



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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25/11/21
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Certified that the Document is Admitted for Registration.
The Signature Sheets and the Endorsement Sheets attached herewith are the parts of this Document.

Addl. District Sub-Registrar Kharagpur

25 NOV 2021

DEVELOPMENT AGREEMENT
CUM GENERAL POWER OF ATTORNEY

Within District - Paschim Medinipur,
Police Station - Kharagpur (Local),
Mouza - Gopalchak, J.L No.- 310,
R.S. Khatian No.- 50, Sabek L.R. Khatian No.- 62,
Owner's L.R. Khatian No.- 389,
R.S. & L.R. Plot No.- 19/73,
Area of Land = 07.25 Decimals, (Bastu Land),
Changual Gram Panchayet Area,

THIS DEVELOPMENT AGREEMENT
CUM GENERAL POWER OF ATTORNEY

is made on this 25th day of November 2021,

Contd. - 2

Stamp: PASCHIM MEDINIPUR DISTRICT SUB-REGISTRAR, KHARAGPUR
Signature: Arpano - Bharja
Signature: Sakdi Bhatu Bhanu

Tannoy Mahapatra



Tanmoy Mahapatra

Asfoam - Bhanja
Sakti Beata Bhanu.

B E T W E E N

SRI TANMOY MAHAPATRA,

S/O - Sri Kanak Ranjan Mahapatra,

PAN - AOAPM8507J,

Aadhar No.- 9845 0976 4434,

Mobile No. - 9932214313,

by Religion - Hindu, by Nationality - Indian, by

Occupation - Service, Resident of Vill - Chahat,

P.O.- Uchitpur, P.S.- Pingla, A.D.S.R. Office -

Pingla, Dist.- Paschim Medinipur, PIN - 721166,

West Bengal, India (Hereinafter called the "LAND

OWNER" which expression shall unless the con-

text otherwise requires include the heirs, successors,

assignees and representatives of the LAND

OWNER) of the FIRST PART.

Contd. - 3

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Alpana Bhanja



Sakti Brata Bhanja

Alpana Bhanja

Sakti Brata Bhanja

AND

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

1) **SMT. ALPANA BHANJA,**

PAN- AKDPB6769Q, Mobile No.- 9800430311,

Aadhar No.- 5015 1173 3262,

W/O - Sri Saktibrata Bhanja,

2) **SRI SAKTI BRATA BHANJA,**

PAN- AHIPB4722D, Mobile No.- 9434209341,

Aadhar No.- 9903 3610 3663,

S/O - Late Saroj Kumar Bhanja,

both by Religion - Hindu, both by Nationality -

Indian, both by Occupation - Business, both Resident of - Inda, Bhanjapara, Ward No.- 23, P.O.-

Inda, P.S.- Kharagpur (Town), A.D.S.R. Office -

Kharagpur, Dist.- Paschim Medinipur, PIN-

721305, West Bengal, India (hereinafter called the

"DEVELOPER" which expression shall unless the

context otherwise requires include the heirs, succes-

sors, assignees and representatives of the DEVEL-

OPER) of the OTHER PART.

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WHEREAS the Patit at present Bastu land measuring 42 decimals in R.S. Plot No.- 19/73 under R.S. Khatian No.- 50 of mouza - **Gopalchak** (J.L No. - 310) within Police Station - **Kharagpur (Local)**, under the jurisdiction of **Kharagpur Panchayet Samity**, in the district of **Paschim Medinipur**, previously belonged to th recorded owner **Sri Mrigendra Nath Dey** in the Revisional Settlement Record of Rights. In the L.R. Settlement Record of Rights, his name has also been duly recorded and finally published in respect of the said land against L.R. Khatian No.- 62. While exercising right, title, interest and possession over the said land without interruption from others, said **Mrigendra Nath Dey** transferred his said land along with other land to **Sri Lakshmi Narayan Dey & others** by registered **Nirupan Patra** being No.- 3490 executed and registered on 16.10.1989 of 2nd Jt. Sub Registry office, Midnapore at Kharagpur and in the said deed, "Ka" schedule land was allotted absolutely to his son **Lakshmi Narayan Dey** who became the absolute owner of said 42 decimals in R.S. Plot No.- 19/73 under R.S. Khatian No.- 50 of mouza - **Gopalchak** and he possessed the said land without interruption from others, paying rent to the State of West Bengal.

