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B-7194/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 424015

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25-7-23  
Geo (A) 1828287/23  
mm = 1828287/23

certified that the Document  
is Admitted to Registration the  
Signature Sheet and the Endr-  
essments included with this  
Documents are the Part of the  
Document

A.D.S.R. Dargadar  
Bardwan

25 JUL 2023

**DEED OF DEVELOPMENT POWER OF ATTORNEY AFTER  
REGISTERED DEVELOPMENT AGREEMENT**

**Query No-8001838287/2023**

Mouza - Tetikhola  
P.S. - New Township  
Dist - Paschim Bardhaman  
Under Jemua Gram Panchyat Area

*[Handwritten signature]*

SINo. 2691 Date 25/7/23  
Sold to Kaushik Basu 80h  
Address Ram's  
Value of Stamp 50  
Date of Purchase of the stamp  
Paper from Treasury  
Name of the Treasury from  
Durgapur

*Chatterjee*  
Somnath Chatterjee  
Stamp Vendor  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



*[Signature]*  
Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 JUL 2023

**THIS DEED IS MADE ON THIS THE 25<sup>th</sup> DAY OF JULY, 2023 BY**

**(1) Dr. KAUSHIK BASU, [PAN-ARBPB4303M], (2) Mr. KAUSTAV BASU, [PAN-AYDPB4112D], Both are S/O. SANTOSH KUMAR BASU, by faith -Hindu, by Nationality -Indian, by occupation-Professionals & Business, Both are Resident of Shishubagan P N Malia Road, Raniganj, Post-Raniganj, P.S-Raniganj, District-Paschim Bardhaman, West Bengal, India, Pin No-713347. Hereinafter refereed to and called as "EXECUTOR/LANDOWNERS".**

WHEREAS We , lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring about total area 06 decimals comprised at and under Mouza-Tetikhola, J.L NO-111, P.S-New Township, Sub-Division & A.D.S.R. Office at Durgapur, District -Paschim Bardhaman. AND We occupied the same by dint of a Registered Deed of sale vide No- I-230601811/2023 of A.D.S.R.O Durgapur, bearing R.S. Plot No-43/67, L.R Plot No-197, LR. Khatian No-2246 & 2248, respectively, classification Danga at present usable as Bastu under the jurisdiction of **Jemua Gram Panchayet**, District -Paschim Bardhaman, which is particularly described as the Said Property written hereinafter schedule below, having unfettered right, Title and Interest, thereto and free from all Charges, Mortgage, Encumbrances and attachments whatsoever.

AND WHEREAS We intend to get the same land for developed to a multi storied building, for that purpose We applied for sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and We entered into a Development Agreement with "**SANKALPA REAL ESTATE DEVELOPERS**", Being a Partnership firm, **(PAN-AERFS5926E)** having its registered office at - C-1, Imon Kalyan Sarani, Bidhannagar, P.O- Bidhannagar, P.S- New Township, District- Paschim Bardhaman, Pin No-713212, West Bengal, India, and which is duly registered before the A.D.S.R.O Durgapur vide registered development agreement deed No-I-230606324/2023, Query No.-2001691785/2023.

AND WHEREAS for the said purpose as above We decided to nominating, constituting and appointing the Partners of "**SANKALPA REAL ESTATE DEVELOPERS**", Being a Partnership firm, **(PAN-AERFS5926E)**, represented by some of its partners **(1) Mr. SOMNATH CHOWDHURY, [PAN-AHTPC5596M], [Aadhaar-327174488405], S/O. NIRMALENDU CHOWDHURY**, by faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of- RA-18, Collins Path, D.D.A Market, Durgapur, P.O.-Bidhannagar, P.S.-New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212. **(2) Mr. KUMAR PRATICHA PRASAD, [PAN-AVQPP6285M], [Aadhaar-920520648770], S/O. RACHANDRA PRASAD**, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of-Q-96, Sagarbhanga, Durgapur, P.O-Sagarbhanga Colony, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal, India, Pin No-713211. **(3) Mr. RAJU GORAI, [PAN- BHWPG4090C], [Aadhaar-688993031123], S/O. NIMAI GORAI**, by faith- Hindu, by Nationality Indian, by occupation- Business, Resident of- Tetikhola, Durgapur, P.O.-Arrah, P.S.- New Township, District- Paschim Bardhaman, West Bengal, India, Pin No-713212: to be our true and lawful Attorney to act, do or perform the following acts, deeds and things on our behalf and for himself, in connection with our Said Property **either personally or jointly.**

