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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

G 881527

Certified that the document is admitted to Registration. The endorsement sheet/s and Signature sheet/s attached to this document are the part of this document

Addl. Dist. Sub-Registrar
TAMLUK

21 FEB 2023

Sandeep Saha.

সন্দীপ সাহা.

Subhra Saha

Sarminis the Saha.

SD DEVELOPER
Sayam Kr. Das
Proprietor

**DEVELOPMENT
POWER OF ATTORNEY**

(Handwritten signature)

2971

.....

5000 -

.....

14/02/2023

.....

সেবার-ভাল্লুক, পূর্ব মেদিনীপুর

Tejmoj Saha

সার Khejumberya বাসা Namdakumar

পূর্ব মেদিনীপুর
ভেতার :- হাকিম আদালত



[Handwritten Signature]

1 Sandip Saha.



1 Sandip Saha.
L.T.1-138



2 *[Handwritten Name]*
L.T.1-139



3 Sushra Saha
L.T.1-140



4 Sarmishta Saha.
L.T.1-141



5 Sayam Kr. Das
L.T.1-142



[Handwritten Signature]

Addl. Dist. Sub-Registrar
TAMLUK

10 7 FEB 2023

Abhishek Barman
S/o - Anjoy Kumar Barman
VILL - Maharakpur
P.O - Mahanadpur
P.S - Bhaganpur
Dist - Purba Medinipur

Sandip Saha
SARIN, S.M.
Subhra Saha
Sarmistha Saha.
SD DEVELOPER
Sayam kr. Das
Proprietor

THIS DEVELOPMENT POWER OF ATTORNEY is executed on this 15th day of February, 2023 (Two Thousand Twenty Three)

KNOWN ALL MEN BY THESE PRESENTS WE,

- 1. SRI SANDIP SAHA**, S/O Sri Tejmoy Saha, residing at Vill.-Khejurberya, P.O. & P.S.-Nandakumar, Dist.-Purba Medinipur, Pin-721632 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation-Business, Aadhaar No.- 7067 7093 4283, PAN- CIFPS0350E;
- 2. SRI TEJMOY SAHA**, S/O Late Satish Chandra Saha, residing at Vill.-Khejurberya, P.O. & P.S.-Nandakumar, Dist.-Purba Medinipur, Pin-721632 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation-Business, Aadhaar No.- 3242 2196 3552, PAN- AJDPS2565G;
- 3. SMT. SUBHRA SAHA**, W/O Sri Sandip Saha, residing at Vill.-Khejurberya, P.O. & P.S.-Nandakumar, Dist.-Purba Medinipur, Pin-721632 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation-Housewife, Aadhaar No.- 8496 4296 8058, PAN- GLAPS1789B;
- 4. SMT. SARMISTHA SAHA**, W/O Sri Tejmoy Saha, residing at Vill.-Khejurberya, P.O. & P.S.-Nandakumar, Dist.-Purba Medinipur, Pin-721632 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation-Housewife, Aadhaar No.- 7483 5063 0743, PAN- AJJPS7632N, herein after referred to and called as the **"FIRST PARTY/ OWNERS/ VENDORS/PRINCIPALS "** (which expression shall, unless excluded by or repugnant to the context or subject, be deemed to mean and include their respective legal heirs, successors, legal representatives, administrators, executors and assigns) of the **ONE PART;**

AND



Sandip Saha
SRI SAYAN KUMAR DAS

Subhra Saha

Satmitra Saha.

SD DEVELOPER

Sayan Kr. Das
Proprietor

“SD DEVELOPER”, a proprietorship firm, having its registered office at Abasbari, Ward No.-5 of Tamralipta Municipality, Tamluk, Purba Medinipur, Pin-721636, represented by its sole proprietor namely SRI SAYAN KUMAR DAS, S/O Sri Tapas Das, residing at Vill.- Saiyedpur, Ward No.-2 of Tamralipta Municipality, P.O. & P.S.- Tamluk, Dist.- Purba Medinipur, Pin-721636 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation- Business, Aadhaar No.-9350 6717 5117, PAN-BIQPD7036J, herein after referred to and called as the “ATTORNEY HOLDER/SECOND PARTY” (which expression shall, unless excluded by or repugnant to the context or subject, be deemed to mean and include its successors in interest, assigns, administrators, executors and assigns) of the OTHER PART;

WHEREAS We, the OWNERS, are the absolute owners in respect of ALL THAT piece and parcel of the land, fully and particularly mentioned in the schedule of this deed, described herein below and are well seized and possessed of the same as absolute owners without any interruption from any corner whatsoever as free from all encumbrances, decided to develop the aforesaid and below mentioned schedule property but due to insufficient fund and other sufficient reasons and lack of technical expertise, we could not construct building on the said plot.