AND WHEREAS during exercising right, title, interest and possession over the said land, said **Lakshmi Narayan Dey** sold 07.25 decimals in R.S. Plot No.- 19/73, under R.S. Khatian No.- 50, L.R. Khatian No.- 62 of mouza - **Gopalchak**, J.L No. - 310, within Police Station - **Kharagpur (Local)** to **Sri Tanmoy Mahapatra S/O -Sri Kanak Ranjan Mahapatra** i.e. the **Land Owner** by registered **Deed of Sale** being No.- 101007198 executed and registered on 14.06.2018, which is entered in Book No.- 01, CD Volume No.- 1010-2018, Pages from - 136458 to 136472 for the year 2018 of Additional District Sub Registry office Kharagpur. After purchase, the same has been duly recorded and finally published in the name of said **Tanmoy Mahapatra** in

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the Office of the **B.L. & L.R.O. Kharagpur-1** in the L.R. Settlement Record of Rights against L.R. Khatian No.- **389** and he has obtained L.R.R.O.R in his name.

Thereafter as per his application dated **25.01.2021** conversion of his said land was allowed vide Case No.- **CN/2021/1010/71** and the said land was converted from "**Jal**" to "**Bastu**". Since purchase, he has been exercising his right, title, interest and possession over the said land uptill now without interruption from others, paying rent to the **State of West Bengal**.

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

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

NOW THIS AGREEMENT WITNESSES

AND IT IS MUTUALLY AGREED BY

AND BETWEEN THE PARTIES HERETO as follows

:-

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

2. The **Land Owner** hereby gives permission to the **Developer** to enter upon the land with full right and authority with men and material to commence, carry on and complete development and construction thereon of the **Multi-Storeyed building** and on the execution of this **Development Agreement cum General**

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Power of Attorney, the Developer shall complete the construction work of the sanctioned Multi-Storeyed building (G+4) in all respect within 31.12.2025.

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

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

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

Sri Tanmoy Mahapatra shall get Flat No.- 3/B on the Third Floor complete flat measuring 901.40 sq.ft. Super built up area and Flat No.- 3/C on the Third Floor complete flat measuring 665.66 sq.ft. Super built up area (consisting of Two Bedrooms, One Living cum Dining Room, One Kitchen, Two Latrine & Bathrooms and One Balcony) and 01 (one) Four Wheeler Parking measuring 120 sq.ft. Super built up area and the Land Owner shall have exclusive and sole right to sell, transfer, encumber by mortgage or bequest etc. in respect of his allotted Flats and Parking Space.

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

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

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

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

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

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

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

13. **The Land Owner will not enter into any Contract for Sale, Lease or Tenancy or any Construction Agreement with respect to the said land except their allotted portion (Schedule - 1), in favour of any person or institution after execution of these presents.**

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

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

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

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

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

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

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

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

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21. That the **Developer** undertakes to keep the **Land Owner** fully indemnified against the harm from any losses, costs, charges, expenses or claims by any of **Developer's Contractor, Architects, Workers or agents** or for any breach of any statutory or contractual obligations.

The **Developer** is further empowered :-

a) To appear and represent before **A.D.S.R. Kharagpur** to present **Agreement for Sale, Lease deeds, Deed of Declaration etc.** and to execute all such deed/deeds of **Conveyance** for selling the flats/Apartments/Commercial Space/Parking Space etc. in respect of **Developer's** allocated portion only. and,

b) To accept booking of the Flats/Apartments/Commercial Space/Parking Space etc. directly from the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portions of the **Developer.** and,

c) To make, sign, and verify all documents, application or raise objection to appropriate authorities for all and any licences, permission or consent etc. and in connection with the management and development of over scheduled mentioned land. and,

d) If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against us i.e the **Land Owner** in connection with the same project, to prosecute and defend such legal proceedings and for that purpose to sign, declare and file all pleadings, affidavit, application, etc. as may be required. To engage advocate and to do all acts and things required to be done on our behalf. and,

e) To settle all disputes, whatsoever arising out of the construction project on the schedule mentioned land. and,

f) To appear before any office or authority of the **Government or Municipal Corporation or Labour Department or B.L. & L.R.O Kharagpur- 1 or Income Tax Department or**