1. To possess and defend possession of our entire scheduled Property.
2. To appear and represent our self before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as my said

Attorneys may deem fit and proper for registration or for **taking order or orders** from the said courts-of-law, state authorities and to **acknowledge papers, statements, declarations** as may be necessary and/or required from time to time and to sign all **papers, documents affidavit, Plaint, written statements, petition** and to give evidence on our behalf as may be necessary and/or require.

3. **To appoint Solicitors, Advocate, Barrister and Pleaders** and to sign on our behalf and in our name and defend ourselves, as may be necessary and/or required.
4. To execute any Affidavit or declaration Confirming our marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution there of as the said Attorney may desire or deem fit and proper.
5. To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the Said Property and for the aforesaid purpose to appoint and engage Advocates; Solicitors, Counsels and to settle and pay their fees and to sign in our name and on our behalf, sign all complaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the said suits and other legal proceedings and consent decrees orders pass there under.
6. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps or to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.
7. To prepare and/or to get preparation and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.
8. To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in his/ their name on our behalf, as our true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper regarding Developers allocation as well as owners allocation also in respect of the schedule below property.
9. For our self and on our behalf and in our name to accept, service of any letter, notice, writ or summons or other legal process and to enter an appearance for the defense or to oppose any action or other legal proceedings and to **make** any counter claim therein and to **commence any action or other legal proceedings** for such reliefs as the said

Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute or discontinue of compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and to take any such action in said proceedings.

10. To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or Burdwan at present Paschim Bardhaman Zilla Parishad or **Jemua Gram Panchayet** or Asansol Durgapur Development Authority or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.
11. To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between our self and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.
12. To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, Burdwan at present Paschim Bardhaman Zilla Parishad or **Jemua Gram Panchayet** or Asansol Durgapur Development Authority or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on our behalf by putting his/ their signature in our name as the said Attorney may desire.
13. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.
14. To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.
15. To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in **Burdwan** Zilla Parishad or **Paschim Bardhaman** Zilla Parishad or State authorities, and/or any other authority or authorities including A.D.D.A. Authority and **Jemua Gram Panchayet**.
16. To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the **Jemua Gram Panchayet**, **Burdwan** Zilla Parishad, Asansol, **Paschim Bardhaman** Zilla Parishad, **Asansol Durgapur** Development authority, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments , if necessary from **Durgapur Asansol** Development Authority, West Bengal Fire Services, West Bengal Police, **Asansol-Durgapur** Police **Commissionarate** (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms



**Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.**

17. To pay fees to obtain sanction plan/or any order or other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.
18. To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and /or alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.
19. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.
20. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
21. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.
22. To appear and represent myself before all authorities including Burdwan Zilla Parishad, **Jemua Gram Panchayet** or any other Government or Semi-Government authority for fixation and/or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
23. To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.
24. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.
25. To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and to give valid receipts and discharges therefore.
26. For all or any of the purposes hereinbefore stated to appear and to represent we before all authorities having jurisdiction and to sign, execute and submit papers and documents.
27. To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the Said Property and flats/car parking etc. in the proposed multi-storied building or buildings or any part thereof either in favor of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.

28. To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on our behalf for sale of the Said Property and flats, space & space for garage/etc. in the proposed multi-storied building or buildings.
29. To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.
30. To receive, collect and realise payments as advance/earnest or booking money, sale price either in full or in part thereof for the flats, apartments, car parking spaces/etc., or other spaces from the intending Purchaser/s in respect of the schedule below property (Developer's Allocation as well as owner allocation) including the undivided proportionate share of land underneath of the proposed building and to sign and executed registered deed of agreement/s, contract/s, conveyance/s or other necessary deeds, documents and papers as may think fit and proper from time to time as necessary or required as the said ATTORNEY think fit and proper.
31. To issue No-Objection Certificate to any intending purchaser/purchasers for taking house building loan from any Bank, Company/Firm, Financial Institutions or person against the sale of the flats, , car parking spaces of the Developers Allocation as well as owners allocation also.
32. To sign any mortgage deed or such deeds and documents as to be mortgaging the Developer's allocation as well as owner's allocation also, to any bank or financial institution to obtain any loan.