AND

WHEREAS we have entered into an agreement dated 14.02.2023 with **“SD DEVELOPER”, a proprietorship firm, having its registered office at Abasbari, Ward No.-5 of Tamralipta Municipality, Tamluk, Purba Medinipur, Pin-721636, represented by its sole proprietor namely SRI SAYAN KUMAR DAS, S/O Sri Tapas Das, residing at Vill.- Saiyedpur, Ward No.-2 of Tamralipta Municipality, P.O. & P.S.- Tamluk, Dist.- Purba Medinipur, Pin-721636 (W.B.), by Nationality- Indian, by Faith- Hindu, by Occupation- Business, Aadhaar No.-9350 6717 5117, PAN-BIQPD7036J, which was duly**



Sandip Saha
27/02/2023 - 5/12/23

Subhra Saha

Submits the Saha.

SD DEVELOPER
Sayam Kr. Das
Proprietor

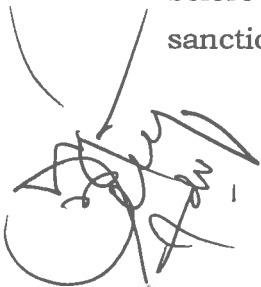
registered on 17.02.2023 in the office of the Additional District Sub-Registrar, Tamluk, bearing no. ~~1023/23~~ for the year 2023 for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND

WHEREAS one of the conditions contained in the said agreement is that we/the first party shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchasers from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore, appoint the said developer, described in this deed above as the Second Party, as our true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

TERMS AND CONDITIONS OF DEVELOPMENT POWER:-

1. To look after, manage, control, supervise and protect the said property mentioned in the schedule below in such manner as our said Attorney shall think fit and proper.
2. To cause necessary drafting work, preparing Building Plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Additional Plan, Alteration Plan and to submit the same before the concerned Municipal Authority and/or other authorities for sanction and to observe and perform all the formalities and obligations in



Sandeep Saha

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Subhra Saha

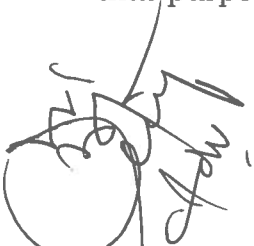
Sabmis tra Saha.

SD DEVELOPER

Sayan Kr. Das
Proprietor

connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications of structure, Amalgamation Plan and also with regard to specification of structure and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority and/or other authorities upon giving proper acknowledgement and/or receipts for the same.

3. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.) and D.L.&L.R.O., District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, in respect of land and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement dated 14.02.2023 and also for development work in respect of entire scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference Development Agreement dated 14.02.2023 and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other



Sandip Saha

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Subhra Saha

Sarmita Saha

SD DEVELOPER

Sayan Kr. Das

Proprietor

writings and papers relating to the sale or disposal as aforesaid containing such covenants and conditions as our said Attorney shall think fit and proper in respect of the Developer's Allocation.

5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof in respect of the Developer's Allocation.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, colliers, labourers, durwans and all other persons required for the construction & supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and on such terms and conditions as our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them for the entire building.
7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as our said Attorney shall think fit and proper.
8. To apply to appropriate authorities for electric connections, sanitary connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .



Sandeep Saha

Proprietor

Subhra Saha

Sarmistha Saha.

SD DEVELOPER

Sayam Kr. Das

Proprietor

9. To pay or cause to be paid all Municipal taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said Development Agreement, to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the building to be constructed or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand, sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereinafter belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property,



Sandip Saha

DEVELOPER

Subhra Saha

Saikat Saha

SD DEVELOPER

Sayan Kr. Das

Proprietor

fully described in reference development agreement and to give valid and effectual receipts and discharges for the same.

