

6627/21

P.05706169/2021. (P.05706938/2021)

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AC 625731

Certified that the document is admitted to registration, the signatures are correct and the contents are true and correct.

District Sub-Registrar-II
Howrah

6 AUG 2021

6 AUG 2021

::: DEVELOPMENT POWER OF ATTORNEY :::

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI

KUNAL DAS (PAN - BDMPD8069A) (AADHAR CARD NO.

2783 0041 2997), son of Late Sufal Chandra Das @ Subal

Contd.....

1957

13/4/21

SL. No. DATE

VALUE RUPEES PAISE

NAME

ADDRESS

STAMP VENDOR - SOUMYA BANERJEE
CIVIL COURT, HOWRAH

Komal Das Sen

(Signature)

(Large handwritten signature)



Gourab Mondal

District Sub-Registrar-II
Howrah

Lt → Nandalal Mondal

06 JUN 2021

Vill → Bhanowara, Mondal Para

06 AUG 2021

Dist → Bardhaman

P.S → Barabani

Pin → 713334

P.O → Bhanowara

(2)

Das, by faith - Hindu, by occupation - Business, residing at Village & P.O. Duillya, P.S. - Sankrail, District - Howrah, PIN - 711302. **(2) SMT. CHHANDA PATRA** (PAN - BPLPP9523A) (AADHAR CARD NO. 4182 2429 4717), wife of Tarun Patra, daughter of Late Sufal Chandra Das @ Subal Das, by faith - Hindu, by occupation - Housewife, residing at Village - Dakshin Kamranga, P.O. - Jhorehat, P.S. - Sankrail, District - Howrah, PIN - 711302, hereinafter called and referred to as the **OWNERS/ LANDLORDS** (which expression and term shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators and assignees) or the parties of the **FIRST PART** or the **FIRST PARTY**.

-AND-

M/S DESIRE CONSTRUCTION (PAN : AAQFD8846B) a company duly registered u/s 146 of Co. Act, 1956, having its registered office at Andul Purbapara, Andul - Mouri, P.S. - Sankrail, District - Howrah - 711302 West Bengal, India, Represented by three Directors namely **(1) SRI DEBABRATA MANNA** (PAN :

Contd.....



District Sub-Registrar-II
Howrah

06 JUL 2021
06 AUG 2021

(3)

AHOPM0609E) (AADHAR NO. 5405 3434 7261), son of Sri Deepak Kumar Manna, by faith - Hindu, by occupation - Business, residing at Village - Jujersaha Mannapara, Post Office - Jujersaha, Police Station - Panchla, District - Howrah, PIN - 711302, **(2) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District- Howrah-711302, as my **JOINT ATTORNEYS;**

WHEREAS the above named Principal we are the absolute Owners and occupiers in respect of the schedule noted property along with rights of easements attached thereto morefully and specifically described in the schedule 'A' written hereunder which is the subject matter of the present General Power of Attorney.

Contd.....



District Sub-Registrar-II
Howrah

42 46 AUG 2024
06 AUG 2024

(4)

AND WHEREAS we, the Principals duly seized and possessed of or otherwise an well and sufficiently possessing the schedule noted property peacefully uninterruptedly and with the knowledge of all concerned neighbours and free from all encumbrances.

AND WHEREAS due to some legal causes and for some unavoidable circumstances the principals are not in a position to conduct the following acts personally and it is now necessary for them to appoint attorney who could be able to do the said acts on behalf of the Principals in respect of the Schedule mentioned property and both the parties have entered into as Development Agreement which was duly registered and recorded in the office of D.S.R. - II Howrah on 06.08.2021 vide Being No. 06140 for the year 2021.

We, the Principals/Owners do hereby nominate constitute and appoint (1) **SRI DEBEBRATA MANNA** (PAN : AHOPM0609E) (AADHAR NO. 5405 3434 7261), son of Sri Deepak Kumar Manna, by faith - Hindu, by occupation - Business, residing at Village - Jujersaha Mannapara, Post Office - Jujersaha, Police Station -

Contd.....

