

8/-0101006883/2022

1-010106837/2022




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 042142

11/2022
8003361014/2022

**POWER OF ATTORNEY BY LANDLORDS IN FAVOUR OF
DEVELOPERS**

Certified that the document is admitted to registration, The signature sheet and the endorsement sheets attached with document are the part of this Document.


District Sub-Registrar
Bankura

28 NOV 2022

KNOW ALL MEN BY THESE PRESENTS, I, Sri Ramprasad Adhikary, Son of – Parimal Adhikari, by religion – Indian Hindu, by occupation – Business, having residence at – Rabindrasarani, Bankura under P.O., P.S. & Dist - Bankura, SEND GREETINGS:

S. Mahick
Adv ✓

8/-0101006882/2022

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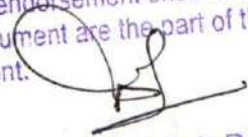
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District Sub-Registrar
Bankura

28 NOV 2022

KNOW ALL MEN BY THESE PRESENTS, I, Sri Ramprasad Adhikary, Son of – Parimal Adhikari, by religion – Indian Hindu, by occupation – Business, having residence at – Rabindrasarani, Bankura under P.O., P.S. & Dist - Bankura, SEND GREETINGS:

S. Mahick
Adh

WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of land measuring 42 decimal land in plot no. 208, 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 as recorded in LR ror being no. 2219 and 22 decimal land in RS. & LR plot no. 212/707 as recorded in RS ror being no. 12 and LR ror no. 907 of Sanbandha Mouza having JL no. 210 under P.S. & Dist - Bankura, more particularly described in the Schedule hereunder written.

AND WHEREAS a of Development Agreement, has been executed by me as owner of the ONE PART with the Partnership Firm Shree Builders, having its office at Arabinda Nagar, Pratapbagan, Bankura under P.O., P.S. & Dist - Bankura; to construct multistoried apartment over and upon the schedule below property;

AND WHEREAS in accordance to mutual consent and understanding the Development agreement has duly been registered at office of DSR, Bankura being no. 010106732 of the year 2022.

AND WHEREAS in pursuance of the said Development agreement, I have handed over physical possession of the said property to the developer upon which the developer should continue their possession and do development work lawfully.

AND WHEREAS I am granting Power of Attorney through this instrument in favour of developer to enable them to set the plans sanctioned by the Municipality and other appropriate authority and to start construction on the said land and to do all other acts and things, which we have agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I Sri Ramprasad Adhikary, (PAN No. - ACNPA7503R), Son of - Parimal Adhikari, by religion - Indian Hindu, by occupation - Business, having residence at - Rabindrasarani, Bankura under P.O., P.S. & Dist - Bankura, do hereby nominate, constitute and appoint 'Shree Builders', a partnership firm, having its office at Arabinda Nagar, Pratapbagan, Bankura under

S. Mallick
Adv ✓

P.O., P.S. & Dist – Bankura – Hereby representing amongst its partners through (1) Sri Kuntal Bhattacharjee, son of – Bamadas Bhattacharjee, by religion – Indian Hindu, by occupation – Business, having residence at – Bamunara, under P.O. – Bamunara, P.S. – Kanksa, Dist – Burdwan and (2) Sri Sukanta Roy, son of – Dulal Chandra Ray, by religion – Hindu, by occupation – Business, having residence at –Keshab Kanan Housing Complex, Gopalpur, Kanksa, Burdwan as my Attorney, to act as my true and lawful attorney in my name and on my behalf to do all and/or execute all or any of the following acts, deeds, matters and things for me and on my behalf and in my name:-

1. To sanction plan from competent authority for constructing multistoried apartment over and upon the schedule below plot of land.
2. To construct multistoried apartment over and upon the schedule below plot of land.
3. To develop the buildings consisting of flats for residential purpose in the said property.
4. To apply, for permission/exemption from the Competent Authority, from any authority/ authorities under the provisions of law by putting signature on my behalf.
5. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayet/ Municipality and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the

S. Mallick
Adv

proposed buildings sanctioned by the Panchayet/ Municipal and other authorities.

6. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.

7. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayet or Municipality and/or Town Planning Authorities and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.

8. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefore to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said

S. Mallick
Adv ✓

property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

9. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Municipality and/or City Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

10. To deal and correspond with Zilla Parisad/ Panchayet/ Municipality including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:

(a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney(s) may require;

(b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;

(c) To deal with the Panchayet/ Municipality or any other concerning authority and to get the assessment from the authority of the said property.