14. To commence, prosecute, defend and continue all actions, suits, appeals and other legal proceeding or which may hereafter be commenced by or against us in individual or joint capacity in and outside the union of India, in any court of Justice, Civil, Criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title & interest of property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding, to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify complaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.

15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereinafter between us and any other person, firm or company on such terms as our said Attorney may think fit and proper regarding Development of Project only.



Sandip Saha
Sahay - incharge

Subhira Saha

Sakshita Saha

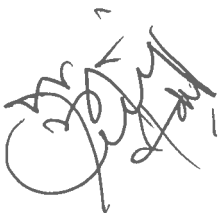
SD DEVELOPER
Sayan Kri Das
Proprietor

16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute & present before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement dated 14.02.2023 and other things, which our said Attorney shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as we could do the same by us personally and/or jointly.

17. GENERALLY, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we ourselves could do personally.

18. And we hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the schedule of property and the sale of the flat/shop/garages of Developer's Allocation in the said proposed building to be constructed together with undivided proportionate share of land by virtue of this deed in conformity with the Development Agreement notwithstanding no express power in that behalf is hereunder provided.

Be it mentioned here that the share of the Schedule of Land and the G+4 storied building thereon will be in 50%- 50% ratio inbetween the Land Owners jointly as one part and Developer as other part. Thus all the flats of the multistoried building will be allotted in the following ratio;



Sandip Saha

সান্দীপ সাহা

Subhra Saha

Sarmita Saha

SD DEVELOPER

Sayan Kr. Das

Proprietor

**Flats allotted to the
Land Owners/ 1st Party jointly**

1st Floor- Flat No.-1,4 & 5

2nd Floor- Flat Nos.-1,2 & 3

3rd Floor- Flat Nos.-4 & 5

4th Floor-2 & 3

**Flats allotted to
the Developer/2nd Party**

Flat No.- 2 & 3

Flat No.-4 & 5

Flat No.-1,2 & 3

Flat Nos.- 1, 4 & 5

In addition to the aforesaid allotment of Flats, the Ground Floor of the building, garage & rest portion of the super built area will be divided equally inbetween the Owners (50%) and the Developer (50%) and the parties will be at liberty to construct their respective share as godown therein in respect of the said portion at Ground Floor.

Except the aforesaid allotment, the 1000 sq. ft. area on the roof will exclusively be reserved for the owners i.e. the 1st party and the rest portion of the roof, staircase, pathway for the ingress and egress, drains, water tank, sanitary system tank including super build area will be enjoyed by all flat owners jointly for their common use and occupation and the said portion will be treated as joint property.

That if any accident occurs during the period of construction of the building, the owners i.e. the first party will have no liability regarding the matter and the Developer i.e. the Second Party will be responsible for the same and if possible, the Developer will keep proper insurance in respect of all possible accidents.

The Developer may enter into the contract with any Engineer, Architect etc. without causing any loss to the owners.



Sandip Saha
সন্দিপ সাহা
Subhra Saha
সুব্রহা সাহা
Sakmish Ho Saha
সকমিশ হো সাহা
SD DEVELOPER
Sayam kr. Das
সায়াম ক্র. দাস
Proprietor

That the initial period for completion of the proposed multistoried building is fixed as 18 months which may subsequently be varied at the instance of both the parties of the said Development Agreement and if any party breaches any conditions mentioned in that Deed of Development Agreement, the opposite party will be entitled to take the recourse of law.

19. This Power of Attorney shall automatically stand cancelled after the completion of the entire project and sale of developers' allocation as mentioned in the Development Agreement.

SCHEDULE ABOVE REFERRED TO:-
(THE SAID PROPERTY)

ALL THAT piece and parcel of bastu land measuring about 12.200 decimals more or less comprising of 3.600 decimals of L.R. Plot No.-497, 7.200 decimals of L.R. Plot No.-505 & 1.400 decimals of L.R. Plot No.-506 corresponding to R.S. Plot Nos.-350, 351, 351/726 & 354, L.R. Khatian Nos. 8004, 8005, 8006 & 8007 of Mouza-Sankarara, J.L. No.-277 under P.S.-Tamluk in the district-Purba Medinipur, within the local limits of Ward No.-15 of Tamralipta Municipality, butted and bounded by as follows:

On the North: L.R. Plot No.-496, 494, 495& 509

On the South: 8' wide Municipality Road & Plot No.-504

On the East: 8' wide Municipality Road

On the West: L.R. Plot No.-498

IN WITNESSED WHEREOF the parties to this deed, affix our respective hands on this deed on the day, month and year written above.