Kundan Das

(5)

Panchla, District -Howrah, PIN - 711302, **(2) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806) wife of Sri Rajkumar Denria, by faith - Hindu, by occupation -Business, residing at Village - Jujersaha Mannapara, Post Office - Jujersaha, Police Station - Panchlal, District - Howrah, PIN - 711302, , as our **TRUE AND LAWFUL ATTORNEYS** for us and in our names or otherwise and/or on our behalf to do or commit or caused to be done or committed all or any of the several acts, powers, authorities, matters and things herein below mentioned that is to say :-

1. To look after interest and to do all acts, **deeds** and things in respect of the said **properties** as mentioned in the Schedule hereunder written.
2. To protect and safeguard right, title and interest in respect of the Schedule mentioned property.

Contd.....

(6)

3. To enter into Agreement with the intending Purchaser/ Purchasers in respect of the Schedule mentioned property and to receive any amount like Baina / Advance / part consideration or otherwise and even the entire consideration against proper receipts.
4. That the money received towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance shall be deposited in my Bank Account and there are / shall be no monetary transaction between the Principals and the said Attorneys.
5. To appear before any Registration Office for the purpose of execution and registration of the Deed of Conveyance, Sale, Gift etc. or Agreement for Sale and to sign, execute in the name of the Principals on the said Deed of Conveyance or Agreement and also Sign in the Fee Receipt Book.
6. To receive total consideration at the time of execution and registration of the said Deed of Conveyance for and on behalf of the Principal as would be found just and proper by said Attorneys and Sale proceeds / payables will be

Contd.....

(7)

properly credited to the accounts of the Principals.

7. To sell, transfer the Schedule mentioned property and/or any part thereof at party price to be fixed by the said Attorney to any intending Purchaser / s or person in terms and conditions of the Development Agreement.
8. To manage, control, protect, work and supervise the Management and preservation of the property mentioned in the Schedule hereunder and to enter into contract, covenant and make Arrangement of any kind whatsoever in relation thereto.
9. To engage Advocate, Attorney, Moharar, etc. for the purpose of execution and registration of the respective Deed of conveyance / Deed of Agreement etc. and to defend suit, if any, in respect of the Schedule mentioned properties.
10. To appear and represent the Principals before any Magistrate Judges, Civil Judge and all Courts, Registration Offices or any other Government Office and/or Settlement Offices and Howrah Zilla Parishad, Police Station, Commissioner or Central or State Government Offices, or Public Body or Bodies, Corporate and other statutory authority / authorities

Contd.....

(8)

in all matters and things relating to the aforesaid properties.
To sign All the Sanction building plan and other paper submit by the Howrah Zilla Parishad and any other Govt. Office, Panchayet Office.

11. To file suits, cases, Misc. Appeal etc. and to sign and verify Plaint. Written Statement, petition, Objection, Miscellaneous Appeal, Revisions, swear Affidavit to sign and execute Vakalatnama and such other papers and documents and to file in Any Court or Offices in respect of the Schedule mentioned properties and also sign and execute such other papers and documents as the said Attorneys shall think necessary and expedient on behalf of the Principals.
12. To issue and/or receive summons, notices, letters and to file and receive back, any documents in any court or offices and to compromise, compound or withdraw vases and to settle up the disputes, if any, in respect of the said properties and to sign the Petition of compromise and to adduce evidences for and on behalf of the principals.

Contd.....

13. This Power of Attorney will be cancelled automatically after the completion of this total process of Developer's Agreement.

14. The schedule noted property is totally free from all encumbrances and was/is never acquired by any Govt. and/or Semi Govt. authority or never served with any notice for Acquisition.

AND GENERALLY to execute and perform any other act or acts, deed or deeds, matter or things whatsoever which are in the opinion of our said Attorney ought to be done, executed and performed relating to the Schedule mentioned property and affairs, ancillary or incidental thereto.

AND the principals do hereby agree and undertake to ratify and confirm all acts, deeds and other things, that the said constituted attorney may lawfully do, execute or perform by virtue of this Development Power Attorney subject to the preceding condition.