11. To appear and represent me before any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my said Attorney for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same.

12. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.

S. Mallick
A.S.V.

13. To represent before the public, local and/or private authorities in respect of the development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
14. To deal with the correspondence with the Electric department and others for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
15. To empower on my behalf and in my name and to represent my interest before the City Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal/ Panchayet Rates and Taxes, Town Planning Authorities, Commissioner of Police and Panchayet/ Municipality and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.
16. To make applications for connections, electric supply and other incidental requirements which may be required for the purpose of development of the aforesaid property.
17. To tender for sale the developer's allocated portion.
18. To negotiate with and fix sale price of the individual units/ flats to be constructed over and upon the schedule below property for the developers portion.
19. To execute agreement for sale in respect of developer's allocated portion.

S. Mallick
Adv ✓

20. To receive sale price from individual buyers in respect of the developers portion.
21. To execute deed of sale by putting signature on my behalf as my constituted attorney in respect of the unit/ flats which comes under developers allocation and present the deed before the concerned registry office for registration and do all thing on my behalf to complete the registration for conferring true and valid title upon the individual buyers in respect of the developers allocated units and receive the deed from the registry office.
22. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me.
23. To apply for refund of deposits made or to be made with the Panchayet/Municipality, State Electricity Board and other concerned Authorities and receive the said refunds.
24. To nominate, appoint, engage and authorize solicitors, advocates, Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
25. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

S. Mallick
Adv ✓

26. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me in any Court of law and to sign all applications, complaints, written statements, applications, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign vakalatnama and/or authorisations on my behalf, but at their entire risk as to costs.

27. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent my in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.

28. To make application to the authorities of the Panchayet/Municipality and such other private and public authorities for making availability of water, electricity, etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

S. Mallick
Adv ✓

29. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.

30. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

31. To evict or take possession of the said property in occupation of the tenants, occupants or trespassers, if any in the said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my attorney(s) shall deem fit either in my name or in the name of my attorneys and to collect and receive rents.

31. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining a loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.

32. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I myself could have done for the completion of the said development work.

33. To attend and to represent me before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Panchayet, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.

S. Mallick
Adv

34. To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of myself and in the best interest of the said property.

35. To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.

36. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.

37. To advertise in the newspapers for the sale of individual units of developer's allocation out of apartment building to be constructed upon the schedule below property and to enter into agreements for the sale with the prospective purchasers in respect of such flats/ units of developer's allocation by fixing price or consideration and upon such terms and conditions as my said Attorney(s) shall deem fit and proper for the same, receive advance in respect of developer's allocated portion and also to execute all such writings as may be necessary, and execute Agreements for sale in respect of the developer's allocated units and to do all such necessary acts and things as may be necessary or proper in that behalf.

38. Subject to fulfillment of obligations under the said agreement of development, through this power to attorney my appointed attorney hereby authorized to receive consideration in respect of developer's allocated units from the prospective buyers, sign and execute deed of sale to transfer developers allocated units to prospective buyer and for completion of sale for me and on my behalf present any such conveyance(s) or deed of sale for registration, to admit execution and receiving of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my said Attorney(s) shall consider necessary for conveying the developer's allocated unit to the purchaser or their nominee or nominees as fully and effectively in all respect as my empowered and authorized attorney.

S. Mallick
Adv ✓

39. To apply for no-objection certificate or necessary permissions from the Panchayet, Municipality, Fire Brigade Department for occupying the building and to do all acts, deeds or things for the said purpose.

40. To sign declarations as may be required under section 269UC Of the Income-tax Act, 1961 and application under section 230A(I) of Income-tax Act, 1961 and to appear before any tax authority on my behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

41. To sign, forms, documents and writing as may be require for the time being.

42. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or

S. Mallick
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their place and I hereby agree at all times to ratify and confirm whatever my attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of me my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my said attorney or their nominees with such powers as per their directions.

43. And to do everything whatever which may be at the sole discretion of my said Attorney(s) deemed fit, or expedient for development of the said property and which I myself could do if personally present and as if this power had not been executed.

44. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney(s) shall think fit and proper for the purpose of completion of the project as per development agreed.

45. Upon the death or incapacity of any of the Executants , it shall be the responsibility of my successors and legal heirs to make additional power of attorney to that effect.

46. **AND I DO HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

47. **IT IS MENTIONABLE THAT** this Power of attorney has been granted in favour of developer 'Shree Builders' which is a partnership firm and either of its existing partners on his official capacity having power to act on the strength of this Power of Attorney.