AND We do hereby ratify, confirm and agree or undertake to ratify and confirm all act, deeds and things or whatsoever the said attorney shall lawfully do and perform concerning my schedule mentioned Property under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the Said Property without any consideration and no right of ownership to the Attorney is created on the property which is the subject matter of this Power of Attorney. There is no restriction imposed by any court/any Govt. local bodies on this scheduled property for executing this power of attorney.

AND this Power of Attorney is revocable after completion of the project and after selling all the Flats /apartments/units, Car parking etc.

**The scheduled above referred to  
Said property**

ALL THAT the piece and parcel of land presently owned by the First Parties within Mouza- Tetikhola, J.L. No-111, Sub-Division-Durgapur, P.S-New Township, City-Durgapur, Dist- Paschim Bardhaman, Pin-713212, A.D.S.R.O. Durgapur, Under Jemua Gram Panchayat.

(1) R.S. Plot No- 43/67, L.R Plot No-197, LR. Khatian No-2246, Danga, at present usable as Bastu, Area measuring about more or less 03 Decimals.

(2) R.S. Plot No- 43/67, L.R Plot No-197, LR. Khatian No-2248, Danga, at present usable as Bastu, Area measuring about more or less 03 Decimals.

Total area across both the plots measuring more or less 06 Decimals.

**The land is butted and bounded by:**

- North** :- 20 Feet wide Road.  
**South** :- Property of Rajib Debnath and Ranjit Dutta.  
**East** :- Property of Subhasish Chatterjee.  
**West** :- Property of Chyan Babu.

Be it mentioned here that colour passport size photographs and fingerprints of both the hands of the Executants and Attorney holder are attested in separate page 1(A) & 1 (B) to which will be a part of this deed.

IN WITNESS WHEREOF we, the Executants and the attorney holder put our respective signature, signed & sealed on this power of Attorney on this the 25<sup>th</sup> day of July, 2023 in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS and attorney holder at Durgapur in presence of.

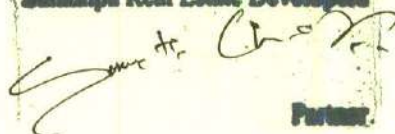
**WITNESSES:-**

1. Ashim Sutaradhar  
S/o. Subal Chandra  
Sutaradhar  
Piyala, DGP-08

Kausik Das  
Koustav Basu

\_\_\_\_\_  
Signature of the Executants

2. Subal Chandra Sutaradhar  
S/o. Late Bhabu Sutaradhar  
Piyala P.O. Durgapur

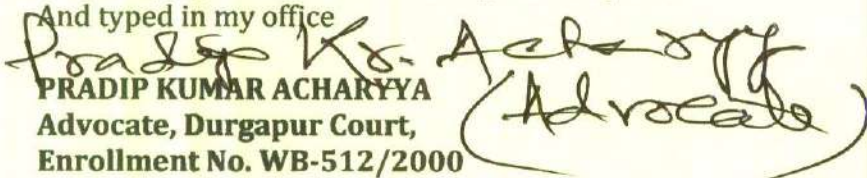
Sankalpa Real Estate Developers  
  
Partner.

Sankalpa Real Estate Developers  
Kumar Anabikha (Arada)  
Partner.

Sankalpa Real Estate Developers  
Rajiv Ghosh  
Partner.

\_\_\_\_\_  
Signature of the Attorney Holders

Drafted, prepared, read over & Explained by me  
And typed in my office

  
PRADIP KUMAR ACHARYYA  
Advocate, Durgapur Court,  
Enrollment No. WB-512/2000  
(Advocate)



### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....*[Signature]*

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



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স্বাক্ষর  
Signature.....*[Signature]*

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ডান হাত Right Hand					



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স্বাক্ষর  
Signature.....*[Signature]*

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ডান হাত Right Hand					



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স্বাক্ষর  
Signature.....

