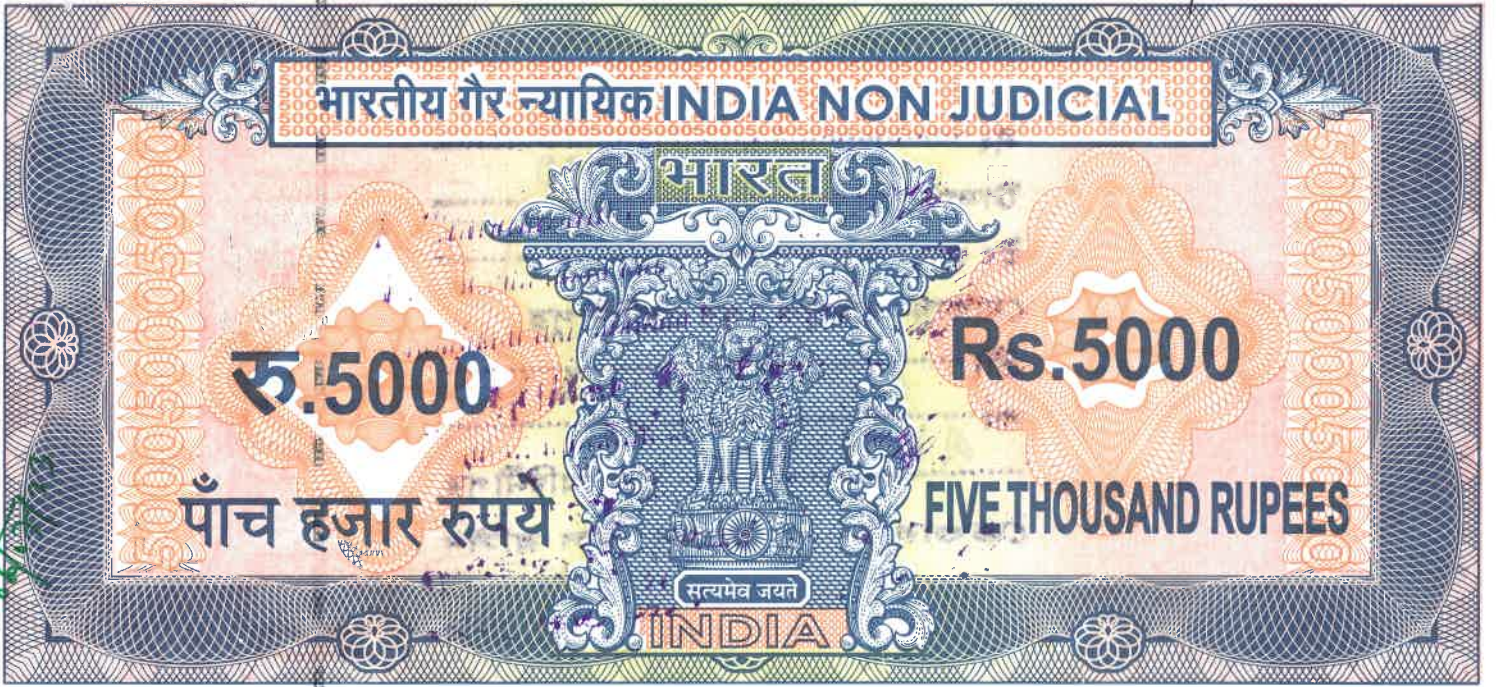


3901

4039



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15 1/2

G 891540

15.22
D-1728022/23

Certified that the document is admitted to Registration. The endorsement sheets and Signature sheets attached to this document are the part of this document.

✓
Addl. Dist. Sub-Registrar
TAMLUK

6 JUL 2023

**DEVELOPMENT POWER
OF ATTORNEY**

268

সংখ্যা-.....

৩০০০

০০ টাকা-.....

ইং তারিখ-.....

০৬/৭/২০২৩

মোকাম- তামলুক, পূর্ব মেদিনীপুর

শ্রী SD Developer

সংখ্যা Abulbani খানা

Tambluk

পূর্ব মেদিনীপুর

ভেণ্ডার :- হারুন আল রাসিদ

Signature



Signature

Joint Dist. Sub-Registrar
TAMALUK

6 JUL 2023

OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is executed on this 6th day of July, 2023 (Two Thousand Twenty Three)