IN WITNESS WHERE OF we have hereunto set and subscribed our hands at Bankura on the 28th day of November of the year 2022.

SCHEDULE

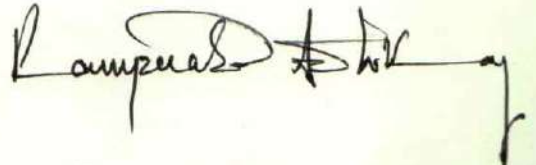
ALL THAT the piece and parcel of land measuring 42 decimal land in plot no. 208, 22 decimal land in plot no. 209, 17 decimal land in plot no. 210 as recorded in LR ror being no. 2219 and 22 decimal land in RS. & LR plot

S. Mallick
Ad ✓

no. 212/707 as recorded in RS ror being no. 12 and LR ror no. 2219 of Sanbandha Mouza having JL no. 210 under P.S. & Dist – Bankura – which is appertain to Development agreement registered at Office of DSR, Bankura being no. 010106732 of the year 2022.

Passport photographs along with the finger prints of both the parties are contain in separate page, which will be treated as part of this deed.

Signature of the principal



Signature of the Attorney

SHREE BUILDERS

Kuntal Bhattacharya
Partners

SHREE BUILDERS

Suyanta Roy
Partners

WITNESS

Drafted and prepared by me:-

Sukumar Mallik Advocate,
Bankura Dist & Sessions Judges' Court

E.No - 340/2021 W.B

Bipin Sutradhar
V. S/o Sri Ramdhan Sutradhar
Pan chbaga
P.O - Kendua Jhi
PS + Dist - Bankura.

Dipen Shit
S/o Late Dhwan Shit
Kuthardanga
Bankura.

কারক ও দাতা :

	বৃদ্ধাঙ্গুল	তর্জণী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Ramprasad Adhikary স্বাক্ষর Ramprasad Adhikary

	বৃদ্ধাঙ্গুল	তর্জণী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Kuntal Bhattacharya স্বাক্ষর Kuntal Bhattacharya

	বৃদ্ধাঙ্গুল	তর্জণী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



আমার পুরা নাম, পাসপোর্ট সাইজ ছবি ও দশ আঙ্গুলের টিপ ছাপ - আমার দ্বারা প্রত্যয়িত হইল।

দাতা / গ্রহীতার নাম Sumanta Roy স্বাক্ষর Sumanta Roy

	বৃদ্ধাঙ্গুল	তর্জণী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

ফটো

Major Information of the Deed

No :	I-0101-06837/2022	Date of Registration	28/11/2022
Query No / Year	0101-8003361014/2022	Office where deed is registered	
Query Date	28/11/2022 12:08:52 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Biplab Sutradhar Panchbaga, Thana : Bankura, District : Bankura, WEST BENGAL, Mobile No. : 9233220780, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 1,37,20,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 60/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010106732/2022		

Land Details :

District: Bankura, P.S:- Bankura, Gram Panchayat: SANBANDA, Mouza: Sanbanda, Pin Code : 722155

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-208	LR-2219	Bastu	Baide	42 Dec		55,94,589/-	Width of Approach Road: 20 Ft., , Project Name :
L2	LR-209	LR-2219	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft., , Project Name :
L3	LR-210	LR-2219	Bastu	Baide	17 Dec		22,64,476/-	Width of Approach Road: 20 Ft., , Project Name :
L4	LR-212/707	LR-2219	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft., , Project Name :
		TOTAL :			103Dec	0 /-	137,20,063 /-	
		Grand Total :			103Dec	0 /-	137,20,063 /-	

al Details :

Name,Address,Photo,Finger print and Signature



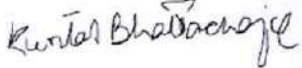


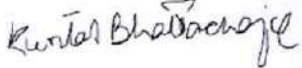


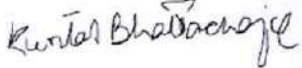
Name	Photo	Finger Print	Signature
Shri Ramprasad Adhikary (Presentant) Son of Mr Parimal Adhikary Executed by: Self, Date of Execution: 28/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,Place : Office	 28/11/2022	 LTI 28/11/2022	 28/11/2022

