

Sl.No. 20101003417/2022

T010103513/2022



23/6/2022
8001890216/2022

पश्चिम बंगाल WEST BENGAL

AH 027559

**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

23 JUN 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. Mallick
Asst

Tofan Nandi
S/o - Ekitta Nandi
P/O - Mohraek PVT
P.O - Sendra
P.S + Dist - Bankura

23 JUN 2022

District Sub Registrar
Bankura



(Signature)
District Sub Registrar
Bankura

3144 23.06.2022
S/o Kamal Prasad Adhikary
Kalyandras, Saram
Bansura
100/-

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. 010104345 of the year 2021.

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,

S. Mallick
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do hereby nominate, constitute and appoint Shree Builders, a partnership firm, having its office at Arabinda Nagar, Pratapbagan, Bankura under P.O., P.S. & Dist - Bankura - hereby representing through two of its managing partners 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, 2) Sri Sukanta Roy son of Dulal Chandra Roy, by religion India Hindu, by occupation Business, having residence at Chitragada Apartment, Flat No. 4A, at Gopalpur, P.O. Gopalpur, P.S Kanksa, Dist - 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

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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 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

S. Mallick
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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 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.

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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.
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/ Panchyot Rates and Taxes, Town Planning Authorities, Commissioner of Police and Panchyot/ 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 whatsoever.
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 ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents

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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.

18. 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.

19. 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.

20. 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.

21. 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, plaints, 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.

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22. 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.

23. 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.

24. 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.

25. 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.

26. 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

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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.

27. 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.

28. 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.

29. 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.

30. 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.

31. 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.

32. 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.

S. Ballick
Ad ✓

23 JUN 2022

District Sub-Registrar
Bankura



33. 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.

34. 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.

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

36. 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 our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.

S. Mallik
Adv

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

38. 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 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.

39. 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.

40. 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.

41. 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.

42. **AND WE THE ABOVENAMED 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.

S. Malik
ANV

23 JUN 2022

District Sub-Registrar
Bankura



IN WITNESS WHERE OF we have hereunto set and subscribed our hands at Bankura on the 23rd day of June 2022.

SCHEDULE

ALL THAT the piece and parcel of land as per L.R. ror classified as Baide usable as Bastu 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 - which is appertain to Development agreement registered at Office of DSR, Bankura being no. 0101014345 of the year 2021.

WITNESS

- 1) Totan Nandi
S/o - Chitta Nandi
R/o - Mobroekpur
P.O - sendra
P.S + Dist - Bankura
- 2) Dipen Shit
S/o - late Shyam Shit
Kathardanga
Bankura

Signature of the principal

Attested Signature of the Attorney

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.

Drafted by:

Sumana Mallick

Advocate, Bankura

E.No - 340/2001 of W.B

Typed by:

Sumanta Choudhury
Bankura Court Compound

IN WITNESS WHERE OF we have hereunto set and subscribed our hands at Bankura on the 23rd day of June 2022.

SCHEDULE

ALL THAT the piece and parcel of land as per L.R. ror classified as Baide usable as Bastu 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 - which is appertain to Development agreement registered at Office of DSR, Bankura being no. 0101014345 of the year 2021.

WITNESS

- 1) Totari Nandi
s/o - Chitta Nandi
R/o - Mobroekpur
P.O - sendra
P.S + Dist - BANKURA
- 2) Dipen Shit
s/o - late Shyam Shit
Kathardanga
Bankura

Signature of the principal

Rampada Shit

Attested Signature of the Attorney

Kuntal Bhattacharya
Sujata Roy

Drafted by :

Sukumar Mallick

Advocate, Bankura

E.No - 340/2001 of W.B

Typed by :

Samanta Choudhury
Bankura Court Compound

দাখিলকারক ও দাতা :

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



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

দাতা / গ্রহীতার নাম RAMP. PRASAD. ADHIKARY স্বাক্ষর Rampuad Adhikary

	বৃদ্ধাঙ্গুল	তর্জনী	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	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					



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

দাতা / গ্রহীতার নাম SUKANTA Ray স্বাক্ষর Sukanta Ray

	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অণামিকা	কনিষ্ঠা
বামহাত					
ডানহাত					

ফটো

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

দাতা / গ্রহীতার নাম স্বাক্ষর

I-35/3/22

23/6/22

ELECTION COMMISSION OF INDIA

ভারতীয় নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/35/25/222364



Elector's Name
নির্বাচকের নাম
Father / Mother /
Husband's Name
পিতা / মাতা / স্বামীর নাম
Sex
লিঙ্গ
Age as on 1.1.1995
১.১.১৯৯৫ এ বয়স