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any other act, to represent the matter regarding the proposed project AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to him. and,

g) To appoint from time to time Architects, R.C.C consultants, contractors and other personnel and work men for carrying out the development of the said property as also construction of building there on and to pay their fees, consideration moneys, salaries and/or wages. and,

h) To give necessary letters, writings and undertakings to the **Changual Gram Panchayet, Kharagpur Panchayet Samity, B.L. & L.R.O. Kharagpur- II, WBSEDCL, Fire Brigade Department etc.** or other such department as may be necessary for occupancy in the said building and/or obtaining necessary "No Objection" certificate (N.O.C) from the said departments in connection with the said building. and,

i) To approach the potential purchasers of the flats of the said building and to give adds for the flats. and,

j) To execute **Agreement for Sale** of the said Flats or any part thereof, in respect of the **Developer's** allocation only.

k) To sell or dispose of Flat or Flats of **Developer's** allocation and **Parking Space/Spaces** that may be constructed on the said land and to collect and receive from the purchaser/purchasers the amount that may be payable by them and to give proper receipt and discharge for the same.

l) To execute the Conveyance or Conveyances in respect of **Developer's** allocation in favour of the purchasers.

m) To present the said deed/deeds of Conveyance, Declaration etc. for the registration to the proper registration authority, to admit the receipt of the consideration money and to have the said deed/deeds registered, and to do all acts, deeds and things which may be necessary for conveying the flats and undivided share of land and registering the said deed/deeds as

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fully and effectually in all respects as we could do the same if we were personally present.

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

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

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

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

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

Common rights and facilities

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

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

Sakshi Bratin Bhann

Tanmoy Mahapatra

Tanmoy Mahapatra

Schedule of Land - I,

Within District - **Paschim Medinipur**, Sub-Registry Office
& Municipality - **Kharagpur**, Police Station - **Kharagpur (Local)**,
Mouza - **Gopalchak**, J.L No.- **310**,
R.S. Khatian No.- **50**, Sabek L.R. Khatian No.- **62**,
Owner's L.R. Khatian No.- **389**,
R.S. & L.R. Plot No.- **19/73**,
Area of Land = **07.25** (Zero seven point two five) Decimals,
(**Bastu Land**),

Changual Gram Panchayet Area,

Which is bounded by :-

On the North : 15 ft. wide Panchayet Morrur Road,
On the South: Land of Plot No.- 91 (Part),
On the East : Land of Plot No.- 73 (Part),
On the West : Land of Plot No.- 73 (Part),

Schedule II

(Detailed specification of Multi-Storeyed building)

Structure : RCC Frame work.
Internal wall: Cement plastering overlaid with smooth imper-
vious Putty.
Doors: Sal wood door frame with flash door shutters.
Windows: Sliding aluminium window with glass shutters.
Hard ware: Good quality standard steel fittings and locks
of reputed company make.
Flooring: Vitrified tile flooring in all bedrooms, living
rooms, dining room, and (02 ft. x 02 ft.) Marbel
flooring in common and staircase areas.

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

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Schedule III

(Common portions)

COMMON PARTS and PORTIONS in the Block

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

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Witnesses:-

- 1) Swbrata Ghosh, 8th Late Anulya Ghosh,
debalpur, po-Kharagpur, P.S-UGP(CT),
dist-Paschim Medinipur, Pin-721301
- 2) Ashu jana, Srikrishnapur, Ward No-7,
Kharagpur, dist - Paschim Medinipur.
Pin 721301
- 3) Amit K. Das
S/O:- Milan Kanti Das
At.:- Michael Madhusudan Nagate,
P.O.:- Midnapur.
dist:- Paschim-Medinipute,
Pin code no:- 721101.

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

Drafted by:-

Sasanka Sekhar Bisal
(Sri Sasanka Sekhar Bisal)
25/11/2021
Advocate, Judge's Court,
Paschim Medinipur.
Enrolment No.- WB/1333/1981.

Computer Typed by :-

Ashu jana
(Sri Ashok Jana), Law Clerk,
A.D.S.R. Office, Kharagpur.

