

No. 10242/21 Satyam Shivam Sundaram

10242/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

G 679619

1/21
300000
= 2/24 30962/21

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

Alpana - Bhanu
Sardar Bhanu Bhanu

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.- 390,
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,

Amrit. No. 100

স্মারক নং 23093 নং 5000/- টাকা মাত্র

তারিখ 24-11-2021 জেলা পশ্চিম মেদিনীপুর

ক্রেতা শ্রী Bhujia Real Estate Private Limited

সংগে India

পোঃ India, Kharagpur থানা - খড়গপুর

স্বাক্ষর [Signature]

শ্রীদেবব্রত ভট্ট
খড়গপুর, এ. ডি. এস. আর, অফিস

5000/- 5000/-

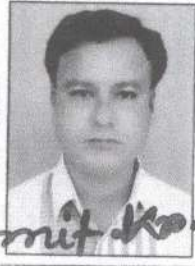
Five thousand only



[Signature]

Addl. District Sub-Registrar
Kharagpur • Paschim Medinipur

25 NOV 2021



Amit K. Das

B E T W E E N

SRI AMIT KUMAR DAS,

S/O - Sri Milan Kanti Das,

PAN - AEVPD7802G,

Aadhar No.- 9962 7263 5293,

Mobile No. - 9932307310,

by Religion - Hindu, by Nationality - Indian, by

Occupation - Business, Resident of - Michael

Madhusudan Dutta Nagar, Infront of Police Line

Main Gate, P.O.- Midnapore, P.S.- Midnapore

(Kotwali), A.D.S.R. Office - Midnapore, Dist.-

Paschim Medinipur, PIN - 721101, West Bengal,

India (Hereinafter called the "LAND OWNER"

which expression shall unless the context otherwise

requires include the heirs, successors, assignees and

representatives of the LAND OWNER) of the FIRST

PART.

Contd. - 3

SHANKAR ESTATE CONSULTANT
Saketu Beatu Bhannu
Director

SHANKAR ESTATE CONSULTANT
Asp. m - Bhansa

Amit K. Das



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.

BHANJA REAL ESTATE PRIVATE LTD

Sakti Brata Bhanja

Alpana Bhanja

Armit K. Das

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 also has 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 Amit Kumar Das S/O -Sri Milan Kanti Das** i.e. the **Land Owner** by registered **Deed of Sale** being No.- 101004307 executed and registered on 14.06.2018, which is entered in Book No.- 01, CD Volume No.- 1010-2018, Pages from - 83684 to 83698 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 **Amit Kumar Das** in the Office of the **B.L. & L.R.O.**

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Amit Mr. Das

Kharagpur- II in the L.R. Settlement Record of Rights against L.R. Khatian No.- 390 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/2021/1010/70 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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Ayobon Bharti

Amit K. Das

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 in the following manner :-**

Sri Amit Kumare Das shall get Flat No.- 1/A on the First Floor complete flat measuring 808.04 sq.ft. Super built up area and Flat No.- 4/E on the Fourth Floor complete flat measuring 853.95 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.**

7. **The Developer shall be entitled to make advertise-**

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Adhikari - Gharaj

Das

ments, 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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Amit K. Das

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 Ddeveloper, 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 **Changul 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 Amit Kumar Das**, 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 they derive, if any, through this **Development Agreement cum General Power of Attorney** but they 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.

Sajdi Bhatu Bhanu.

Ashwini - Ashwini

Amit Kumar Das

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.- **390**,
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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as

- 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 Bed room A.C. point in all Bedroom.
- Exterior:** Latest waterproof non-fading acrylic exterior finish paint of good quality.

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.