:: SCHEDULE - 'A' ABOVE REFERRED TO ::**(ENTIRE PROPERTY)**

ALL THAT piece and parcel of BASTU land measuring more or less 05 katha 13 chittack 01 sq. ft. which was/is recorded in Hal/L.R. Parchas as 09 sataks of land in R.S. Dag No. 491, R.S. Khatian No. 722, 173, L.R. Dag No. 495, under L.R. Khatian Nos. 9080, 9081, 9264 comprised in Mouza - Duillya, J.L. No. - 35, P.S. - Sankrail, District - Howrah and another 05 katha 13 chittack 01 sq. ft. of BASTU land which was/is recorded in L.R. Parchas 09 sataks in R.S. Khatian No. 722, R.S. Dag No. 507, L.R. Dag No. 511, L.R. Khatian No. 9080, 9081, 9264 comprised in Mouza - Duillya, J.L. No. 35, P. S. - Sankrail, District - Howrah in total measuring about 18 sataks in one Block which is butted and bounded by metes and bounds as follows :-

IN THE EAST : R.S. Dag No. 508 / L.R. Dag No. 512,

IN THE WEST : 30' - 0" P.C. Roy Road,

IN THE SOUTH : Property of Gunomoni Das

IN THE NORTH : R.S. Dag No. 506 / 510

IN WITNESS WHEREOF We, the Executants/Owners/Principal hereto have set our hands, seals and signature on this the 6th day of August, 2021.

WITNESSES :

1. Gourab Mondal
Bhanowara, Mondal Para
Bardhaman
Pin -> 719334, P.S -> Barabani
2. Barun Das.
Dillya. Howrah.

Krunal

Chanda Patra.

3. *গুরুব মন্ডল*

SIGNATURE OF THE 1ST PARTY / OWNER
We accepte this Power

স্বাক্ষর করেছি।
২০২১ - ২২ মাস,
২০২১ - ২২ মাস,
২০২১ - ২২ মাস - ২০২১

Drafted by me and prepared in my office.

DESIRE CONSTRUCTION
Debasree Manne
 Partner Partner

DESIRE CONSTRUCTION
Kaushik Bhattacharya
 Partner Partner

DESIRE CONSTRUCTION
Mita Sena
 Partner Partner

Pankaj Kumar Dutta
Pankaj Kumar Dutta
 Advocate

Howrah Judges' Court




Registration No. WB - 679/1991

Computerized by me :



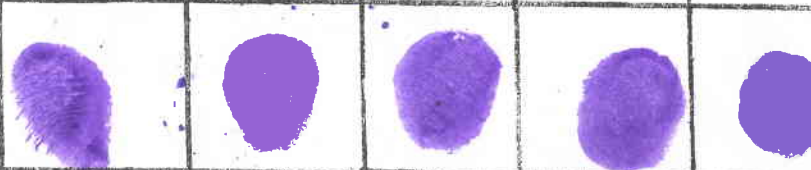
Pankaj Kumar Dutta.

SINATURE OF THE 2ND PARTIES / ATTORNEYS




FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Kunal B




	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Chanda Patra




	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Debalena De Manne

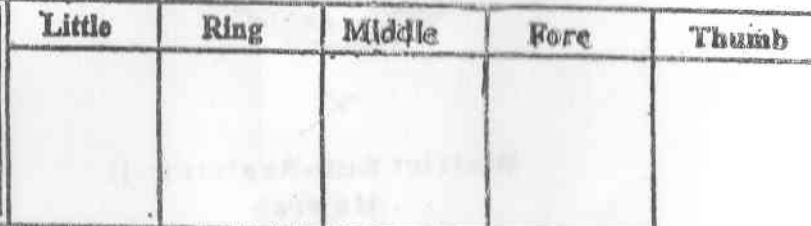
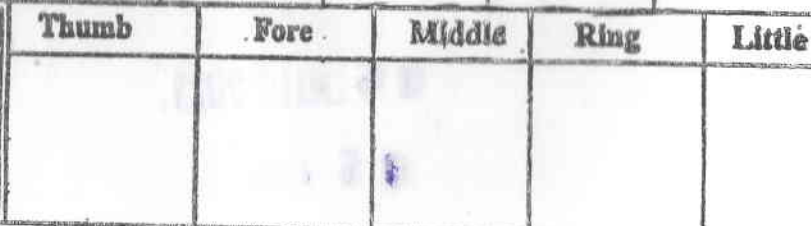
FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Kausik Bhattacharya