Tannu Mahapatra

Signature of the Land Owner

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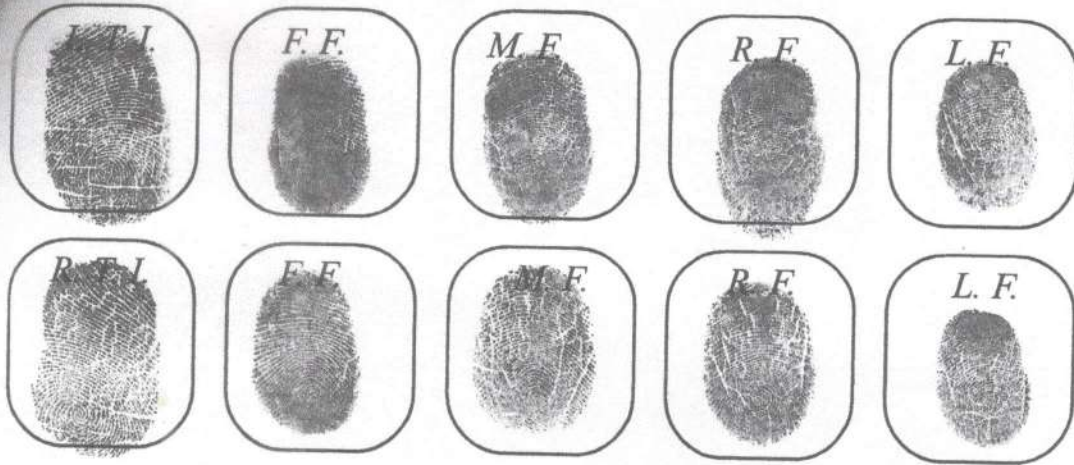
Sajchi Bhatu Bhanu.
Signature of the Developer

Sajchi Bhatu Bhanu.