Saloni Beata Bharti

Alpana - Chandra

Amit K. Das

Witnesses:-

- 1) Subrata Choudhury, 8th Lane Ananya Choudhury,
Debalpur, PO-Kharagpur, P.S-KGPCTI,
Dist - Paschim Medinipur, Pin-721301
- 2) Ashok Jana, Srisrischnapur, Ward No.-7,
Kharagpur, Dist Paschim Medinipur
Pin-721301.
- 3) Tanmoy Mahapatra, Sokeran Ranjan
Mahapatra, Vill- Chahat, P.O -
Uchitpur, Dist- Paschim Medinipur
Pin-721166

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 Executant and the Attorney has been annexed hereto, forming part of the Development Agreement cum General Power of Attorney.

Drafted by:-

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

Computer Typed by :-
Ashok Jana
(Sri Ashok Jana), Law Clerk,
A.D.S.R. Office, Kharagpur.

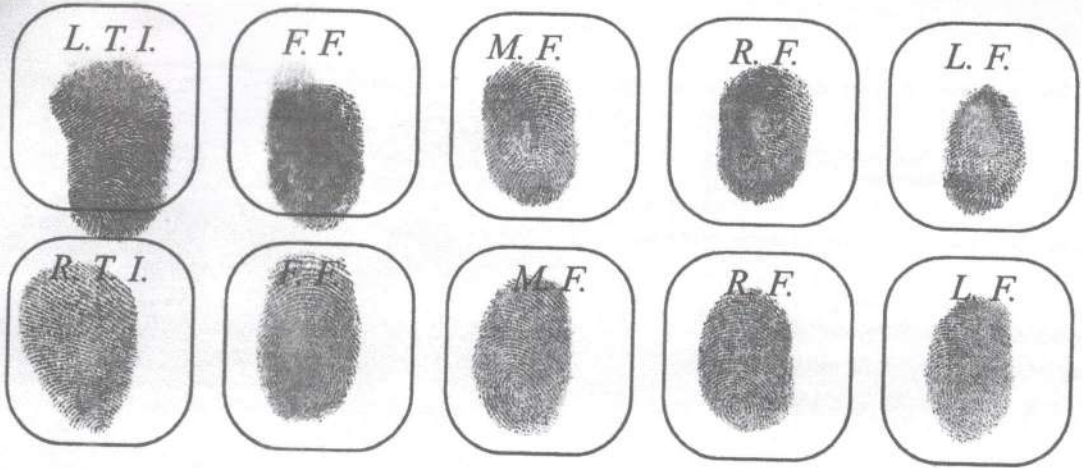
Armit Mr. Das
Signature of the Land Owner

Sajati Brata Bhann
Signature of the Developer

Sajati Brata Bhann.