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature Mita Denevia

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
						
Right Hand	Thumb	Fore	Middle	Ring	Little	
						

Signature _____

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

KEVAL DAS
SUFAL DAS
08/12/1976

Parishad Account Number
BDMF08060A


Signature



Kunal Das


 भारतीय सरकार
 GOVERNMENT OF INDIA




কুনাল দাস
 Kunal Das
 পিতা : সুফল দাস
 Father : SUFAL DAS
 জন্ম তারিখ / Year of Birth : 1976
 পুরুষ / Male





2783 0041 2997


আধার - সাধারণ মানুষের অধিকার



 ভারতীয় অনির্ভর্য পরিচয় প্রাধিকরণ
 UNIQUE IDENTIFICATION AUTHORITY OF INDIA

<p> ঠিকানা: S/O/রেকা দাস, দুইল্যা, হুইল্যা, হাওড়া, পশ্চিমবঙ্গ, 711302 </p>	<p> Address: S/O Rekha Das, Duillya, Duillya, Haora, West Bengal 711302 </p>
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 1347
 1800 136 1347


help@uidai.gov.in


www.uidai.gov.in


 PO Box No: 1947
 Bengaluru-560 001

Kunal Das


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন

IDENTITY CARD WE/24/169/405753

পরিচয় পত্র
Duplicate
 প্রতিকৃতি




Elector's Name **Kunal Das**
 নির্বাচকের নাম কুনাল দাস


Father's Name **Sufal Das**
 পিতার নাম সুফল দাস

Sex **M**
 লিঙ্গ পুরুষ

Age as on 1.1.2006 **28**
 ১.১.২০০৬ এ বয়স ২৮

Address:
Madhya Para Dulla sankrail Howrah 711302

ঠিকানা:
 মধ্য পাড়া দুলা সঙ্করাল হাওড়া ৭১১৩০২



Facsimile Signature
Electoral Registration Officer
 নির্বাচক নিবন্ধন আধিকারিক

Assembly Constituency: **169-Sankrail (SC)**
 বিধানসভা নির্বাচন কেন্দ্র: ১৬৯-সঙ্করাল (স্বাধীনতা আঁড়ি)

District: **Howrah** জেলা: **হাওড়া**

Date: **02.02.2006** তারিখ: **০২.০২.২০০৬**

Kunal Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHHANDA PATRA
SUFAL DAS



11/03/1976

Permanent Account Number

BPLPP9523A



Chhanda Patra
Signature

Chhanda Patra.

ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD
পরিচয় পত্র

WB/24/169/582274



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

Patra Chhanda
পাত্র ছন্দা
Tarun
তরুন
Female
স্ত্রী
19
১৯

Chhanda Patra.

Address

Kamrangu-34
Jhorehat
Sankrail
Sadar, Howrah

ঠিকানা

কামরাঙ্গু-৩৪
ঝোড়াহাট
সাঁকরাইল
সদর, হাওড়া

Patra Chhanda
Facsimile Signature

Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

For 169 Sankrail (SC) Assembly Constituency

১৬৯ সাঁকরাইল (এস.সি) বিধানসভা নির্বাচন ক্ষেত্র

Place Howrah

স্থান হাওড়া

Date 19/03/95

তারিখ ১৯/০৩/৯৫



ভারত সরকার
GOVERNMENT OF INDIA



ছন্দা পাত্র
Chhanda Patra
পিতা : সুফল চন্দ্র দাস
Father : SUFAL CHANDRA DAS

জন্ম সাল/Year of Birth: 1973
মহিলা / Female



4182 2429 4717

আধার - সাধারণ মানুষের অধিকার

Chhanda Patra



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা: W/O তরুন পাত্র, কামরঙ্গা
কোডহাট, হাওড়া, পশ্চিমবঙ্গ, 711302

Address: W/O Tarun Patra,
Kamranga, Jhorehat, Haora,
West Bengal, 711302

1947
1800 180 1847

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www.uidai.gov.in

P.O. Box No.1947,
Bengaluru-560 001



ভারত সরকার
Government of India

ভারতীয় বিনিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 1528/64600/16980

