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P-878/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 968192

13.02.20
12.52
[Signature]

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

[Signature]
A. D. S. Dasgupta
Sub-Registrar

13 FEB 2020

DEED OF DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

Mouza – Arrah
P.S. – Kanksa
Dist – Paschim Bardhaman
Under Molandighi Gram Panchyat Area

[Signature]

Sl. No. 2219 Date 20/01/2020
Sold to Manik Chand Maharaj
Address D.G.P.-6
Value of Stamp 100/-
Date of Purchase of the Stamp 07 JAN 2020
Paper from Treasury
Name of the Treasury from Where
Purchase:- Durgapur

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur.
License No. 103



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 FEB 2020

This deed is made on this the 13TH day of February, 2020 by

Mr. Manik Chand Maharaj [PAN-CDIPM1155K] & [AADHAAR NO-850200133824], S/O. Late Ramlal Maharaj, by faith Hindu, by occupation- Business, Resident of- 4A/27 Tegore Avenue, P.O- A-zone, P.S- Durgapur, Durgapur- 713204, District- Burdwan, at Present Paschim Bardhaman, West Bengal, India.

WHEREAS I, 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 5.6595 (Five Point Six Five Nine Five) Decimal or 3.43 Katha comprised at and under Mouza-Arrah, J.L NO-91, P.S- Kanksa, Sub-Division & A.D.S.R. Office at Durgapur, District -Paschim Bardhaman, Which was purchased by me by dint of a registered deed of sale vide no 1671/1999 of A.D.S.R.O Durgapur. And my name was duly been recorded in the LR. Record of right in LR. Khatian No- 4082, R.S. Plot no-1567, L.R. Plot No. 1658, area 1.70 Katha & R.S. Plot no-1566, L.R. Plot No. 1657, area 1.73 Katha respectively, classification Baid at present usable as Bastu under the jurisdiction of **Molandighi Gram Panchayet**, District - Burdwan at present 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, Mortgages, Encumbrances and attachments whatsoever.

AND WHEREAS I intend to get the same land for developed to a multi storied building for that purpose. I got sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and I entered into a Development Agreement with "**SHREE SHYAM BUILDERS & DEVELOPERS**" Being a Partnership firm having its registered office at- Vill & Post- Bamunara, Durgapur-713212, P.S.- Kanksa, Dist.- Paschim Bardhaman,

West Bengal and which is duly registered before the A.D.S.R. Durgapur vide registered **development agreement deed No-I-7581 of 2019, Serial No-7886 of 2019.**

AND WHEREAS for the said purpose as above I, desirous to nominating, constituting and appointing the Partners of **"SHREE SHYAM BUILDERS & DEVELOPERS" [PAN-ADGFS7379M]** Represented by its some partner's **(1) Mr. DEBABRATA ROY, [PAN-AVPPR3915H], [AADHAAR-820259673931], S/O. Mr. LAKSHMIKANTA ROY,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident at- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(2) Mr. RAHUL ROY, [PAN-AUIPR8398G] & [AADHAAR-534554697125], S/O. Mr. PRADIP ROY,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. **(3) Mr. BISWAJIT GOSWAMI, [PAN-ALZPG6872G], [AADHJAAR NO-488100443342], S/O. Mr. BISWANATH GOSWAMI,** by Faith Hindu, by Nationality Indian, by occupation Business, Resident AT- Vill & P.O- Bamunara, Durgapur- 713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal, India. To be my true and lawful Attorney to act, do or perform the following acts deeds and things on my behalf and for me in connection with my Said Property either personally or jointly.

1. To possess and defend possession of my entire scheduled Property,
2. To appear and represent myself 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

[Handwritten signature]

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 my behalf as may be necessary and/or require.

3. To appoint Solicitors, Advocate, Barrister and Pleaders and to sign on my behalf and in my name and defend myself as may be necessary and/or required.
4. To execute any Affidavit or declaration Confirming my 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 my name and on my 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 myself and on my behalf and in my 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 or 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 **Molandighi 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 ourselves 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 **Molandighi 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 my behalf by putting his/ their signature in my 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 Burdwan** Zilla Parishad or State authorities, and/or any other authority or authorities including **A.D.D.A.** Authority and **Molandighi 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 **Molandighi Gram Panchayet** , **Burdwan** Zilla Parishad, **Asansol, Paschim Burdwan** 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 Commissionerate** (if necessary), Competent Authority under Urban Land (Ceiling and

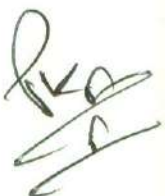
Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.