Sandip Saha

Proprietor

Subhra Saha

Sarmishta Saha.

SD DEVELOPER

Sayan Kr. Das

Proprietor

WITNESSES:-

SIGNED, SEALED AND DELIVERED

by the Parties in the presence of :

- 1. Ashis Kumar Das
vill+P.O. - Behudupur
P.S. - Bhubaneswar.
- 2. Saran Kumar Das
vill+P.O. - ...
P.S. - ...

Sandip Saha,
Proprietor,
Subhra Saha
Sarmishta Saha.

SIGNATURE OF THE EXECUTANTS

Accepted by me: -

SD DEVELOPER
Sayan Kr. Das
Proprietor
SIGNATURE OF THE
ATTORNEY HOLDER

[Handwritten signature]

Sandip Saha.
স্বাক্ষরিতঃ সইঃ
Subhra Saha
Sarmishta Saha

SD DEVELOPER
Sayon Kr Das
Proprietor

Drafted by me;

(As per instructions of the parties)

Samir Kumar Maity

Sri Samir Kumar Maity
Advocate

Judges' Court, Purba Medinipur
Enrolment No- WB/2806/1999
Bar Council of West Bengal

Typed by me;

Soumya Kanti Mandal

(Sri Soumya Kanti Mandal)










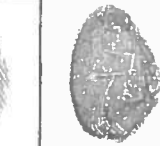
Tamluk: Purba Medinipur

N.B.- This **DEED OF DEVELOPMENT POWER OF ATTORNEY** has been printed in 13 (thirteen) sheets including one stamp paper and contains the signatures of 2 (two) witnesses. Additionally 3 (three) pages have been inserted herewith for the photos & finger impressions of the executants, attorney holder and identifier.

Sandip Saha.
স্বাক্ষরিতঃ সইঃ
Subhra Saha
Sarmishta Saha.

FIRST EXECUTANT (SRI SANDIP SAHA)- these finger impressions & photo are mine;

Sandip Saha.











	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Sandip Saha.

SECOND EXECUTANT (SRI TEJMOY SAHA)- these finger impressions & photo are mine;

শ্রী তেজময় সাহা

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













শ্রী তেজময় সাহা

[Handwritten signature]

THIRD EXECUTANT (SMT. SUBHRA SAHA)- these finger impressions & photo are mine;

Subhra Saha











	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Subhra Saha

FOURTH EXECUTANT (SMT. SARMISTHA SAHA)- these finger impressions & photo are mine;

Sarmis tha saha.

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					













Sar-...aha

[Handwritten signature]

ATTORNEY HOLDER (SD DEVELOPER, represented by its sole Proprietor namely SRI SAYAN KUMAR DAS) - these finger impressions & photo are mine;











SD DEVELOPER
Sayan Kr. Das
Proprietor

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



IDENTIFIER (SHRI ABHISHEK BARMAN)- these finger impressions & photo are mine;

Abhishek Barman

	Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					



Sayan Kr. Das









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. TAMLUK, District Name :Purba Midnapore

Signature / LTI Sheet of Query No/Year 11032000335234/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sandip Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:- Nandakumar, District:- Purba Midnapore, West Bengal, India, PIN:- 721632	Principal		 L.T.1-138	Sandip Saha. 17/02/2023
2	Shri Tejmoy Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:- Nandakumar, District:- Purba Midnapore, West Bengal, India, PIN:- 721632	Principal		 L.T.1-139	Tejmoy Saha 17/2/23
3	Smt Subhra Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:- Nandakumar, District:- Purba Midnapore, West Bengal, India, PIN:- 721632	Principal		 L.T.1-140	Subhra Saha 17/2/23