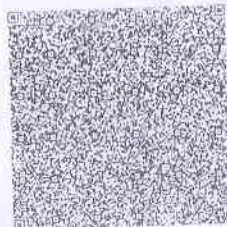
Download Date: 08/01/2020

To
দেবব্রত মান্না
Debabrata Manna
S/O Dipak Kumar Manna

manna para
Jujarsaha
Jujursa
Howrah West Bengal - 711302
9874283283

Issue Date: 11/06/2017

Signature valid



আপনার আইডি নম্বর / Your Aadhaar No. :

5405 3434 7261
VID : 9169 3104 4817 4408

আমার আইডি নম্বর আমার পরিচয়



ভারত সরকার
Government of India

Download Date: 08/01/2020



দেবব্রত মান্না
Debabrata Manna
জন্ম তারিখ/DOB: 02/11/1975
পুরুষ: MALE

Issue Date: 11/06/2017

5405 3434 7261
VID : 9169 3104 4817 4408

আমার আইডি নম্বর আমার পরিচয়



Government of India



- এই কার্ড পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- বিভিন্ন ক্ষেত্রে আইডি কার্ড / অফলাইন প্রমাণপত্র / অফলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেক্ট্রনিক প্রক্রিয়ায় তৈরি পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আমার দেশে মান্না
- আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- নিজের স্মার্ট ফোনে রাখুন, mAadhaar App খরুন।

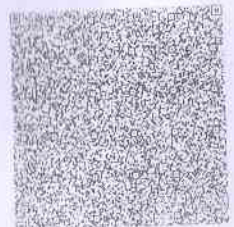
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Unique Identification Authority of India

আইডি নম্বর:
S/O Dipak Kumar Manna, manna para, Jujarsaha, Howrah, West Bengal - 711302

Address:
S/O Dipak Kumar Manna, manna para, Jujarsaha, Howrah, West Bengal - 711302



5405 3434 7261
VID : 9169 3104 4817 4408

1947 | <http://maadhaar.uidai.gov.in> | www.aadhaar.gov.in

Debabrata Manne.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AHOPM0609E



नाम /NAME
DEBABRATA MANNA

पिता का नाम /FATHER'S NAME
DIPAK KUMAR MANNA

जन्म तिथि /DATE OF BIRTH
02-11-1975

हस्ताक्षर /SIGNATURE

D. Manne

D. Manne

आयकर अधिकारी (कम्प्यूटर अपा), कोलकाता
COMMISSIONER OF INCOME-TAX (C O) KOLKATA

Debabrata Manne.

आयकर विभाग

INCOME TAX DEPARTMENT

KOUSHIK BHATTACHARYA

RADHAKANTA BHATTACHARYA

10/12/1967

Permanent Account Number

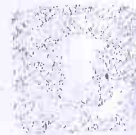
ALMPB6615K

Koushik Bhattacharya

Signature



भारत सरकार
GOVT. OF INDIA



20102006

Koushik Bhattacharya



भारत सरकार
GOVERNMENT OF INDIA



কৌশিক ভট্টাচারিয়া
Koushik Bhattacherya
জন্মতারিখ/ DOB: 10/12/1967
পুরুষ / MALE



6123 7632 6720

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
C/O কৌশিক ভট্টাচারিয়া, আন্দুল
(সি টি), হাওড়া,
পশ্চিমবঙ্গ - 711302

Address
C/O Koushik
Bhattacherya, Andul,
Haora,
West Bengal - 711302



1947
1800 300 1947

help@uidai.gov.in

www
www.uidai.gov.in

P.O. Box No. 1947,
Bangaluru-560 001

Koushik Bhattacherya



ଭାରତ ସରକାର
GOVERNMENT OF INDIA



ମିତା ଦେନରିଆ
Mita Denria
ଜନ୍ମ ବର୍ଷ / Year of Birth : 1983
ମହିଳା / Female



5225 5568 4806

ଆଧାର - ସାଧାରଣ ଜନତାର ଅଧିକାର



ଭାରତୀୟ ବିଶିଷ୍ଟ-ପରିଚୟ କର୍ତ୍ତୃପକ୍ଷ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ଠିକଣା:
W/O ରାଜ କୁମାର ଦେନରିଆ, ନିଉ
କୋଲକାତା ସ୍ୱିଟ୍ସ, ସିତାରାମ ଛକ, ଗଣେଶ
ପେଣ୍ଡାଲ ପାଖରେ, ସିତାରାମ ଛକ, ଜଟଣୀ,
ଜଟଣୀ, ଖୋର୍ଦ୍ଧା, ଓଡ଼ିଶା, 752050