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বাম হাত Left Hand					
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ডান হাত Right Hand					

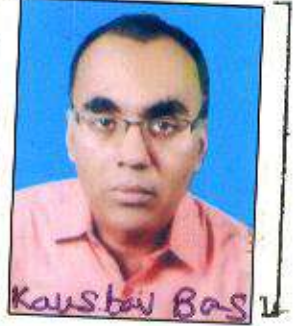


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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature... Kaushik Baner

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
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ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।  
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature... Kaustav Basu

### হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand						ফটো PHOTO
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ডান হাত Right Hand						

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স্বাক্ষর  
Signature.....

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বাম হাত Left Hand						ফটো PHOTO
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ডান হাত Right Hand						

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Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর  
Signature.....

## DETAILS OF IDENTIFIER WITH PHOTO












(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Ashim Sutartha
2. FATHER/ HUSBAND NAME : Surbal Chandra Sutartha  
( পিতা/ স্বামীর নাম )
3. OCCUPATION (পেশা) : Other
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)  
VILLAGE/TOWN (গ্রাম) Piyala  
POST OFFICE (পোস্ট অফিস) Palashdiha  
POLICE STATION (থানা) Coke-oven PIN 713208  
DISTRICT (জেলা) Prasanna STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER ( দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) \_\_\_\_\_
6. AADHAR NO 9763 2950 6540  
PAN \_\_\_\_\_  
EPIC NO \_\_\_\_\_

আমি ( শনাক্তকারী ) \_\_\_\_\_ অত্র দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Ashim Sutartha as identifier identifying the executants  
of the concerned deed ( Query No.) 8001838287/2023.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						 <u>Ashim Sutartha</u>
RIGHT HAND						

Ashim Sutartha

IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed

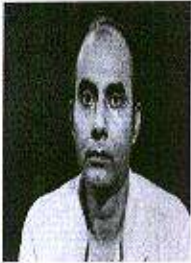





Deed No :	I-2306-07194/2023	Date of Registration	25/07/2023
Query No / Year	2306-8001838287/2023	Office where deed is registered	
Query Date	19/07/2023 1:05:15 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	PRADIP KUMAR ACHARYYA DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434251726, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 18,63,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230606324/2023		

### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-197 (RS :- )	LR-2246	Bastu	Danga	3 Dec		9,31,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-197 (RS :- )	LR-2248	Bastu	Danga	3 Dec		9,31,500/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		<b>TOTAL :</b>			<b>6Dec</b>	<b>0 /-</b>	<b>18,63,000 /-</b>	
	<b>Grand Total :</b>				<b>6Dec</b>	<b>0 /-</b>	<b>18,63,000 /-</b>	






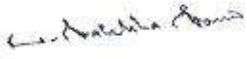



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr KAUSHIK BASU</b> <b>(Presentant )</b> Son of SANTOSH KUMAR BASU Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			
	25/07/2023	RTI 25/07/2023	25/07/2023	
SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, City:- Not Specified, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.: ARxxxxxx3M, Aadhaar No: 72xxxxxxxx8314, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				
2	<b>Name</b> <b>Mr KAUSTAV BASU</b> Son of SANTOSH KUMAR BASU Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office			
	25/07/2023	LTI 25/07/2023	25/07/2023	
Shishubagan P N Malia Road,, City:- Not Specified, P.O:- Raniganj, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AYxxxxxx2D, Aadhaar No: 47xxxxxxxx5087, Status :Individual, Executed by: Self, Date of Execution: 25/07/2023 , Admitted by: Self, Date of Admission: 25/07/2023 ,Place : Office				