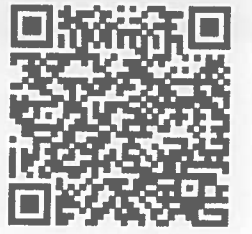
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Smt Sarmistha Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:- Nandakumar, District:- Purba Midnapore, West Bengal, India, PIN:- 721632	Principal		 L.T. 141	<i>Sarmistha Saha</i> 17/2/23
5	Shri Sayan Kumar Das Village:- Saiyadpur, P.O:- Tamluk, P.S:- Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Attorney [SD DEVELOP ER]		 L.T. 1-142	<i>Sayan Mr. Das</i> 17/2/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Shri Abhisek Barman Son of Shri Ajoy Kumar Barman Village:- Mabarakpur, P.O:- Mahammadpur, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601	Shri Sandip Saha, Shri Tejmoy Saha, Smt Subhra Saha, Smt Sarmistha Saha, Shri Sayan Kumar Das			<i>Abhisek Barman</i> 17/2/23

(Kaushik Bhattacharya)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
TAMLUK
Purba Midnapore, West
Bengal



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230302778738

GRN Details

GRN:	192022230302778738	Payment Mode:	SBI Epay
GRN Date:	20/02/2023 11:59:08	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5339739705439	BRN Date:	20/02/2023 11:59:35
Gateway Ref ID:	CHL8076164	Method:	State Bank of India NB
GRIPS Payment ID:	200220232030277872	Payment Init. Date:	20/02/2023 11:59:08
Payment Status:	Successful	Payment Ref. No:	2000335234/5/2023

[Query No*/Query Year]

Depositor Details

Depositor's Name:	Shri Sayan Kumar Das
Address:	Saiyadpur, Tamluk, Purba Medinipur, 721636
Mobile:	9933191160
Period From (dd/mm/yyyy):	20/02/2023
Period To (dd/mm/yyyy):	20/02/2023
Payment Ref ID:	2000335234/5/2023
Dept Ref ID/DRN:	2000335234/5/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000335234/5/2023	Property Registration- Stamp duty	0030-02-103-003-02	15020
2	2000335234/5/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
			Total	15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

PAID



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



200220232030277872

GRIPS Payment Detail

GRIPS Payment ID:	200220232030277872	Payment Init. Date:	20/02/2023 11:59:08
Total Amount:	15041	No of GRN:	1
Bank/Gateway:	SBI EPay	Payment Mode:	SBI Epay
BRN:	5339739705439	BRN Date:	20/02/2023 11:59:35
Payment Status:	Successful	Payment Init. From:	Department Portal

Depositor Details

Depositor's Name: Shri Sayan Kumar Das
Mobile: 9933191160

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192022230302778738	Directorate of Registration & Stamp Revenue	15041
Total			15041

IN WORDS: FIFTEEN THOUSAND FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.

PAID

Major Information of the Deed

Deed No :	I-1103-01052/2023	Date of Registration	21/02/2023
Query No / Year	1103-2000335234/2023	Office where deed is registered	
Query Date	07/02/2023 9:11:23 PM	A.D.S.R. TAMLUK, District: Purba Midnapore	
Applicant Name, Address & Other Details	Sukhendu Mondal Nilkunthya, Thana : Tamluk, District : Purba Midnapore, WEST BENGAL, PIN - 721627, Mobile No. : 9733336967, Status : Advocate		
Transaction		Additional Transaction	
[0139] Sale, Development Power of Attorney		[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
Set Forth value		Market Value	
Rs. 3,00,000/-		Rs. 1,28,46,600/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 20,020/- (Article:48(g))		Rs. 21/- (Article:E, E, E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Midnapore, P.S:- Tamluk, Municipality: TAMLUK, Road: Sabitri satu to Hospital Road(Shankarara), Road Zone : (Bye Lane --) , Mouza: Shankararah, JI No: 277, Pin Code : 721636