Adhikari Ramprasad
অধিকারী রামপ্রসাদ
Patrol
পরিষদ
Male
পুরুষ
25
২৫

Address: Ward/Ward No-18
Municipality: Bankura
Thana: Bankura
5 Div: Sode

DL:Bankura

ঠিকানা : ওয়ার্ড : ওয়ার্ড নং- ১৮
পৌরসভা : বঁকুড়া
থানা : বঁকুড়া
মহল : সোদা
জেলা : বঁকুড়া

Facsimile Signature
Electoral Registration Officer
নির্বাচন-নিবন্ধন অধিকারী
Bankura Assembly Constituency
বঁকুড়া বিধানসভা নির্বাচন কেন্দ্র

For
Place: Bankura
Date: 19/02/95
স্থান: বঁকুড়া
তারিখ: ১৯/০২/৯৫

Rampuro Ash



ভারত সরকার
Government of India



রামপ্রসাদ অধিকারী
Ramprasad Adhikary
পিতা : পশুদেব অধিকারী
Father: PARIMAL ADHIKARY
জন্মতারিখ / DOB: 12/09/1977
পুংস / Male



9034 3191 3110

আধার -- সাধারণ মানুষের অধিকার



ভারতীয় একমুঠক পরিচয় প্রকল্প
Unique Identification Authority of India

ঠিকানা:
বাকুড়া, রবীন্দ্র সারনী, বাকুড়া
(এম), বাকুড়া, বাকুড়া,
পশ্চিমবঙ্গ, 722101

Address:
BANKURA, BABINDRA SARANI,
Bakura - I, Bakura, Bankura,
West Bengal, 722101

9034 3191 3110



1947
1991.330.1947



eMails
rajprasad.gov.in



www
www.rajprasad.gov.in

Ramprasad Adhikary

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACNPA7503R



नाम (NAME)

RAMPRASAD ADHIKARY

पिता का नाम (FATHER'S NAME)

PARIMAL ADHIKARY

जन्म तिथि (DATE OF BIRTH)

12-09-1971

हस्ताक्षर (SIGNATURE)

Rampasad Adhikary

R. Has

असिस्टेंट कमिश्नर, ए. टी. डी.

COMMISSIONER OF INCOME-TAX, W.B. (I)

इस कार्ड के खो / भिल जाने पर कृपया जारी करने वाले अधिकारी को सूचित / वापस कर दें।
सहायक उत्पन्न आयुक्त,

सी-7,

चौरीचौरी एरिया,

कलकत्ता - 700 055.

In case this card is lost/found kindly inform/return to the issuing authority.

Assistant Commissioner of Income-tax,

C-7,

Chauri Chauri Square,

Calcutta-700 055.

Rampasad Adhikary

ELECTION COMMISSION OF INDIA
 भारत के निर्वाचन आयोग
 IDENTITY CARD
 परिचय पत्र



Elector's Name : Kuntal Bhattacharya
 पिता/माता : कुमल भट्टाचार्य
 Father/Mother :
 Husband's Name: Damodar Bhattacharya
 पति/पत्नी/प्राथमिकता : दामोदर भट्टाचार्य
 Sex : Male
 लिंग : पुरुष
 Age as on 01.01.95 : 18
 १९९५-०१-०१ की अवधि : १८

Address : Vill: Damunara
 Post: Bardwan Arrah
 Dist. Bardwan

ठिकाना : ग्राम— दामुनारा
 पोस्ट बर्दवान अर्राह
 जिला— बर्दवान

Facsimile Signature
 Electoral Registration Officer
 निर्वाचन-नियंत्रण आधिकारी

266 Kanksa (sc) Assembly Constituency
 २६६ कंकसा (स.स.) विधानसभा निर्वाचन क्षेत्र

Place : Kanksa
 जगह : कंकसा
 Date : 16.03.95
 तारीख : १६.०३.९५

Kuntal Bhattacharya

भारत सरकार
 Government of India

KUNTAL SHATTACHARJEE
 Father: Bahadur Shattacharjee
 DOB: 30/08/1976
 Male

9074 4167 7682

आधार - आम आदमी का अधिकार



Kuntal Bhattacharjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AEBFS9562G