KNOWN ALL MEN BY THESE PRESENTS, WE,

1. **SRI PIJUSH KANTI DAS ADHIKARY (AADHAAR NO-4869 1287 9051, PAN-ARGPA3353B)**, son of Late Kalipada Das Adhikary, residing at Town Sankarara, Ward No. 15 of Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business;
2. **SMT. REKHA DAS ADHIKARY (AADHAAR NO-5306 3354 5987, PAN-BPJPA6207A)**, wife of Sri Pijush Kanti Das Adhikary, daughter of Dulal Manna, residing at Town Sankarara, Ward No. 15 of Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, by nationality-Indian, by faith-Hindu, by occupation-Business, hereinafter referred to and called as the **"FIRST PARTY/ OWNERS/PRINCIPALS "** (which expression shall, unless excluded by or repugnant to the context or subject, be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART;**

AND

"SD DEVELOPER", a proprietorship firm, having its registered office at Abasbari, Ward No.-5 of Tamralipta Municipality, Tamluk, Purba Medinipur, Pin-721636, represented by its sole proprietor namely **Sri Sayan Kumar Das (Aadhaar No.-9350 6717 5117, PAN-BIQPD7036J)**, son of Late Tapas Das, residing at Saiyedpur, Ward No.-2 of Tamralipta Municipality, Post Office & Police Station-Tamluk, District-Purba Medinipur, Pin-721636, West Bengal, by Nationality- Indian, by Faith- Hindu, by Occupation- Business, hereinafter referred to and called as the **"ATTORNEY HOLDER/SECOND PARTY"** (which expression shall, unless excluded by or repugnant to the

context or subject, be deemed to mean and include its successors in interest, assigns, administrators, executors and assigns) of the **OTHER PART**;

WHEREAS we, the OWNERS/PRINCIPALS, are the absolute owners in respect of **ALL THAT** piece and parcel of the land, fully and particularly mentioned in the schedule of this deed, described herein below and are well seized and possessed of the same as absolute owners without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the below mentioned schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we could not construct building on the said plot.

AND

WHEREAS we have entered into a Development Agreement on 06.07.2023 with "**SD DEVELOPER**", a proprietorship firm, having its registered office at Abasbari, Ward No.-5 of Tamralipta Municipality, Tamluk, Purba Medinipur, Pin-721636, represented by its sole proprietor namely **SRI SAYAN KUMAR DAS** for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement and the said has been registered **on 06.07.2023** at the office of the Additional District Sub-Registrar, Tamluk bearing no. 4036 for the year 2023.

AND

WHEREAS one of the conditions contained in the said agreement is that we/the first party shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchasers from the Developer's Allocation as mentioned in the said **Development Agreement dated 06.07.2023 bearing no. 4036/2023** and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore,

appoint the said developer, described in this deed above as the Second Party, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

TERMS AND CONDITIONS OF DEVELOPMENT POWER:-

1. To look after, manage, control, supervise and protect the said property mentioned in the schedule below in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building Plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Additional Plan, Alteration Plan and to submit the same before the concerned Municipal Authority and/or other authorities for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications of structure, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification of structure and to receive all Plans including sanctioned Building plan, Additional Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority and/or other authorities upon giving proper acknowledgement and/or receipts for the same.
3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L & L.R.O., A.D.M.(L.R.) and D.L.&L.R.O., District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, in respect of land and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.

4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement dated 06.07.2023 bearing no. 4036/2023 and also for development work in respect of entire scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference Development Agreement dated 06.07.2023 bearing no. 4036/2023 and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper in respect of the Developer's Allocation.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement dated 06.07.2023 bearing no. 4036/2023 as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof in respect of the Developer's Allocation.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction & supervision and all other

works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them for the entire building.

7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said Development Agreement dated 06.07.2023 bearing no. 4036/2023, to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the building to be constructed or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement dated 06.07.2023 bearing no. 4036/2023 as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and for the said

purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.

12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand, sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereinafter belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference to Development Agreement dated 06.07.2023 bearing no. 4036/2023 and to give valid and effectual receipts and discharges for the same.
14. To commence, prosecute, defend and continue all actions, suits, appeals and other legal proceeding or which may hereafter be commenced by or against us in individual or joint capacity in and outside the union of India, in any court of Justice, Civil, Criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title & interest of property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding, to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent

us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereinafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper regarding Development of Project only.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute & present before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement dated 06.07.2023 bearing no. 4036/2023 and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement dated 06.07.2023 bearing no. 4036/2023 and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we could do the same by us personally and/or jointly.
17. GENERALLY, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we ourselves could do personally.
18. And we hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule of property and the sale of the flat/shop/garages of Developer's Allocation in the said proposed building to be constructed together with undivided proportionate share of land by virtue of this deed in conformity with the Development Agreement

dated 06.07.2023 bearing no. 4036/2023 notwithstanding no express power in that behalf is hereunder provided.