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, **Molandighi 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,

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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 me 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 I 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.

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

The scheduled above referred to

Said property

That piece and parcel of Baid land at present useable as Bastu land measuring about **3.43 katha or 5.6595 decimals under Mouza-Arrah, J.L.No-91, Out of which 1.70 Katha in R.S Plot No.-1567, L.R .Plot No- no-1658, and 1.73 Katha in R.s plot no-1566 L.R Plot no-1657 L.R Khatian No- 4082, under the jurisdiction of Molandighi Gram Panchayat, Dist- Burdwan at present Paschim Bardhaman.**

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Total area of Land of this deed is more or less **5.6595 decimals** or **3.43 Katha**.

The Plot is at present usable as Bastu.

The plots is butted and bounded by:-

North :- Vacant Land.

South :- 12' ft wide Road.

East :- 22' ft Metal Road.

West :- House of Debjani Garai.

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) to which will be a part of this deed.

IN WITNESS WHEREOF we, the Executants and the attorney holder have here unto set our hands on this power of Attorney on this the **13th day of February 2020** in free and fare state of mind and health.

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

WITNESSES:-

1. Sadi P Roy
S/o - Sekhendu Roy
Vill+PO - Bamunusa, DGP-12

2. Subal Chandra Subradhar
S/o - Late Bhuben Subradhar
Pinda, P.O. Durgapur-8

SHR. Signature of the Executants

Debabrata Roy

Partner

SHREE SHYAM BUILDERS & DEVELOPERS

Rahul Roy

Partner

SHREE SHYAM BUILDERS & DEVELOPERS

B. Manoj Kumar

Signature of the Attorney Holder

Drafted, prepared, read over & Explained by me

And typed in my office

Pradip Kumar Acharyya (Advocate)

Advocate, Durgapur Court

Enrollment No. WB-512/2000.



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No 1058/30017/20013

To,
SUDIP ROY
BAMUNNARA
Bamunara
Bamunara Kanksa Barddhaman
West Bengal 713212

15/08/2014

Ref: 8645 / 222 / 1086628 / 1088030 / P



SE410147148FT



0505 837 8
3 FEB 2020

आपका आधार क्रमांक / Your Aadhaar No. :

2854 4253 8918

आधार - आम आदमी का अधिकार



भारत सरकार
Government of India



SUDIP ROY
Father : Sukhendu Roy
DOB : 03/03/1997
Male



2854 4253 8918

आधार - आम आदमी का अधिकार



Sudip Roy

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature মণিক মন্ডল

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Debabrata Roy

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Palash Roy

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

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যয়িত হইল।
Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Biswajit Ghose

आयकर विभाग

INCOME TAX DEPARTMENT

MANIK CHAND MAHARAJ
RAMLAL MAHARAJ



भारत सरकार

GOVT. OF INDIA



10/07/1964

Permanent Account Number

CDIPM1155K

मनिकचन्द
महाराज

Signature



मनिकचन्द महाराज



आयकर विभाग

INCOME TAX DEPARTMENT

DEBABRATA ROY
LAKSHMIKANTA ROY



भारत सरकार

GOVT. OF INDIA

30/08/1985

Permanent Account Number

AVPPR3915H

Debabrata Roy

Signature



R07

14 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RAHUL ROY
PRADIP ROY
28/09/1990

Permanent Account Number

AUIPR8398G



Rahul Roy
Signature



Rahul Roy

13 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWAJIT GOSWAMI
BISWANATH GOSWAMI
23/10/1985

Passport Account Number
ALZPG6872G

Signature



13 FEB 2020

Biswajit Goswami

Biswajit Goswami

Major Information of the Deed




Deed No :	I-0206-00878/2020	Date of Registration	13/02/2020
Query No / Year	0206-1000094695/2020	Office where deed is registered	
Query Date	17/01/2020 11:50:05 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court, City Centre, Thana : Durgapur, District : Burdwan, WEST BENGAL, PIN - 713216, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,43,172/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 020607581/2019		

Land Details :

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

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-1658	LR-4082	Bastu	Baid	1.7 Katha	1/-	7,15,275/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-1657	LR-4082	Bastu	Baid	1.73 Katha	1/-	7,27,897/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					5.6595Dec	2 /-	14,43,172 /-	
Grand Total :					5.6595Dec	2 /-	14,43,172 /-	