नाम / Name
SHREE BUILDERS

निष्पन्न/ISSN की तारीख
Date of Issuance/Formation
11-12-2019

05/01/2020

Kuntal Bhattacharya


 ভারতের নির্বাচন কমিশন
 প্রতিষ্ঠিত পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UZ10043554




নির্বাচকের নাম : তোতন নন্দী
 Elector's Name : Totan Nandi

পিতার নাম : চিত্ত নন্দী
 Father's Name : Chitta Nandi

লিঙ্গ / Sex : পুরু / M
 জন্ম তারিখ / Date of Birth : 24/02/1987

Totan Nandi

UZ10043554

ঠিকানা:
 মোবারাকপুর স্যাক মোবারাকপুর বঙ্কুরা (সাদর) বঙ্কুরা
 722155

Address:
MOBARAKPUR SAMYAK
MOBARAKPUR BANKURA (SADAR)
BANKURA 722155

Date: 13/12/2003

254-ওন্দা নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রক
 স্বাক্ষরিতকালে স্বাক্ষরের আবশ্যিকতা

Facsimile Signature of the Electoral
 Registration Officer for
 254-Orda Constituency

বিঃদ্রঃ-নির্বাচন স্থান নতুন ঠিকানায় ভোটার লিষ্ট নাম
 তালিকা তে ওঠাই নতুন ঠিকানায় স্বাক্ষর পরিচালনা পত্রিকায়
 স্বাক্ষর নিশ্চিত করে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.


 ভারতের নির্বাচন কমিশন
 पवित्र नर
ELECTION COMMISSION OF INDIA
IDENTITY CARD


ARZ1748957



নির্বাচক নাম : সুকান্ত রায়
 Elector's Name : Sukanta Roy
 পিতার নাম : দুলাল চন্দ্র রায়
 Father's Name : Dulal Chandra Roy
 লিঙ্গ/Sex : পুরু/ M
 জন্ম তারিখ
 Date of Birth : XX/XX/19XX

ARZ1748957

ঠিকানা
 Address: GOPALPUR, GOPALPUR, KANKSA, BURDW
 AN-713212



তারিখ: 28/11/2013
 276-মুদ্রিত পূর্ণ হস্তাক্ষর থেকে নিম্নে দিচ্ছে
 মডার্নাইজেশন প্রকল্পের অধীনে
 Facsimile Signature of the Electoral
 Registration Officer for
 276-Durgapur Purba Constituency

গণনা পরিষদে যোগ দেওয়ার ক্ষেত্রে এই কার্ডটি
 পরিষ্কার রাখা এবং মজবুত রাখা করা প্রয়োজন।
 In case of change in address, surrender this Card No.
 to the relevant Form by including your name in the
 list of the changed address and to obtain the card
 with your number.


 Government of India



Sukanta Roy

Father: Dulal Chandra Roy

DOB: 23/07/1980

Male

5963 2235 3834



मेरा आधार, मेरी पहचान

Sukanta Roy

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUKANTA ROY
DULAL CHANDRA ROY

23/07/1980

Permanent Account Number
AHDPR3319F

Sukanta Roy
Signature



Sukanta Roy

Major Information of the Deed




Deed No :	I-0101-03513/2022	Date of Registration	23/06/2022
Query No / Year	0101-8001890216/2022	Office where deed is registered	
Query Date	22/06/2022 3:41:57 PM	D.S.R. BANKURA, District: Bankura	
Applicant Name, Address & Other Details	Prasun Banerjee Bankura District Court,Thana : Bankura, District : Bankura, WEST BENGAL, PIN - 722101, Mobile No. : 9474143649, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 5]		
Set Forth value	Market Value		
	Rs. 1,37,20,063/-		
Stampduty Paid(SD)	Registration Fee Paid		
(Rs. 100/- (Article:48(g))	Rs. 74/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010104345/2021		

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
11	LR-208 (RS -)	LR-2219	Bastu	Baide	42 Dec		55,94,589/-	Width of Approach Road: 20 Ft.,
12	LR-209 (RS -)	LR-2219	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft.,
13	LR-210 (RS -)	LR-2219	Bastu	Baide	17 Dec		22,64,476/-	Width of Approach Road: 20 Ft.,
14	LR-212/707 (RS -)	LR-907	Bastu	Baide	22 Dec		29,30,499/-	Width of Approach Road: 20 Ft.,
		TOTAL :			103Dec	0 /-	137,20,063 /-	
	Grand Total :				103Dec	0 /-	137,20,063 /-	