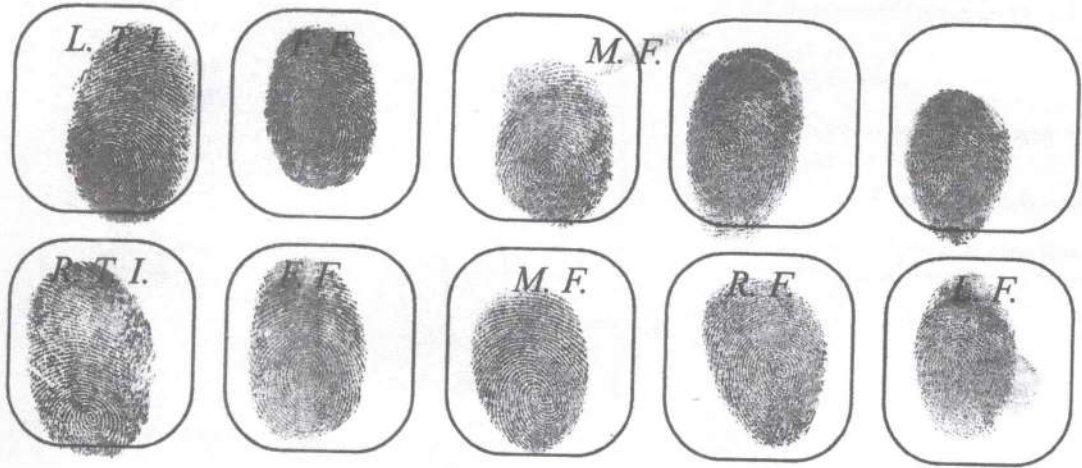
Armit Mr. Das

Finger prints of the Executant/Land Owner



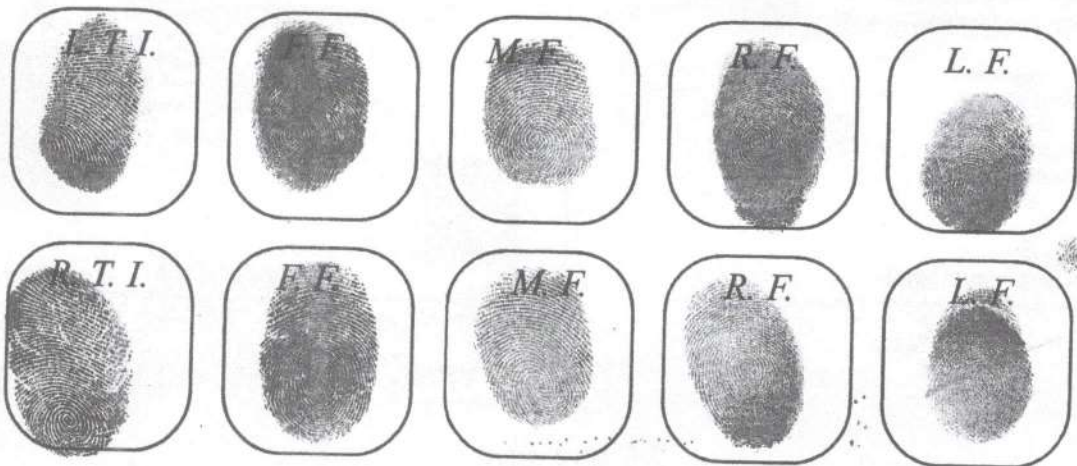
SIGNATURE
Arunit K. Das

Finger prints of the Developer No.- 1



SIGNATURE

Finger prints of the Developer No.- 2



SIGNATURE
Sajdi Bhatu Bhanu



ভারত সরকার
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/Enrolment No.: 2189/71701/02354

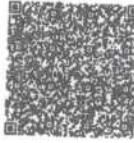
Download Date: 12/10/2017

To
অমিত কুমার দাস
Amit Kumar Das
S/O Milon Kanti Das
POLICE LINE ROAD
MICHAEL MADHUSUDAN NAGAR
KOTWALI
MIDNAPORE
Medinipur (M)
Midnapore
Paschim Medinipur West Bengal - 721101
9932307310

Generation Date: 06/10/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA 01
06-2017 09:21:41:00
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আপনার আধার সংখ্যা / Your Aadhaar No. :

9962 7263 5293

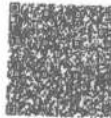
আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



অমিত কুমার দাস
Amit Kumar Das
জন্মতারিখ/ DOB: 27/11/1971
পুরুষ / MALE



9962 7263 5293

আমার আধার, আমার পরিচয়

Amit Kumar Das



Government of India



তথ্য

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

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
S/O মিলন কান্তি দাস, পুলিশ লাইন
রোড, মাইকেল মধুসূদন নগর,
মেদিনীপুর, কোতওয়ালী, মেদিনীপুর
(এম), পশ্চিম মেদিনীপুর,
পশ্চিম বঙ্গ - 721101

Address:
S/O Milon Kanti Das, POLICE
LINE ROAD, MICHAEL
MADHUSUDAN NAGAR,
MIDNAPORE, KOTWALI,
Medinipur (M), Paschim
Medinipur,
West Bengal - 721101

9962 7263 5293



1947



help@uidai.gov.in



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स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AEVPD7802G



नाम /NAME
AMIT KUMAR DAS

पिता का नाम /FATHER'S NAME
MILON KANTI DAS

जन्म तिथि /DATE OF BIRTH
27-11-1971

हस्ताक्षर /SIGNATURE
Amit Kumar Das

आयकर आयुक्त, प.ब.-III
COMMISSIONER OF INCOME-TAX, W.B. - III



इस कार्ड के खो / मिल जाने पर कृपया जारी करने
वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Amit Kumar Das.