Principal Details :





SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr MANIK CHAND MAHARAJ (Presentant) Son of Late RAMLAL MAHARAJ Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office	 13/02/2020	 LTI 13/02/2020	 13/02/2020

4A/27, TEGORE AVENUE, DURGAPUR, P.O:- A ZONE, P.S:- Durgapur, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713204 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CDIPM1155K, Aadhaar No: 85xxxxxxxx3824, Status :Individual, Executed by: Self, Date of Execution: 13/02/2020
 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office

Attorney Details :




SI No	Name,Address,Photo,Finger print and Signature
1	SHREE SHYAM BUILDERS & DEVELOPERS BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: ADGFS7379M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBABRATA ROY Son of Mr LAKSHMIKANTA ROY Date of Execution - 13/02/2020 , , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 Feb 13 2020 1:31PM	 LTI 13/02/2020	Debabrata Roy 13/02/2020
	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVPPR3915H, Aadhaar No: 82xxxxxxxx3931 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)			
2	Name	Photo	Finger Print	Signature
	Mr RAHUL ROY Son of Mr PRADIP ROY Date of Execution - 13/02/2020 , , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 Feb 13 2020 1:31PM	 LTI 13/02/2020	Rahul Roy 13/02/2020
	BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUIPR8398G, Aadhaar No: 53xxxxxxxx7125 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)			

Name	Photo	Finger Print	Signature
Mr BISWAJIT GOSWAMI Son of Mr BISWANATH GOSWAMI Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission: 13/02/2020, Place of Admission of Execution: Office	 Feb 13 2020 1:32PM	 LTI 13/02/2020	 13/02/2020
BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALZPG6872G, Aadhaar No: 48xxxxxxxx3342 Status : Representative, Representative of : SHREE SHYAM BUILDERS & DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sudip Roy Son of Mr Sukhendu Roy Vill Bamunara, P.O:- Bamunara, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212	 13/02/2020	 13/02/2020	 13/02/2020
Identifier Of Mr MANIK CHAND MAHARAJ, Mr DEBABRATA ROY, Mr RAHUL ROY, Mr BISWAJIT GOSWAMI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MANIK CHAND MAHARAJ	SHREE SHYAM BUILDERS & DEVELOPERS-2.805 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr MANIK CHAND MAHARAJ	SHREE SHYAM BUILDERS & DEVELOPERS-2.8545 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1658, LR Khatian No:- 4082	Owner:Manik Chand Maharaj, Gurdian:Ramlal, Address:নিজ, Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 1657, LR Khatian No:- 4082	Owner:Manik Chand Maharaj, Gurdian:Ramlal, Address:নিজ, Classification:বাইদ, Area:0.03000000 Acre,	Owner Name not selected by applicant.

On 17-01-2020

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 14,43,172/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 13-02-2020

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 12:52 hrs on 13-02-2020, at the Office of the A.D.S.R. DURGAPUR by Mr MANIK CHAND MAHARAJ ,Executant.

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

Execution is admitted on 13/02/2020 by Mr MANIK CHAND MAHARAJ, Son of Late RAMLAL MAHARAJ, 4A/27, TEGORE AVENUE, DURGAPUR, P.O: A ZONE, Thana: Durgapur, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession Business

Indetified by Mr Sudip Roy, , , Son of Mr Sukhendu Roy, Vill Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2020 by Mr DEBABRATA ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Sudip Roy, , , Son of Mr Sukhendu Roy, Vill Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 13-02-2020 by Mr RAHUL ROY, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Sudip Roy, , , Son of Mr Sukhendu Roy, Vill Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Execution is admitted on 13-02-2020 by Mr BISWAJIT GOSWAMI, PARTNER, SHREE SHYAM BUILDERS & DEVELOPERS, BAMUNARA, P.O:- BAMUNARA, P.S:- Kanksa, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Sudip Roy, , , Son of Mr Sukhendu Roy, Vill Bamunara, P.O: Bamunara, Thana: Kanksa, , Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14/- (E = Rs 14/-) and Registration Fees paid by Cash Rs 14/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 2219, Amount: Rs.100/-, Date of Purchase: 20/01/2020, Vendor name: Ram Prasad Banerjee



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0206-2020, Page from 25849 to 25873

being No 020600878 for the year 2020.



Digitally signed by PARTHA BAIRAGGYA
Date: 2020.02.26 14:25:45 +05:30
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 2020/02/26 02:25:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**

(This document is digitally signed.)