19. That no monetary consideration is being conveyed through this power of attorney.

20. This Power of Attorney is revocable at the instance of all the parties involved in this Deed, otherwise shall stand cancelled after the completion of the entire project and sale of developers' allocation as mentioned in the Development Agreement.

**SCHEDULE ABOVE REFERRED TO:-
(THE SAID PROPERTY)**

ALL THAT piece and parcel of BASTU LAND measuring more or less 1.960 decimals of L.R. Plot No.-318, 1.500 decimals of L.R. Plot No. 319, 2.569 decimal of L.R. Plot No. 320 & 1.008 decimals land of L.R. Plot No. 321 i.e. in total 7.037 decimals land corresponding to R.S. Plot No. 163, 164, 165 & 706, R.S. Khatian No. 271, under L.R. Khatian Nos.-8231 & 8265 of Mouza-Sankarara, J.L. No. 277 under P.S.-Tamluk in the district-Purba Medinipur within the local jurisdiction of Tamralipta Municipality and which is butted and bounded by -

North-R.S. Plot No. 165/706

South-20' Wide Pitch Rasta

East- R.S. Plot No. 162

West-R.S. Plot No. 163

IN WITNESSED WHEREOF the parties to this deed, affix our respective hands on this deed on the day, month and year written above.

WITNESSES:-

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

1. Debayan Maity
S/o - Mahadev Maity
Vill - Salgecha, P.O+P.S - Tamiluk
Dist - Purba Medinipur.
2. Uma Sankar Tribatui
S/o - Lt Susanta Tribatui
Vill - Padumbasan
P.O+P.S - Tamiluk
Dist - Purba medinipur.

Ajush Kanti Das Adhikary
Rekha Das Adhikary.

SIGNATURE OF THE EXECUTANTS

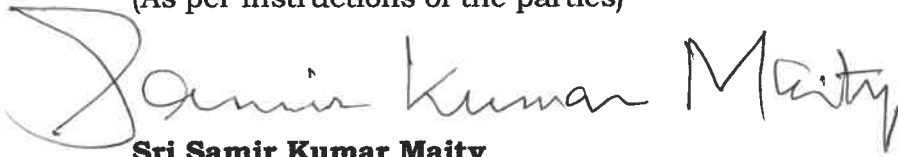
Accepted: -

SD DEVELOPER
Sayan Kr. Das
Proprietor

SIGNATURE OF THE ATTORNEY HOLDER

Drafted by me;

(As per instructions of the parties)



Sri Samir Kumar Maity

Advocate

Judges' Court, Purba Medinipur

Enrolment No- WB/2806/1999

Bar Council of West Bengal

Typed by me;













(Sri Dinesh Jana)

Tamluk: Purba Medinipur

N.B.- This **DEED OF DEVELOPMENT POWER OF ATTORNEY** has been printed in 11 (eleven) sheets including 1 (one) stamp paper and contains the signatures of 2 (two) witnesses. Additionally 3 (three) pages have been inserted herewith for the photos & finger impressions of the executants, attorney holder and identifier.

FIRST EXECUTANT (SRI PIJUSH KANTI DAS ADHIKARY) - these finger impressions & photo are mine; *Pijush Kanti Das Adhikary*

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













Kanti Das Adhikary

Pijush

SECOND EXECUTANT (SMT. REKHA DAS ADHIKARY) - these finger impressions & photo are mine;

Rekha Das Adhikary

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













Rekha Das Adhikary

Rekha

ATTORNEY HOLDER ("SD DEVELOPER", represented by SRI SAYAN KUMAR DAS)- these finger impressions & photo are mine;

S D DEVELOPER
Sayan K. Das
 Proprietor











	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



S

IDENTIFIER (SRI SUKHENDU MONDAL) - these finger impressions & photo are mine;

Sukhendu Mondal

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

Sukhendu Mondal





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240121208658

GRN Details

GRN:	192023240121208658	Payment Mode:	SBI Epay
GRN Date:	06/07/2023 12:26:44	Bank/Gateway:	SBIePay Payment Gateway
BRN :	2042119556519	BRN Date:	06/07/2023 12:27:05
Gateway Ref ID:	CHN0500464	Method:	State Bank of India NB
GRIPS Payment ID:	060720232012120864	Payment Init. Date:	06/07/2023 12:26:44
Payment Status:	Successful	Payment Ref. No:	2001728022/1/2023
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri Sayan Kumar Das
Address:	Saiyedpur, Tamluk, Purba Medinipur, Pin-721636
Mobile:	9933191160
Period From (dd/mm/yyyy):	06/07/2023
Period To (dd/mm/yyyy):	06/07/2023
Payment Ref ID:	2001728022/1/2023
Dept Ref ID/DRN:	2001728022/1/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2001728022/1/2023	Property Registration- Stamp duty	0030-02-103-003-02	5040
2	2001728022/1/2023	Property Registration- Registration Fees	0030-03-104-001-16	35
			Total	5075

IN WORDS: FIVE THOUSAND SEVENTY FIVE ONLY.