Address:
W/O Raj Kumar Denria, New
Kolkata Sweets, Sitaram
Chhak, Near Ganesh
Pendal, Sitaram Chhak,
Jatani, Jatni, Khordha,
Orissa, 752050



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1900 180 1947



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P.O. Box No 1947,
Bengaluru-560 001

Mita Denria

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MITA DENRIA
MURARI MOHAN MONDAL
28/05/1983

Permanent Account Number
AUIPD3084B

Mita Denria

Signature



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

इस कार्ड के खोने/पाने पर कृपया सूचित करें।
आयकर पैन सेवा यूनिट, ए.टी.आई.एस.आई.
प्लॉट नं: 3, सेक्टर 11, CBD बेलपुर,
नवी मुंबई-400 614

Mita Denria



भारत सरकार
Government of India



Gourab Mondal

DOB: 21/01/1991

MALE



8025 5099 7598

मेरा आधार, मेरी पहचान



भारतीय विहित पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Nandalal Mondal, near kalla
hospital, village-post-
bhanowara,mondal para,
Barabani, Barddhaman,
West Bengal - 713334

8025 5099 7598



help@uidai.gov.in



www.uidai.gov.in

Gourab Mondal

Major Information of the Deed

Deed No :	I-0513-06938/2021	Date of Registration	19/08/2021
Query No / Year	0513-8001402462/2021	Office where deed is registered	
Query Date	06/08/2021 2:10:19 PM	0513-8001402462/2021	
Applicant Name, Address & Other Details	Pankaj Kumar Dutta Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9748799284, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 31,59,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051306140/2021		

Land Details :



District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, Pin Code : 711302

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-495	LR-9080	Bastu	Bastu	9 Dec	1,00,000/-	16,20,000/-	Width of Approach Road: 30 Ft., , Project Name :
L2	LR-511	LR-9081	Bastu	Bastu	9 Dec	1,00,000/-	15,39,000/-	Width of Approach Road: 30 Ft., , Project Name :
		TOTAL :			18Dec	2,00,000 /-	31,59,000 /-	
	Grand Total :				18Dec	2,00,000 /-	31,59,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kunal Das (Presentant) Son of Late Sufal Chandra Das Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			
		06/08/2021	LTI 06/08/2021	06/08/2021







Duillya, City:- Howrah, , P.O:- Duillya, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BDxxxxxx9A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021
 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office



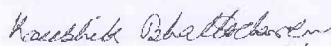



2	Name	Photo	Finger Print	Signature
	Mrs Chhanda Patra Wife of Mr Tarun Patra Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office			<i>Chhanda Patra</i>
	06/08/2021	LTI 06/08/2021	06/08/2021	
Dakshin Kamranga, City:- Howrah, , P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BPxxxxxx3A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/08/2021 , Admitted by: Self, Date of Admission: 06/08/2021 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DESIRE CONSTRUCTION Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr Debabrata Manna Son of Mr Deepak Kumar Manna Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office</td> <td></td> <td></td> <td><i>Debabrata Manna</i></td> </tr> <tr> <td>Aug 6 2021 3:41PM</td> <td>LTI 06/08/2021</td> <td>06/08/2021</td> <td></td> </tr> </tbody> </table> <p>Jujersaha Mannapara, City:- Howrah, , P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx9E,Aadhaar No Not Provided Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Debabrata Manna Son of Mr Deepak Kumar Manna Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			<i>Debabrata Manna</i>	Aug 6 2021 3:41PM	LTI 06/08/2021	06/08/2021	
Name	Photo	Finger Print	Signature										
Mr Debabrata Manna Son of Mr Deepak Kumar Manna Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			<i>Debabrata Manna</i>										
Aug 6 2021 3:41PM	LTI 06/08/2021	06/08/2021											