Principal Details :


Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ramprasad Adhikary (Presentant) Son of Mr. Parimal Adhikary Executed by: Self, Date of Execution: 23/06/2022 , Admitted by: Self, Date of Admission: 23/06/2022 ,Place Office	 23/06/2022	 LTI 23/06/2022	 23/06/2022
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 Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/06/2022 , Admitted by: Self, Date of Admission: 23/06/2022 ,Place : Office				

Attorney Details :

Sl 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 by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kuntal Bhattacharjee Son of Mr. Bamadas Bhattacharjee Date of Execution - 23/06/2022 , Admitted by: Self, Date of Admission: 23/06/2022 , Place of Admission of Execution: Office	 Jun 23 2022 2:29PM	 LTI 23/06/2022	 23/06/2022
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)				

Name	Photo	Finger Print	Signature
Shri Sukanta Roy Son of Mr. Dulal Chandra Roy Date of Execution: 23/06/2022, Admitted by: Self, Date of Admission: 23/06/2022, Place of Admission of Execution: Office			
	Jun-23 2022, 2:32PM	L1 23/06/2022	23/06/2022
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.: AHxxxxxx9F, Aadhaar No: 59xxxxxxxx3834 Status : Representative, Representative of : Shree Builders (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Totan Nandi Son of Chitta Nandi Mobarakpur, Village- Mobarakpur, P.O:- Sondra, P.S -Bankura, District-Bankura, West Bengal, India, PIN- 722155			
	23/06/2022	23/06/2022	23/06/2022
Identifier Of Shri Ramprasad Adhikary, Shri Kuntal Bhattacharjee, Shri Sukanta Roy			

Transfer of property for L1

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

Transfer of property for L2

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

Transfer of property for L3

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

Transfer of property for L4

Sl.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:- 221B	Owner: রামপ্রসাদ অধিকারী, Gurdian: পরিমল, Address: রবীন্দ্রসরনী, বাঁকুড়া। Classification: বাইদ, Area: 0.42000000 Acre.	Shri Ramprasad Adhikary

12	LR Plot No.: 209, LR Khatian No. 2219	Owner: रामप्रसाद अधिकारी, Gurdian: परिषद, Address: रबीन्द्रमरनी, बाँकुडा ।, Classification: बाईद, Area: 0.22000000 Acre,	Shri Ramprasad Adhikary
13	LR Plot No.: 210, LR Khatian No. 2219	Owner: रामप्रसाद अधिकारी, Gurdian: परिषद, Address: रबीन्द्रमरनी, बाँकुडा ।, Classification: बाईद, Area: 0.17000000 Acre,	Shri Ramprasad Adhikary
14	LR Plot No.: 212/707, LR Khatian No.: 907		Seller is not the recorded Owner as per Applicant.

On 22-06-2022

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 1,37,20,003/-



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

On 23-06-2022

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 13:12 hrs on 23-06-2022, at the Office of the D.S.R. BANKURA by Shri Ramprasad Adhikary, Exécutant.

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

Execution is admitted on 23/06/2022 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

Indolified by Totan Nandi, , Son of Chitta Nandi, Mobarakpur, P.O: Sendra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

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

Execution is admitted on 23-06-2022 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

Indolified by Totan Nandi, , Son of Chitta Nandi, Mobarakpur, P.O: Sendra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Execution is admitted on 23-06-2022 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

Indolified by Totan Nandi, , Son of Chitta Nandi, Mobarakpur, P.O: Sendra, Thana: Bankura, , Bankura, WEST BENGAL, India, PIN - 722155, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 74/- (E = Rs 42/- ,H = Rs 28/- ,M(b) = Rs 4/) and Registration Fees paid by Cash Rs 74/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 100/- and Stamp Duty paid by Stamp Rs.100/-
Description of Stamp

1. Stamp Type: Impressed, Serial no 3144, Amount: Rs.100/-, Date of Purchase: 23/06/2022, Vendor name: Sri
Pranab Kumar Halder



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0101-2022, Page from 74415 to 74435

being No 010103513 for the year 2022.



Digitally signed by SUBHANKAR PAL
Date: 2022.06.24 16:21:14 +05:30
Reason: Digital Signing of Deed.

(Subhankar Pal) 2022/06/24 04:21:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. BANKURA
West Bengal.

(This document is digitally signed.)