PAID

Major Information of the Deed

Deed No :	I-1103-04039/2023	Date of Registration	06/07/2023
Query No / Year	1103-2001728022/2023	Office where deed is registered	
Query Date	06/07/2023 9:14:46 AM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Sukhendu Mondal Village And Post Office-Nilkunthya,,Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721627, Mobile No. : 9733336967, Status :Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]	
Set Forth value		Market Value	
		Rs. 96,02,109/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 10,040/- (Article:48(g))		Rs. 35/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		



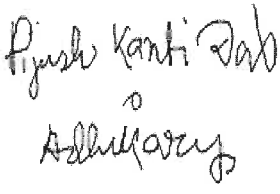


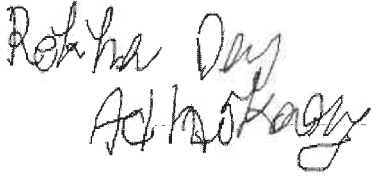
Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Santanamoyee Lane (Shankarara)On Road, Mouza: Shankararah, JI No: 277, Pin Code : 721636

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-318 (RS :- 164,165,706)	LR-8231	Commercial	Bastu	0.98 Dec		8,48,731/-	Width of Approach Road: 20 Ft.,
L2	LR-318 (RS :- 164,165,706)	LR-8265	Commercial	Bastu	0.98 Dec		8,48,731/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L3	LR-319 (RS :-163)	LR-8231	Commercial	Bastu	0.75 Dec		11,67,714/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L4	LR-319 (RS :-163)	LR-8265	Commercial	Doba	0.75 Dec		11,67,714/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L5	LR-320 (RS :-163)	LR-8231	Commercial	Bastu	1.285 Dec		20,00,684/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L6	LR-320 (RS :-163)	LR-8265	Commercial	Bastu	1.284 Dec		19,99,127/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,

L7	LR-321 (RS :-163)	LR-8231	Commercial	Bastu	0.504 Dec		7,84,704/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L8	LR-321 (RS :-163)	LR-8265	Commercial	Bastu	0.504 Dec		7,84,704/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			7.037Dec	0 /-	96,02,109 /-	
		Grand Total :			7.037Dec	0 /-	96,02,109 /-	



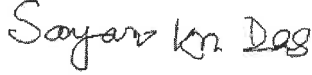
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Shri Pijush Kanti Das Adhikary (Presentant) Son of Late Kalipada Das Adhikary Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>	<p>Photo</p>  <p>06/07/2023</p>	<p>Finger Print</p>  <p>LTI 06/07/2023</p>	<p>Signature</p>  <p>06/07/2023</p>
<p>Town Sankarara, Ward No.15, Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: arxxxxxx3b, Aadhaar No: 48xxxxxxxx9051, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>				
2	<p>Name</p> <p>Smt Rekha Das Adhikary Wife of Shri Pijush Kanti Das Adhikary Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>	<p>Photo</p>  <p>06/07/2023</p>	<p>Finger Print</p>  <p>LTI -- 06/07/2023</p>	<p>Signature</p>  <p>06/07/2023</p>
<p>Ton Sankarara, Ward No.15, Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bpxxxxxx7a, Aadhaar No: 53xxxxxxxx5987, Status :Individual, Executed by: Self, Date of Execution: 06/07/2023 , Admitted by: Self, Date of Admission: 06/07/2023 ,Place : Office</p>				



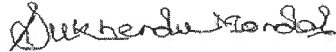
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SD DEVELOPER Abasbari, Ward No.5,Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore West Bengal, India, PIN:- 721636 , PAN No.:: bixxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sayan Kumar Das Son of Late Tapas Das Date of Execution - 06/07/2023, , Admitted by: Self, Date of Admission: 06/07/2023, Place of Admission of Execution: Office			
		Jul 6 2023 3:43PM	LTI 06/07/2023	06/07/2023
Ssaiyedpur, Ward No.2,Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:-Tamluk, District:-Purb Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxxx6j, Aadhaar No: 93xxxxxxxx5117 Status : Representative, Representative of : SD DEVELOPER (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Sukhendu Mondal Son of Shri Prabhas Mondal Village:- Nilkunthya, P.O:- Nilkunthya, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721627			
	06/07/2023	06/07/2023	06/07/2023
Identifier Of Shri Pijush Kanti Das Adhikary, Smt Rekha Das Adhikary, Shri Sayan Kumar Das			