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-350	RS-214	Bastu	Bastu	3.6 Dec	1,00,000/-	37,90,800/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	RS-351	RS-214	Bastu	Bastu	7.2 Dec	1,00,000/-	75,81,600/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L3	RS-351/726	RS-214	Bastu	Bastu	1.4 Dec	1,00,000/-	14,74,200/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
		TOTAL :			12.2Dec	3,00,000 /-	128,46,600 /-	
	Grand Total :				12.2Dec	3,00,000 /-	128,46,600 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sandip Saha (Presentant) Son of Shri Tejamay Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:-Nandakumar, District:-Purba Midnapore, West Bengal, India, PIN:- 721632 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: cixxxxxx0e, Aadhaar No: 70xxxxxxx4283, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
2	Shri Tejmoy Saha Wife of Late Satish Chandra Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:-Nandakumar, District:-Purba Midnapore, West Bengal, India, PIN:- 721632 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxx5g, Aadhaar No: 32xxxxxxx3552, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
3	Smt Subhra Saha Wife of Shri Sandip Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:-Nandakumar, District:-Purba Midnapore, West Bengal, India, PIN:- 721632 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: glxxxxx9b, Aadhaar No: 84xxxxxxx8058, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence
4	Smt Sarmistha Saha Wife of Shri Tejmoy Saha Village:- Khejurberya, P.O:- Nandakumar, P.S:-Nandakumar, District:-Purba Midnapore, West Bengal, India, PIN:- 721632 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ajxxxxx2n, Aadhaar No: 74xxxxxxx0743, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 17/02/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SD DEVELOPER Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 , PAN No.:: bixxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Sayan Kumar Das Son of Shri Tapas Das Village:- Saiyadpur, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bixxxxx6j, Aadhaar No: 93xxxxxxx5117 Status : Representative, Representative of : SD DEVELOPER (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Abhisek Barman Son of Shri Ajoy Kumar Barman Village:- Mabarakpur, P.O:- Mahammadpur, P.S:-Bhagwanpur, District:-Purba Midnapore, West Bengal, India, PIN:- 721601			
Identifier Of Shri Sandip Saha, Shri Tejmoy Saha, Smt Subhra Saha, Smt Sarmistha Saha, Shri Sayan Kumar Das			

Endorsement For Deed Number : I - 110301052 / 2023

On 15-02-2023

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 1,28,46,600/-



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

On 17-02-2023

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

Presented for registration at 18:50 hrs on 17-02-2023, at the Private residence by Shri Sandip Saha , one of the Executants.

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

Execution is admitted on 17/02/2023 by 1. Shri Sandip Saha, Son of Shri Tejamay Saha, P.O: Nandakumar, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721632, by caste Hindu, by Profession Business, 2. Shri Tejmoy Saha, Late Satish Chandra Saha, P.O: Nandakumar, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721632, by caste Hindu, by Profession Business, 3. Smt Subhra Saha, Wife of Shri Sandip Saha, P.O: Nandakumar, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721632, by caste Hindu, by Profession House wife, 4. Smt Sarmistha Saha, Wife of Shri Tejmoy Saha, P.O: Nandakumar, Thana: Nandakumar, , Purba Midnapore, WEST BENGAL, India, PIN - 721632, by caste Hindu, by Profession House wife
Identified by Shri Abhisek Barman, , Son of Shri Ajoy Kumar Barman, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others

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

Execution is admitted on 17-02-2023 by Shri Sayan Kumar Das, Proprietor, SD DEVELOPER (Sole Proprietorship), Village:- Abasbari, P.O:- Tamluk, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636
Identified by Shri Abhisek Barman, , Son of Shri Ajoy Kumar Barman, P.O: Mahammadpur, Thana: Bhagwanpur, , Purba Midnapore, WEST BENGAL, India, PIN - 721601, by caste Hindu, by profession Others



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

On 21-02-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 11:59AM with Govt. Ref. No: 192022230302778738 on 20-02-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 5339739705439 on 20-02-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,020/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 15,020/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2971, Amount: Rs.5,000.00/-, Date of Purchase: 14/02/2023, Vendor name: Harun All Rasid

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 20/02/2023 11:59AM with Govt. Ref. No: 192022230302778738 on 20-02-2023, Amount Rs: 15,020/-, Bank: SBI EPay (SBlePay), Ref. No. 5339739705439 on 20-02-2023, Head of Account 0030-02-103-003-02



Kaushik Bhattacharya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
Purba Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1103-2023, Page from 19245 to 19270

being No 110301052 for the year 2023.



Digitally signed by KAUSHIK
BHATTACHARYYA
Date: 2023.02.21 16:06:40 +05:30
Reason: Digital Signing of Deed.

(Kaushik Bhattacharya) 2023/02/21 04:06:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. TAMLUK
West Bengal.

(This document is digitally signed.)