Rabindra Sarani, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx3R, Aadhaar No: 90xxxxxxx3110, Status :Individual, Executed by: Self, Date of Execution: 28/11/2022 , Admitted by: Self, Date of Admission: 28/11/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shree Builders Arabinda Nagar, Pratapbagan, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101 , PAN No.:: AExxxxxx2G,Aadhaar No Not Provided, 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> Shri Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 28/11/2022, , Admitted by: Self, Date of Admission: 28/11/2022, Place of Admission of Execution: Office </td> <td>  Nov 28 2022 4:51PM </td> <td>  LTI 28/11/2022 </td> <td>  28/11/2022 </td> </tr> </tbody> </table> <p>Bamunara, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, 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 : Representative, Representative of : Shree Builders (as Partner)</p>	Name	Photo	Finger Print	Signature	Shri Kuntal Bhattacharjee Son of Mr Bamadas Bhattacharjee Date of Execution - 28/11/2022, , Admitted by: Self, Date of Admission: 28/11/2022, Place of Admission of Execution: Office	 Nov 28 2022 4:51PM	 LTI 28/11/2022	 28/11/2022
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature
Shri Sukanta Roy Son of Mr Dulal Chandra Roy Date of Execution - 28/11/2022, , Admitted by: Self, Date of Admission: 28/11/2022, Place of Admission of Execution: Office			
	Nov 28 2022 4:53PM	LTI 28/11/2022	28/11/2022
Keshab Khan Housing Complex, Gopalpur, City:- Not Specified, P.O:- Bamunara, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9F, Aadhaar No: 59xxxxxxxx3834 Status : Representative, Representative of : Shree Builders (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Biplab Sutradhar Son of Shri Ramdhan Sutradhar Panchbaga, City:- Bankura, P.O:- Kenduadihi, P.S.-Bankura, District:- Bankura, West Bengal, India, PIN:- 722102			
	28/11/2022	28/11/2022	28/11/2022
Identifier Of Shri Ramprasad Adhikary, Shri Kuntal Bhattacharjee, Shri Sukanta Roy			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-42 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-22 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-17 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	Shri Ramprasad Adhikary	Shree Builders-22 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bankura, Gram Panchayat: SANBANDA, Mouza: Sanbanda, Pin Code : 722155

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 208, LR Khatian No:- 2219	Owner:রামপ্রসাদ অধিকারী, Gurdian:পরিমল , Address:রবীন্দ্রসরনী, বাঁকুড়া । , Classification:বাইদ, Area:0.42000000 Acre,	Owner Name not selected by applicant.

	LR Plot No:- 209, LR Khatian No:- 2219	Owner:रामप्रसाद अधिकारी, Gurdian:परिमल , Address:रवीन्द्रसरनी, बाँकुड़ा । , Classification:बाईद, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 210, LR Khatian No:- 2219	Owner:रामप्रसाद अधिकारी, Gurdian:परिमल , Address:रवीन्द्रसरनी, बाँकुड़ा । , Classification:बाईद, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 212/707, LR Khatian No:- 2219	Owner:रामप्रसाद अधिकारी, Gurdian:परिमल , Address:रवीन्द्रसरनी, बाँकुड़ा । , Classification:बाईद, Area:0.22000000 Acre,	Owner Name not selected by applicant.

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.

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

Presented for registration at 15:32 hrs on 28-11-2022, at the Office of the D.S.R. BANKURA by Shri Ramprasad Adhikary ,Executant.

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 1,37,20,063/-

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

Execution is admitted on 28/11/2022 by Shri Ramprasad Adhikary, Son of Mr Parimal Adhikary, Rabindra Sarani, Bankura, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722101, by caste Hindu, by Profession Business

Identified by Shri Biplab Sutradhar, , , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-11-2022 by Shri Kuntal Bhattacharjee, Partner, Shree Builders, Arabinda Nagar, Pratapbagan, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Shri Biplab Sutradhar, , , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-11-2022 by Shri Sukanta Roy, Partner, Shree Builders, Arabinda Nagar, Pratapbagan, Bankura, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722101

Identified by Shri Biplab Sutradhar, , , Son of Shri Ramdhan Sutradhar, Panchbaga, P.O: Kenduadihi, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722102, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 60.00/- (E = Rs 28.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 60.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3844, Amount: Rs.100.00/-, Date of Purchase: 28/11/2022, Vendor name: Pranab Kumar Halder



Subhankar Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
Bankura, West Bengal

ate of Registration under section 60 and Rule 69.

ered in Book - I

ame number 0101-2022, Page from 132673 to 132693
eing No 010106837 for the year 2022.



Digitally signed by SUBHANKAR PAL
Date: 2022.11.28 18:31:36 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 2022/11/28 06:31:36 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)