Alpama - Bha

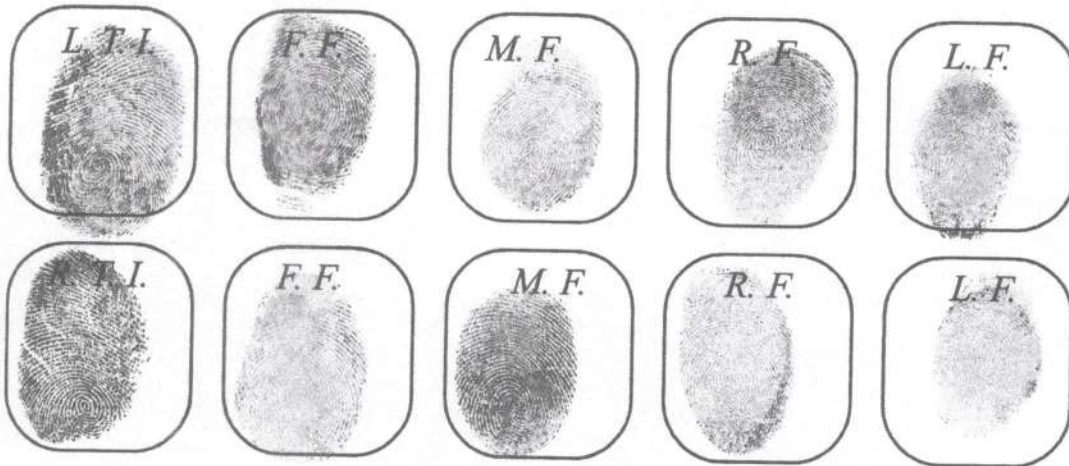
ny Mahapatra

Finger prints of the Land Owner



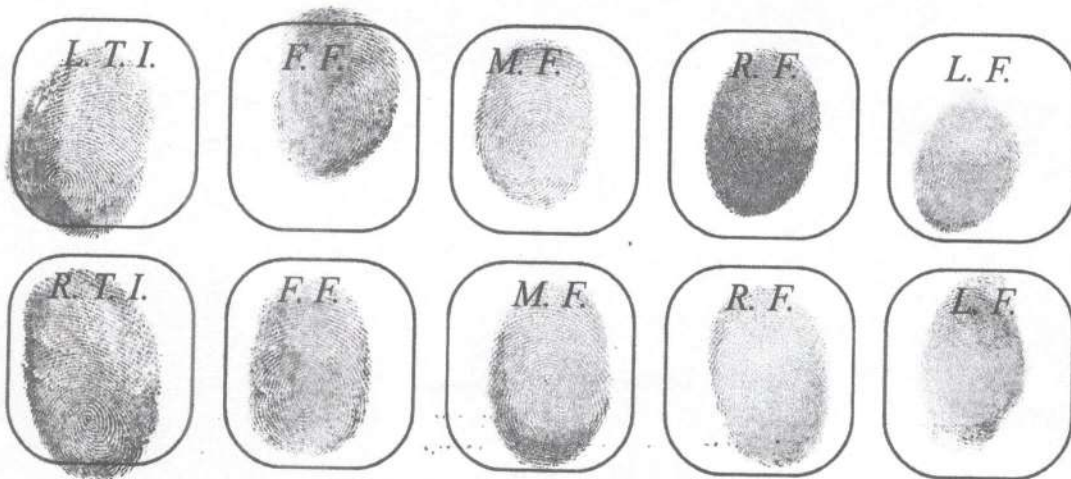
Tanmay Mahapatra
SIGNATURE

Finger prints of the Developer No.- 1



Ayoson - Bhis
SIGNATURE

Finger prints of the Developer No.- 2



SIGNATURE
Sajati Beata Bhanu.

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
BHANJA REAL ESTATE PRIVATE LIMITED

31/05/2016

Enrollment Account Number
AAGCB8088A

Sajdi Bhatu Bhanu.

Aspame - Bhs

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSI,
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खान/पाने पर कृपया सूचित करें/वापस करें :
आयकर पैन सेवा यूनिट, UTITSI,
प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर,
नवी मुंबई - 400 614.



Sakti Bhatta Bhanu



Alpana - Bhanu



आधार विवरण

भारत सरकार
Unique Identification Authority of India
Government of India

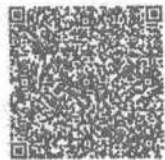
Enrollment No.: 1528/68723/02003

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

01/05/2017
36392925



MD363929254FH



आपका आधार क्रमांक / Your Aadhaar No. :

9903 3610 3663

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



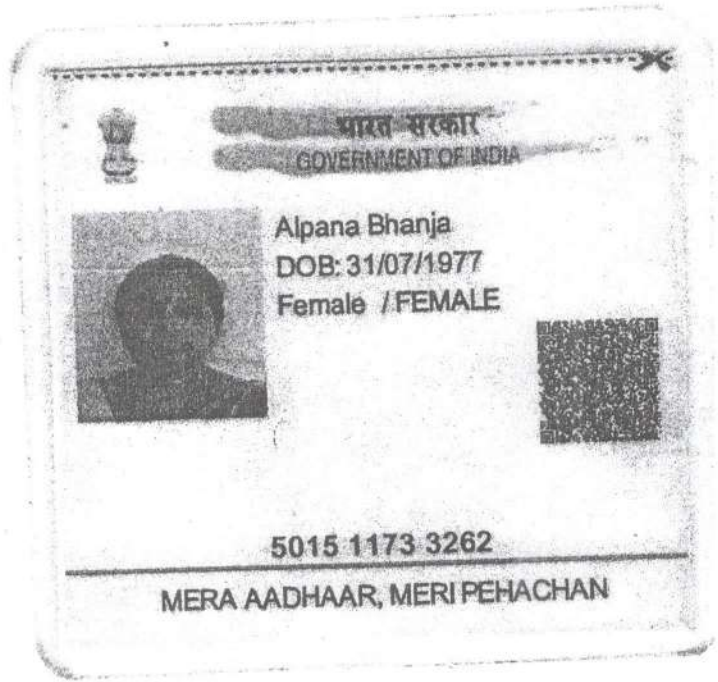
Saktibrata Bhanja
DOB : 05/01/1971
Male



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मेरा आधार, मेरी पहचान)

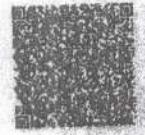
Sakti Bhatu Bhanu.



