

00015



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 9388

03.01.19  
 13.378  
 6/1

certified that the Stamped  
 is Admitted to Registration in  
 accordance with the St.  
 attached with this  
 certificate as the Part of the  
 document.

*[Signature]*  
 Acting Registrar  
 Burdwan

02 JAN 2019

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED  
DEVELOPMENT AGREEMENT

*[Handwritten Signature]*

# হস্তাবুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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

স্বাক্ষর  
Signature

	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger	
ডান হাত Right Hand						

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স্বাক্ষর  
Signature

**Shunav Realtuem Pvt. Ltd.**  
Director

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Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর  
Signature \_\_\_\_\_



TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I, MR. MUKTIPADA BHANDARI [PAN: AZFPB7150J] S/o Late Kalipada Bhandari, by Occupation: Retired Person, by faith: Hindu; Resident of Tetikhola, P.O.: Arrah, Durgapur - 713212, Dist.: Paschim Bardhaman, West Bengal, India; hereinafter referred to as the EXECUTANTS(s) / ONE PART; doth hereby nominate, constitute and appoint the stated Director(s) of SHUNAV REALTEUM PRIVATE LIMITED [PAN: AAZCS7337N] a Company incorporated under the Company Act 1956 and its relevant subsequent amendment(s) thereafter having its Regd. Office at D-292, Eagle Street, Sec.: 2-A, Bidhannagar, Durgapur - 713212, Dist.: Paschim Bardhaman, West Bengal, India; represented by its Director, namely; (1) MR. AVIJIT MAJI [PAN: BVQPM0775A] S/o Mr Nemat Maji, by faith: Hindu, by occupation: Business, being the Resident at 2B/2, Vivekananda Road, Tetikhola, Bidhannagar, Durgapur, Pin: 713212, Dist.: Paschim Bardhaman, West Bengal, India. And; (2) MR. BIDHAN MANDAL [PAN: BVIPM1370B] S/o Biren Mondal, by faith: Hindu, by occupation: Business, being the Resident at RR - 289, ABL Township, Durgapur, Pin: 713206, Dist.: Paschim Bardhaman, West Bengal, India; AND, to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do singly or jointly or by making an amendment draft of this DPOA among themselves or otherwise and/or execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) hereinafter referred to as my/our ATTORNEY(s) / OTHER PART.

WHEREAS the First Party(s) as aforementioned is/are the absolute and lawful owner(s) of the immovable property as schedule below and since then he / they're in absolute, lawful, peaceful, physical, possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the R.O.R; of which the said property was entered in the name(s) of the First Party in the records of the landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto; (which property shall hereinafter for brevity's sake be referred to as 'THE PROPERTY').

WHEREAS by a Registered Development Agreement bearing Deed No.: I-020602100, Serial No.: 0206002242 recorded in Volume No.: 0206-2018 from Pages 3920 to 3943 for the year 2018 before the A.D.S.R. Office, Durgapur duly executed by me/us of the ONE PART and the above mentioned Developers of the OTHER PART; we've agreed to develop the said part and parcel of the land measuring 11 Decimals be the same a little more or less, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, I/we've handed over the possession of the said property to the Developers on execution of the Development Agreement which



they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

**NOW THEREFORE** the Vendor(s) granted the Developer a Power of Attorney in their favour to enable them to set such necessary plans and such other documents that has to be sanctioned by Jemua Gram Panchayat / Zila Parishad and/or P&RD and/or other concerned authority(s) and to start such inception works of construction unto the said land and to do all other acts and things, which we've agreed to do.

**KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT: -**

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / garage(s) / space(s).
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.
3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Jemua Gram Panchayat / Zila Parishad and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the ADDA / Gram Panchayat / Zila Parishad and other authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.





5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Jemua Gram Panchayat / Zila Parishad and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.
7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, or Panchayat / Zila Parishad and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with the Panchayat / P&RD / Zila Parishad / ADDA and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
- a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
  - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
  - c) To deal with the Assessment Department of the Jemua Gram Panchayat / Zila Parishad / ADDA / and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.



9. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
10. To deal with the correspondence with the West Bengal State Electricity Board and/or WBPDC and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
11. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Zila Parishad / P&RD / Rates and Taxes, Commissioner of Police / ADDA / Municipal Corporation Commissioner (if required therein) and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act, Rules, Regulations or By-laws and also to appear before any public or Government officer or other Authorities whatsoever.
12. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with such appropriate Govt. / Semi Govt. / Pvt. / Judicial and/or quasi-judicial authority(s), West Bengal State Electricity Board and/or WBPDC and other concerned Authorities and receive the said refunds.
13. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
14. To nominate, appoint, engage and authorise solicitors, advocates, income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
15. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 (if required therein) or





any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.

16. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.
17. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
18. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.
19. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.



20. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
21. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Zila Parishad / Corporation, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
22. To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf regarding Developer's allocation regarding Developer's allocation.
23. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves; provided, only unto the Developer's allocation.
24. To sign declarations as may be required under the Income-tax Act, 1961 and application under the Income-tax Act, 1961 and to appear before any tax authority on my/our behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income-tax Act, 1961.
25. To get a co-operative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
26. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever





my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.

27. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.
28. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development; as the said Landowners being the Executant(s) hereof cannot enter into any kind of agreements and/or Deeds with any third party during the subsistence of the said Development agreement. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of which the Executants having acknowledged the same to guarantee and recoup/compensate and/or reconstitute the Attorney with costs & consequences thereof.
29. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
30. That in connection to the said power delivered by the Executants here in this Development Power of Attorney, if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

**AND GENERALLY TO DO AND CAUSE TO BE DONE** all acts, deeds, matters and things as my/our said Attorney(s) shall think fit and proper for the purpose of sale of flats and enjoyment and the development of the said property, as amply ~~and effectual~~ as I/we could have personally done.

This Power of Attorney stands revocable after handing over the flats / apartment / such other spaces, including co-operative society or societies, etc.

**AND WE THE ABOVE NAMED HEREBY AGREE AND UNDERTAKE** to ratify and confirm all and whatsoever the said Attorney(s) under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.



**THE FIRST SCHEDULE ABOVE REFERRED**  
**DESCRIPTION OF THE LAND**

ALL THAT Piece and Parcel of the Plot of Land measuring an area of 11 Decimal situated under the jurisdiction of Jemua Gram Panchayat, P.S.: New-township within Mouza: Tetikhola, J.L. No.: 96 (111) over R.S. Plot No.: 043(P) being R.S. Khatian No.: 0486 within A.D.S.R. Office and Sub-Division at Durgapur, District: Paschim Bardhaman, West Bengal, India.

That the total land measuring an area of 11 Decimals be the same a little more or less classified under the nature and character as 'Danga' to be used as 'residential purpose' being delivered to the aforesated Developer for construction of multi-storied housing complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	Plot No.: 43(P) and Health Centre.
On the South	Premises of Mahes Sharma over Plot No.: 43(P).
On the East	Premises of Lalu Ruidas and Bholu Nath Santra.
On the West	55" ft Wide Metal Road.

It is hereby declared that the full names, colour passport size photographs and finger prints of each finger of both the hands of the Executant and Attorney Holders(s) are attested in additional pages in this indenture being No.: 1(a) and therefore these shall be treated as part of this Legal Document.

**IN WITNESS WHEREOF** the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the 2<sup>nd</sup> Day of January, 2019 in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter affixed and formulated their respective signatures after satisfaction with full of mental and physical competencies.

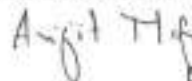
**SIGNED, SEALED & DELIVERED**  
**IN PRESENCE OF:-**

**WITNESS:**

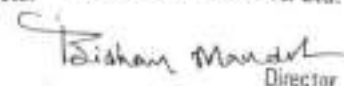
1. Shantance Roy  
5/0-2/0 P.N. Roy  
Fariidpur  
Durgapur - 13
2. Pranabjit Pramanick  
3/2 Nimalch. Pramanick  
Fulstaha.  
DhP - 2/13208

  
SIGNATURE OF THE EXECUTANT(S)

Shunav Realtum Pvt. Ltd.

  
Director

Shunav Realtum Pvt. Ltd.

  
Director

SIGNATURE(S) OF THE ATTORNEY(S)

Drafted by me & computerized at my Office as per requisition, proforma, information received and such stipulations from the Executant(s) and Attorney Holder(s); Read-over, Made-over, Explained and Interpreted to each one of the party(ies) with unflinched contentment to this Document:

  
RAKESH CHAKRABORTY  
ADVOCATE  
E. NO.- 22/08 of 2013  
Member at Bar Association (Durgapur)  
Durgapur Court



ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন  
IDENTITY CARD WB/37/265/399394  
পরিচয় পত্র



Elector's Name : Shantani Roy  
নির্বাচকের নাম : শান্তানু রায়  
Father/Mother :  
Husband's Name: Pramath Roy  
বিতা/মাতা/স্বামীর নাম : প্রমথ রায়  
Sex : Male  
লিঙ্গ : পুরুষ  
Age as on 01.01.95 : 19  
০১.০১.৯৫-এ বয়স : ১৯

