person, 3. Mr Subimal Sengupta, Son of Late Nirmal Kumar Sengupta, Taljuli, P.O: Kharagpur, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Retired Person, 4. Mrs Krishna Sengupta, Wife of Mr Avijit Sengupta, 100/94 Jessore Road Dumdum Motijhil, P.O: Dumdum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession House wife, 5. Mr Tilak Sengupta, Son of Mr Subimal Sengupta, Taljuli, P.O: Kharagpur, Thana: Kharagpur Town, , Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Service

Indetified by Sk. Iftekar Ahmed, , , Son of Late Nuruddin Ahmed, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Business

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

Execution is admitted on 25-11-2022 by Mrs Masapu Daisy Nadham, Proprietor, Megha Infrastructure, Madanmohan Barbetia, City:- , P.O:- Changual, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Sk. Iftekar Ahmed, , , Son of Late Nuruddin Ahmed, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Muslim, by profession Business

Snehendu Bhattacharyya

Snehendu Bhattacharyya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

On 28-11-2022

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 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

of Stamp Duty

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 23564, Amount: Rs.100.00/-, Date of Purchase: 25/11/2022, Vendor name: ANOUWER MALLIK
2. Stamp: Type: Court Fees, Amount: Rs.10.00/-

Snehendu Bhattacharya

Snehendu Bhattacharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1001-2022, Page from 186860 to 186891
being No 100108564 for the year 2022.



Snehendu Bhattacharyya

Digitally signed by SNEHENDU
BHATTACHARYYA
Date: 2022.11.30 12:34:22 -08:00
Reason: Digital Signing of Deed.

(Snehendu Bhattacharyya) 2022/11/30 12:34:22 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.

(This document is digitally signed.)