भारत सरकार
GOVERNMENT OF INDIA



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



5015 1173 3262

MEERA AADHAAR, MERI PEHACHAN

Alpana - Bhanja

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

TANMOY MAHAPATRA

KANAK RANJAN MAHAPATRA

30/03/1978

Permanent Account Number

AOAPM8507J

Tanmoy Mahapatra

Signature



17052008

Tanmoy Mahapatra





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India



E-Aadhaar Letter

ভালিকাত্তির নম্বর/Enrolment No.: 1058/19282/01401

Tanmoy Mahapatra (তন্ময় মহাপাত্র)
S/O: Kanak Ranjan Mahapatra, J K COLLEGE ROAD,
PURULIA municipality ward 9, Purulia - I, Puruliya,
West Bengal - 723101

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ করুন
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরী পত্র

Date: 30/12/2014

আপনার আধার সংখ্যা/ Your Aadhaar No.:

9845 0976 4434



INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার

Signature Not Verified
Digitally signed by Sandeep Bhardwaj
Date: 2014.12.30 15:25:17 IST

1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in

- আধার সারা দেশে মান্য
- আধার আধারের জন্য আপনার একবারই ভালিকাত্তি করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষিত করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enrol only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



ভারত সরকার
GOVERNMENT OF INDIA
তন্ময় মহাপাত্র
Tanmoy Mahapatra
জন্মতারিখ/ DOB: 30/03/1978
পুরুষ / MALE



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
S/O: কনক রঞ্জন মহাপাত্র,
জে. কে. কলেজ রোড, পুরুলিয়া
এম ওয়ার্ড ৯, পুরুলিয়া ১,
পুরুলিয়া,
পশ্চিম বঙ্গ - 723101
Address:
S/O: Kanak Ranjan Mahapatra, J K
COLLEGE ROAD, PURULIA
municipality ward 9, Purulia - I,
Puruliya,
West Bengal - 723101

9845 0976 4434

9845 0976 4434

আধার-সাধারণ মানুষের অধিকার

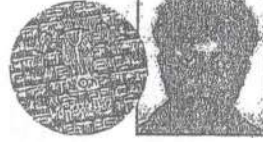
Aadhaar-Aam Admi ka Adhikar

Tanmoy Mahapatra



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

BLY2002715



নির্বাচকের নাম : তপু মহাপাত্র
Elector's Name : Tanmoy Mahapatra
পিতার নাম : কনক রঞ্জন মহাপাত্র
Father's Name : Kanak Ranjan Mahapatra
লিঙ্গ/Sex : পু / M
জন্ম তারিখ : 30/03/1978
Date of Birth

Tanmoy Mahapatra

BLY2002715

ঠিকানা:
চহাট, চহাট, পিংলা, পশ্চিম মেদিনীপুর-
721166

Address:
CHAHAT, CHAHAT, PINGLA, PASCHIM
MEDINIPUR-721166

Date: 27/08/2017

227 - পিংলা নির্বাচন কেন্দ্রে নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরে অনুমোদিত

Facsimile Signature of the Elector
Registration Officer for

227 - Pingla Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ফোর্টপ্লি সিটি নং
ফোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র প্রস্তুত
করা হিলিই ফর্ম 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

203 / 437

Major Information of the Deed



Deed No :	I-1010-10283/2021	Date of Registration	25/11/2021
Deed No / Year	1010-2002438886/2021	Office where deed is registered	
Deed Date	24/11/2021 4:59:29 PM		1010-2002438886/2021
Applicant Name, Address & Other Details	Sasanka Sekhar Bisal Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 6294327939, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 0/-], [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. 7,00,000/-	Rs. 13,31,100/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,090/- (Article:48(g))	Rs. 42/- (Article:E, E, E,)		
Remarks			

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: CHANGUAL, Mouza: Gopalchak, JI No: 310, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-19/73 (RS :-)	LR-390	Commercial	Vastu	7.25 Dec	7,00,000/-	13,31,100/-	Width of Approach Road: 15 Ft.,
Grand Total :					7.25Dec	7,00,000 /-	13,31,100 /-	

Land Lord Details :



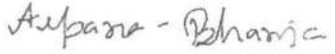



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Tanmoy Mahapatra (Presentant) Son of Shri Kanak Ranjan Mahapatra Executed by: Self, Date of Execution: 25/11/2021 , Admitted by: Self, Date of Admission: 25/11/2021 ,Place : Office	 25/11/2021	 LTI 25/11/2021	 25/11/2021

City:- , P.O:- Uchitpur, P.S:-Pingla, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AOxxxxx
Aadhaar No: 98xxxxxxxx4434, Status :Individual, Executed by: Self, Date of Execution:
25/11/2021
Admitted by: Self, Date of Admission: 25/11/2021 ,Place : Office