  
Shantani Roy

Address : Vill. - Faridpur  
Post. - Durgapur 13  
Dist. - Burdwan

ঠিকানা : গ্রাম — ফরিদপুর  
পোস্ট — দুর্গাপুর ১৩  
জেলা — বর্ধমান

Facsimile Signature  
Electoral Registration Officer

নির্বাচন-নিবন্ধন অফিসারের

265 Durgapur 2 Assembly Constituency

২৬৫ দুর্গাপুর-২ বিধানসভা নির্বাচন জেলা

Place : Durgapur  
স্থান : দুর্গাপুর  
Date : 06.03.95  
তারিখ : ০৬.০৩.৯৫

आयिकर विभाग  
INCOME TAX DEPARTMENT  
MUKTIPADA BHANDARI  
KALIPADA BHANDARI

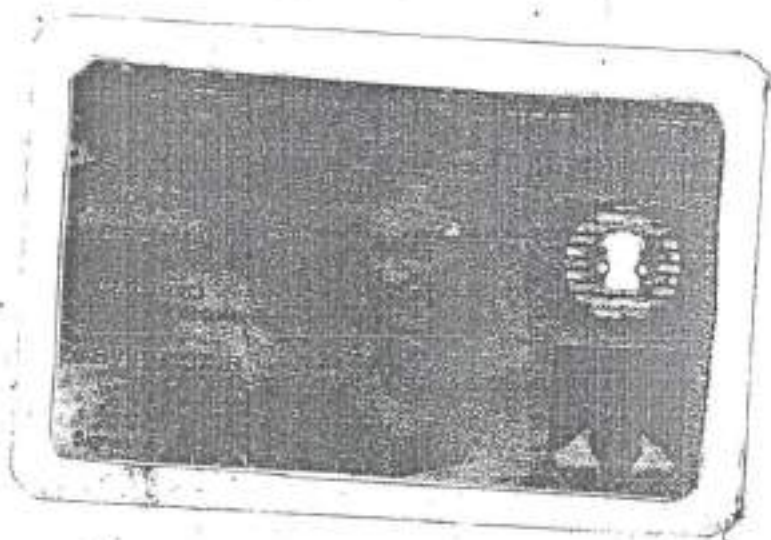
भारत सरकार  
GOVT. OF INDIA

01/01/1950  
Assessment Account Number  
AZTPB7150J



श्री. एम. ए. उ. उ. उ.





Sidham March

आयकर विभाग

INCOME TAX DEPARTMENT

AVIJIT MAJI

NEMAI MAJI

27/12/1993

Permanent Account Number

BVQPM0775A

Avijit Maji

Signature



भारत सरकार

GOVT. OF INDIA



Avijit Maji



### Major Information of the Deed



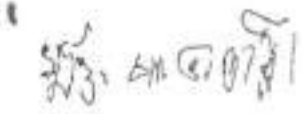
Deed No :	I-0206-00024/2019	Date of Registration	02/01/2019
Query No / Year	0206-1000312647/2018	Office where deed is registered	
Query Date	07/12/2018 10:57:57 AM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	Muktipada Bhandari Tetikhola,Thana : New Township, District : Burdwan, WEST BENGAL, Mobile No. : 9093300115, Status :Seller/Executant		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
	Rs. 37,95,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 020602100/2018		

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Detail
L1	RS-43	RS-486	Vastu	Danga	11 Dec		37,95,000/-	Width of Appr Road: 55 Ft., Adjacent to M Road, , Project Name :
<b>Grand Total :</b>					11Dec	0/-	37,95,000 /-	

### Principal Details :



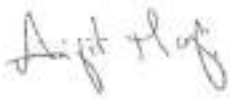


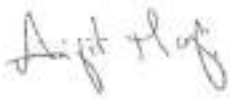


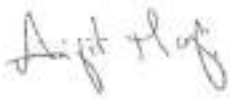









Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger print	Signature
1	<b>Mr Muktipada Bhandari (Presentant)</b> Son of Late Kalipada Bhandari Executed by: Self, Date of Execution: 02/01/2019 , Admitted By: Self, Date of Admission: 02/01/2019 ,Place : Office			
		02/01/2019	L1 02/01/2019	02/01/2019
Tetikhola, P.O:- Arrah, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India 713212 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: AZTPB7150J, Status :Individual, Executed by: Self, Date of Execution: 02/01/2019 , Admitted by: Self, Date of Admission: 02/01/2019 ,Place : Office				