2	Name	Photo	Finger Print	Signature
	Mr Koushik Bhattacharya Son of Late Radha Kanta Bhattacharya Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
		Aug 6 2021 3:42PM	LTI 06/08/2021	06/08/2021
Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K,Aadhaar No Not Provided Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)				
3	Name	Photo	Finger Print	Signature
	Mrs Mita Denria Wife of Mr Rajkumar Denria Date of Execution - 06/08/2021, , Admitted by: Self, Date of Admission: 06/08/2021, Place of Admission of Execution: Office			
		Aug 6 2021 3:42PM	LTI 06/08/2021	06/08/2021
Jujersaha Mannapara, City:- Howrah, , P.O:- Jujersaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : DESIRE CONSTRUCTION (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Gourab Mondal Son of Late Nandalal Mondal Bhanowara Mondal Para, City:- , P.O:- Bhanowara, P.S:-Barabani, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713334			
	06/08/2021	06/08/2021	06/08/2021
Identifier Of Mr Kunal Das, Mrs Chhanda Patra, Mr Debabrata Manna, Mr Koushik Bhattacharya, Mrs Mita Denria			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kunal Das	DESIRE CONSTRUCTION-4.5 Dec
2	Mrs Chhanda Patra	DESIRE CONSTRUCTION-4.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Kunal Das	DESIRE CONSTRUCTION-4.5 Dec
2	Mrs Chhanda Patra	DESIRE CONSTRUCTION-4.5 Dec

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: DUILYA, Mouza: Duilya, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 495, LR Khatian No:- 9080	Owner:ছন্দা পাত্র , Gurdian:তবুল পাত্র, Address:দক্ষিণ কামরাঙ্গু, বোড়হাট,সাঁকরাইল,হাওড়া , Classification:বান্ধ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 511, LR Khatian No:- 9081	Owner:কুলাল দাস , Gurdian:সুফল চন্দ্র দাস, Address:দুইশায়া,সাঁকরাইল, হাওড়া , Classification:বান্ধ, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 051306938 / 2021

On 06-08-2021

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

Presented for registration at 14:14 hrs on 06-08-2021 , at the Office of the D.S.R. - II HOWRAH by Mr Kunal Das , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 31,59,000/-

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

Execution is admitted on 06/08/2021 by 1. Mr Kunal Das, Son of Late Sufal Chandra Das, Duillya, P.O: Duillya, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business, 2. Mrs Chhanda Patra, Wife of Mr Tarun Patra, Dakshin Kamranga, P.O: Jhorehat, Thana: Sankrail, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession House wife

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal , Bhanowara Mondal Para, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

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

Execution is admitted on 06-08-2021 by Mr Debabrata Manna, Partner, DESIRE CONSTRUCTION, Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal , Bhanowara Mondal Para, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

Execution is admitted on 06-08-2021 by Mr Koushik Bhattacharya, Partner, DESIRE CONSTRUCTION, Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal , Bhanowara Mondal Para, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

Execution is admitted on 06-08-2021 by Mrs Mita Denria, Partner, DESIRE CONSTRUCTION, Abdul Purbapara, City:- Howrah, , P.O:- Abdul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Gourab Mondal, , , Son of Late Nandalal Mondal , Bhanowara Mondal Para, P.O: Bhanowara, Thana: Barabani, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713334, by caste Hindu, by profession Others

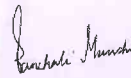
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1951, Amount: Rs.50/-, Date of Purchase: 13/04/2021, Vendor name: S Banerjee



Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

On 19-08-2021

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.

Panchali Munshi

**Panchali Munshi
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0513-2021, Page from 231569 to 231603

being No 051306938 for the year 2021.



Digitally signed by Panchali Munshi
Date: 2021.08.19 15:22:59 +05:30
Reason: Digital Signing of Deed.

Panchali Munshi

(Panchali Munshi) 2021/08/19 03:22:59 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II HOWRAH

West Bengal.

(This document is digitally signed.)