Land Details as per Land Record

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Santanamoyee Lane (Shankarara)On Road, Mouza: Shankararah, JI No: 277, Pin Code : 721636

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 318, LR Khatian No:- 8231	Owner:পিয়ুষ কান্তি দাস আধিকারী , Gurdian:কালিপদ , Address:নিজ , Classification:কলা, Area:0.00980000 Acre,	Shri Pijush Kanti Das Adhikary

L2	LR Plot No:- 318, LR Khatian No:- 8265	Owner:রেখা দাস অধিকারী , Gurdian:পীযুষ , Address:নিজ , Classification:কালী, Area:0.00760000 Acre,	Smt Rekha Das Adhikary
L3	LR Plot No:- 319, LR Khatian No:- 8231	Owner:পীযুষ কান্তি দাস আধিকারী , Gurdian:কালিপদ , Address:নিজ , Classification:ডোবা, Area:0.00740000 Acre,	Shri Pijush Kanti Das Adhikary
L4	LR Plot No:- 319, LR Khatian No:- 8265		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 320, LR Khatian No:- 8231	Owner:পীযুষ কান্তি দাস আধিকারী , Gurdian:কালিপদ , Address:নিজ , Classification:বাস্তু, Area:0.01280000 Acre,	Shri Pijush Kanti Das Adhikary
L6	LR Plot No:- 320, LR Khatian No:- 8265	Owner:রেখা দাস অধিকারী , Gurdian:পীযুষ , Address:নিজ , Classification:বাস্তু, Area:0.01280000 Acre,	Smt Rekha Das Adhikary
L7	LR Plot No:- 321, LR Khatian No:- 8231	Owner:পীযুষ কান্তি দাস আধিকারী , Gurdian:কালিপদ , Address:নিজ , Classification:বাস্তু, Area:0.00500000 Acre,	Shri Pijush Kanti Das Adhikary
L8	LR Plot No:- 321, LR Khatian No:- 8265	Owner:রেখা দাস অধিকারী , Gurdian:পীযুষ , Address:নিজ , Classification:বাস্তু, Area:0.00500000 Acre,	Smt Rekha Das Adhikary

On 06-07-2023

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 15:22 hrs on 06-07-2023, at the Office of the A.D.S.R. TAMLUK by Shri Pijush Kanti Das Adhikary , 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 96,02,109/-

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

Execution is admitted on 06/07/2023 by 1. Shri Pijush Kanti Das Adhikary, Son of Late Kalipada Das Adhikary, Town Sankarara, Ward No.15,Tamralipta Municipality, P.O: Tamluk, Thana: Tamluk, , City/Town: TAMLUK, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business, 2. Smt Rekha Das Adhikary, Wife of Shri Pijush Kanti Das Adhikary, Ton Sankarara, Ward No.15, Tamralipta Municipality, P.O: Tamluk, Thana: Tamluk, , City/Town: TAMLUK, Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession Business

Indetified by Shri Sukhendu Mondal, , , Son of Shri Prabhas Mondal, P.O: Nilkunhya, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721627, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-07-2023 by Shri Sayan Kumar Das, Sole Proprietor, SD DEVELOPER (Sole Proprietoship), Abasbari, Ward No.5,Tamralipta Municipality, City:- Tamluk, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636

Indetified by Shri Sukhendu Mondal, , , Son of Shri Prabhas Mondal, P.O: Nilkunhya, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721627, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 35/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2023 12:27PM with Govt. Ref. No: 192023240121208658 on 06-07-2023, Amount Rs: 35/-, Bank: SBI EPay (SBlePay), Ref. No. 2042119556519 on 06-07-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10,040/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 5,040/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 234, Amount: Rs.5,000.00/-, Date of Purchase: 06/07/2023, Vendor name: Harun All Rasid

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/07/2023 12:27PM with Govt. Ref. No: 192023240121208658 on 06-07-2023, Amount Rs: 5,040/-, Bank: SBI EPay (SBlePay), Ref. No. 2042119556519 on 06-07-2023, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal



Digitally signed by KAUSHIK

BHATTACHARYA

Date: 2023.07.06 16:14:56 +05:30

Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/07/06 04:14:56 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. TAMILUK

West Bengal.

(This document is digitally signed.)