Major information of the Deed :- I-0206-00024/2019-02/01/2019

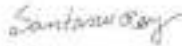
**Journey Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shunav Realteum Private Limited</b> D-292 Eagle Street, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAZCS7337N, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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> <b>Mr Avijit Maji</b>                      Son of Mr Nema Maji                      Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office                 </td> <td>   Jan 2 2019 2:51PM                 </td> <td>   LTI 02/01/2019                 </td> <td>   02/01/2019                 </td> </tr> <tr> <td colspan="4">                     2B/2, Vivekananda Road, Tetikhola, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVQPM0775A Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Avijit Maji</b> Son of Mr Nema Maji Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:51PM	 LTI 02/01/2019	 02/01/2019	2B/2, Vivekananda Road, Tetikhola, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVQPM0775A Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)			
Name	Photo	Finger Print	Signature										
<b>Mr Avijit Maji</b> Son of Mr Nema Maji Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:51PM	 LTI 02/01/2019	 02/01/2019										
2B/2, Vivekananda Road, Tetikhola, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVQPM0775A Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Bidhan Mandal</b>                      Son of Mr Biren Mondal                      Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office                 </td> <td>   Jan 2 2019 2:51PM                 </td> <td>   LTI 02/01/2019                 </td> <td>   02/01/2019                 </td> </tr> <tr> <td colspan="4">                     RR - 289, ABL Township, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVIPM1370B Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)                 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Bidhan Mandal</b> Son of Mr Biren Mondal Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:51PM	 LTI 02/01/2019	 02/01/2019	RR - 289, ABL Township, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVIPM1370B Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)			
Name	Photo	Finger Print	Signature										
<b>Mr Bidhan Mandal</b> Son of Mr Biren Mondal Date of Execution - 02/01/2019, , Admitted by: Self, Date of Admission: 02/01/2019, Place of Admission of Execution: Office	 Jan 2 2019 2:51PM	 LTI 02/01/2019	 02/01/2019										
RR - 289, ABL Township, P.O:- ABL Township, P.S:- New Township, Durgapur, District:-Burdwan, West Bengal, India, PIN - 713206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BVIPM1370B Status : Representative, Representative of : Shunav Realteum Private Limited (as Director)													

**Identifier Details :**

Name & address	
<b>Mr Santanu Roy</b> Son of Late P N Roy Faridpur, Dharmarajtala, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713213, Sex Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr Muktipada Bhandari, Mr Avijit Maji, Mr Bidhan Mandal	02/01/2019
	

Major Information of the Deed :- 1-0206-00024/2019-02/01/2019



Transfer of property for L1

No	From	To. with area (Name-Area)
	Mr Muktipada Bhandari	Shunav Realteum Private Limited-11 Dec

Endorsement For Deed Number : I - 020600024 / 2019

On 07-12-2018

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 37,95,000/-



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

On 02-01-2019

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 numl (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:37 hrs on 02-01-2019, at the Office of the A.D.S.R. DURGAPUR by Mr Muktip Bhandari ,Executant.

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

Execution is admitted on 02/01/2019 by Mr Muktipada Bhandari, Son of Late Kalipada Bhandari, Teikhola, P.C Thana: New Township, , City/Town: DURGAPUR, Burdwan, WEST BENGAL, India, PIN - 713212, by caste Hi Profession Retired Person

Indetified by Mr Santanu Roy, , Son of Late P N Roy, Faridpur, Dharmarajtala, P.O: Durgapur, Thana: Durgap Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 02-01-2019 by Mr Avijit Maji, Director, Shunav Realteum Private Limited (Private Lin Company), D-292 Eagle Street, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, District: Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Santanu Roy, , Son of Late P N Roy, Faridpur, Dharmarajtala, P.O: Durgapur, Thana: Durgap Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 02-01-2019 by Mr Bidhan Mandal, Director, Shunav Realteum Private Limited (Priv Limited Company), D-292 Eagle Street, Block/Sector: 2B, P.O:- Bidhannagar, P.S:- New Township, Durgapur, Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Santanu Roy, , Son of Late P N Roy, Faridpur, Dharmarajtala, P.O: Durgapur, Thana: Durga Burdwan, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Major Information of the Deed - I-0206-00024/2019-02/01/2019

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

**Description of Stamp**

1. Stamp Type: Impressed, Serial no 4068, Amount: Rs.100/-, Date of Purchase: 10/12/2018, Vendor name: Som Chatterjee



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

Major Information of the Deed :- I-0206-00024/2019-02/01/2019



Digitally signed by PARTHA BAIRAGYA  
 Date: 2019.01.03 12:23:48 +05:30  
 Reason: Digital Signing of Deed.

*[Handwritten signature]*

1 Bairagya) 03-01-2019 12:23:05  
 ONAL DISTRICT SUB-REGISTRAR  
 OF THE A.D.S.R. DURGAPUR  
 Bengal.

(This document is digitally signed.)