आयकर विभाग

INCOME TAX DEPARTMENT

BHANJA REAL ESTATE PRIVATE LIMITED



भारत सरकार

GOVT. OF INDIA

31/05/2016

Permanent Account Number

AAGCB8088A

Signature

Sakshi Bhatu Bhanu.

Adhane - Bhanu

In case this card is lost / found, kindly inform / return to:

Income Tax PAN Services Unit, UTTTSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

इस कार्ड के खोना/पान पर कृपया सूचित करें/वापस करें :

आयकर पैन सेवा यूनिट, UTTTSL

प्लॉट नं: 3, सेक्टर 11, सीडीबी बेलपुर,

नवी मुंबई-400 614.



Sakti Bhatta Bhanu



Alpana - Bhanja



भारत सरकार



आधार

भारत सरकार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1528/68723/02003

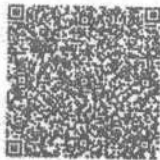
To
Saktibrata Bhanja
S/O: Saroj Kumar Bhanja
OLD Regisrioffice
inda
Kharagpur (m)
Inda
Paschim Medinipur Paschim Medinipur
West Bengal 721305
9434209341

01/05/2017

36392925



MD363929254FH



आपका आधार क्रमांक / Your Aadhaar No. :

9903 3610 3663

मेरा आधार, मेरी पहचान

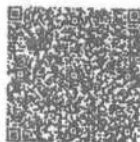


भारत सरकार

Government of India



Saktibrata Bhanja
DOB : 05/01/1971
Male



9903 3610 3663

मेरा आधार, मेरी पहचान)

Sakti Bhanu Bhanu



भारत सरकार

GOVERNMENT OF INDIA



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



5015 1173 3262

MEERA AADHAAR, MERI PEHACHAN

Alpina Bhanja

Major Information of the Deed




Deed No :	I-1010-10284/2021	Date of Registration	25/11/2021
Query No / Year	1010-2002438962/2021	Office where deed is registered	
Query Date	24/11/2021 5:05:23 PM		1010-2002438962/2021
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 Proposed	Use 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 :






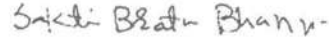
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Amit Kumar Das (Presentant) Son of Shri Milan Kanti Das Executed by: Self, Date of Execution: 25/11/2021 , Admitted by: Self, Date of Admission: 25/11/2021 ,Place : Office			
		25/11/2021	LTI 25/11/2021	25/11/2021

Michael Madhusudan Dutta Nagar Infront Of Poice Line Main Gate, City:- Midnapore, P.O:-
 Midnapore, P.S:-Kotwali
 District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu,
 Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx2G, Aadhaar No: 99xxxxxxx5293,
 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.:: AAxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name 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	Photo  Nov 25 2021 2:41PM	Finger Print  LTI 25/11/2021	Signature  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.:: AKxxxxxx9Q, Aadhaar No: 50xxxxxxx3262 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)				
2	Name 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	Photo  Nov 25 2021 2:41PM	Finger Print  LTI 25/11/2021	Signature  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.:: AHxxxxxx2D, Aadhaar No: 99xxxxxxx3663 Status : Representative, Representative of : Bhanja Real Estate Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Subrata Ghosh Son of Late Amulya Ghosh Debalpur, City:- Kharagpore, 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 Amit Kumar Das, Smt Alpana Bhanja, Smt Saktibrata Bhanja

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Amit Kumar Das	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 কান্তি, Address: মাইকেল মধুসূদন দত্ত নগর যেদিনীপুর , Classification: জল, Area: 0.07000000 Acre,	Shri Amit Kumar Das