Developer Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Bhanja Real Estate Private Limited Inda Old Registry Office Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305 , PAN No.:: AAxxxxx8A,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
	Smt Alpana Bhanja Wife of Shri Saktibrata Bhanja Date of Execution - 25/11/2021, , Admitted by: Self, Date of Admission: 25/11/2021, Place of Admission of Execution: Office	 Nov 25 2021 2:44PM	 LTI 25/11/2021	 25/11/2021
Inda Old Registry Office Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxx9Q, Aadhaar No: 50xxxxxxxx3262 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)				
2	Name	Photo	Finger Print	Signature
	Smt Saktibrata Bhanja Wife of Late Saroj Kumar Bhanja Date of Execution - 25/11/2021, , Admitted by: Self, Date of Admission: 25/11/2021, Place of Admission of Execution: Office	 Nov 25 2021 2:43PM	 LTI 25/11/2021	 25/11/2021
Inda Old Registry Office Ward No. 23, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxx2D, Aadhaar No: 99xxxxxxxx3663 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)				

Details :

	Photo	Finger Print	Signature
Saktibrata Ghosh Wife: Amulya Ghosh Address: Kharagpur, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301			
	25/11/2021	25/11/2021	25/11/2021
Identifier Of Shri Tanmoy Mahapatra, Smt Alpana Bhanja, Smt Saktibrata Bhanja			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri Tanmoy Mahapatra	Bhanja Real Estate Private Limited-7.25 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur, Gram Panchayat: CHANGUAL, Mouza: Gopalchak, JI No: 310, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 19/73, LR Khatian No:- 390	Owner:অমিত কুমার দাস, Gurdian:মিলন কাহ্নি, Address:মাইকেল মধুসূদন দত্ত নগর মেদিনীপুর , Classification:জল, Area:0.07000000 Acre,	Seller is not the recorded Owner as per Applicant.

Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

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

Presented for registration at 11:45 hrs on 25-11-2021, at the Office of the A.D.S.R. KHARAGPUR by Shri Tanmoy Mahapatra, 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 13,31,100/-

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

Execution is admitted on 25/11/2021 by Shri Tanmoy Mahapatra, Son of Shri Kanak Ranjan Mahapatra, Chahat, P.O: Uchitpur, Thana: Pingla, Paschim Midnapore, WEST BENGAL, India, PIN - 721166, by caste Hindu, by Profession Service

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

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

Execution is admitted on 25-11-2021 by Smt Alpana Bhanja, Director, Bhanja Real Estate Private Limited (Private Limited Company), Inda Old Registry Office Ward No. 23, City:- Kharagpur, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

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

Execution is admitted on 25-11-2021 by Smt Saktibrata Bhanja, Director, Bhanja Real Estate Private Limited (Private Limited Company), Inda Old Registry Office Ward No. 23, City:- Kharagpur, P.O:- Inda, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721305

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42/- (E = Rs 42/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 25/11/2021 11:29AM with Govt. Ref. No: 192021220120536941 on 25-11-2021, Amount Rs: 42/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJVYNV2 on 25-11-2021, Head of Account 0030-03-104-001-16

Stamp Duty

that required Stamp Duty payable for this document is Rs. 5,090/- and Stamp Duty paid by Stamp Rs 5,000/-
Amount = Rs 90/-
Description of Stamp
Stamp: Type: Court Fees, Amount: Rs.10/-
Stamp: Type: Impressed, Serial no 21953, Amount: Rs.5,000/-, Date of Purchase: 23/11/2021, Vendor name: Debarata Bhanja
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of West Bengal
Online on 25/11/2021 11:29AM with Govt. Ref. No: 192021220120536941 on 25-11-2021, Amount Rs: 90/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0BJVYNV2 on 25-11-2021, Head of Account 0030-02-103-003-02



Tabis Ansari
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1010-2021, Page from 240843 to 240871
Deed No 101010283 for the year 2021.



dm

Digitally signed by MOHAMMED TABIS
ANSARI
Date: 2021.11.25 17:48:23 +05:30
Reason: Digital Signing of Deed.

(Tabis Ansari) 2021/11/25 05:48:23 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

(This document is digitally signed.)