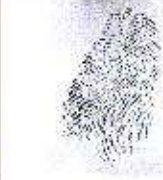

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>SANKALPA REAL ESTATE DEVELOPERS</b> C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.: AExxxxxx6E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Mr SOMNATH CHOWDHURY</b>                      Son of NIRMALENDU CHOWDHURY                      Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jul 25 2023 12:33PM</p>	<p><b>Finger Print</b></p>  <p>LTI 25/07/2023</p>	<p><b>Signature</b></p>  <p>25/07/2023</p>
<p>RA-18, COLLINS PATH, D.D.A MARKET,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6M, Aadhaar No: 32xxxxxxxx8405 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				
2	<p><b>Name</b></p> <p><b>Mr KUMAR PRATICHTHA PRASAD</b>                      Son of RACHANDRA PRASAD                      Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jul 25 2023 12:34PM</p>	<p><b>Finger Print</b></p>  <p>LTI 25/07/2023</p>	<p><b>Signature</b></p>  <p>25/07/2023</p>
<p>Q-96, SAGARBHANGA,, City:- Durgapur, P.O:- SAGARBHANGA COLONY, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713211, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx5M, Aadhaar No: 92xxxxxxxx8770 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				
3	<p><b>Name</b></p> <p><b>Mr RAJU GORAI</b>                      Son of Mr NIMAI GORAI                      Date of Execution - 25/07/2023, , Admitted by: Self, Date of Admission: 25/07/2023, Place of Admission of Execution: Office</p>	<p><b>Photo</b></p>  <p>Jul 25 2023 12:35PM</p>	<p><b>Finger Print</b></p>  <p>LTI 25/07/2023</p>	<p><b>Signature</b></p>  <p>25/07/2023</p>
<p>TETIKHOLA,, City:- Durgapur, P.O:- ARRAH, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx0C, Aadhaar No: 68xxxxxxxx1123 Status : Representative, Representative of : SANKALPA REAL ESTATE DEVELOPERS (as PARTNER)</p>				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASHIM SUTRADHAR</b> Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713208			
	25/07/2023	25/07/2023	25/07/2023

Identifier Of Mr KAUSHIK BASU, Mr SOMNATH CHOWDHURY, Mr KUMAR PRATICHTHA PRASAD, Mr KAUSTAV BASU, Mr RAJU GORAI

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KAUSHIK BASU	SANKALPA REAL ESTATE DEVELOPERS-3 Dec

Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr KAUSTAV BASU	SANKALPA REAL ESTATE DEVELOPERS-3 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Tetikhola, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 197, LR Khatian No:- 2246	Owner:কৌশিক বসু, Gurdian:সন্তোষ কুমার বসু, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr KAUSHIK BASU
L2	LR Plot No:- 197, LR Khatian No:- 2248	Owner:কৌস্তব বসু, Gurdian:সন্তোষ কুমার বসু, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Mr KAUSTAV BASU

On 20-07-2023

**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 18,63,000/-

*Santanu Pal*

Santanu Pal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
Paschim Bardhaman, West Bengal

On 25-07-2023

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

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

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

Presented for registration at 11:00 hrs on 25-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr KAUSHIK BASU , one of the Executants.

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

Execution is admitted on 25/07/2023 by 1. Mr KAUSHIK BASU, Son of SANTOSH KUMAR BASU, SHISHUBAGAN P N MALIA ROAD, RANIGANJ,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Professionals, 2. Mr KAUSTAV BASU, Son of SANTOSH KUMAR BASU, Shishubagan P N Malia Road,, P.O: Raniganj, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 25-07-2023 by Mr SOMNATH CHOWDHURY, PARTNER, SANKALPA REAL ESTATE DEVELOPERS, C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-07-2023 by Mr KUMAR PRATICHA PRASAD, PARTNER, SANKALPA REAL ESTATE DEVELOPERS, C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 25-07-2023 by Mr RAJU GORAI, PARTNER, SANKALPA REAL ESTATE DEVELOPERS, C-1, IMON KALYAN SARANI,, City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees paid by Cash Rs 7.00/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2691, Amount: Rs.50.00/-, Date of Purchase: 25/07/2023, Vendor name:  
SOMNATH CHATTERJEE

*Santanu Pal*

**Santanu Pal**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. DURGAPUR**  
**Paschim Bardhaman, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 123957 to 123974

being No 230607194 for the year 2023.



Digitally signed by SANTANU PAL  
Date: 2023.07.27 12:00:30 +05:30  
Reason: Digital Signing of Deed.

*Santanu Pal*

(Santanu Pal) 2023/07/27 12:00:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)