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IP-2604/21



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 585609

*bt*  
 02-20/2021  
 27-03-2021

I certify that the Document  
 Admitted to Registration the  
 Signature Sheet and the Endr-  
 asements attached with this  
 Documents are the Part of this  
 Document.

*[Signature]*  
 A. S. R. Durgapur  
 Bardwan

QUERY NO. / YEAR = 8000633538 / 2021

25 MAR 2021

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

BY LAND OWNERS IN FAVOUR OF DEVELOPER

**Development Power of Attorney after Registered Development  
 Agreement of Deed No. - Deed No. 1 - 020600406 for the year 2020.**

BY THIS DEVELOPMENT POWER OF ATTORNEY is made on the 25<sup>th</sup> day  
 of March 2021 at Additional District Sub-Registrar Office, Durgapur.

*[Signature]*  
 Sanku  
 Adh

25 MAR 2021

Serial No. 3074 Date 25 MAR 2021  
 Sold to Medical Cast.  
 Address Sankar, Barua  
 Value of Stamps 100/-  
 Date of Purchase of the Stamp Paper 15 MAR 2021  
 from the Treasury  
 Name of the Treasury from where Purchased, DURGAPUR.

Subrata Kumar Chakraborty  
 Stamp Vendor  
 A. D. S. R. Office, Durgapur-16  
 Licence No. 5 of 1999



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 Addl. Dist. Sub-Registrar  
 Durgapur, Paschim Bardhaman

25 MAR 2021

KNOWN ALL MEN BY THIS PRESENTS that we,

1. **SMT. BAKUL KUNDU, [ PAN - BJMPK3708D ]**, wife of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Housewife, Resident of MR - 10, Sharat Pally, P.O. - Durgapur - 713206, Sub-Division - Durgapur, P.S. - New Township, District - Paschim Bardhaman;
2. **MISS KALPANA KUNDU, [ PAN - EGJPK7737P ]**, daughter of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Household work, Resident of MR - 10, Sharat Pally, P.O. - Durgapur - 713206, Sub-Division - Durgapur, P.S. - New Township, District - Paschim Bardhaman;
3. **SMT. SIKHA NANDY, [ PAN - ALYPN2187L ]**, wife of Late Dibyendu Nandy, daughter of Late Ananda Gopal Kundu, by faith - Hindu, by occupation Housewife, Resident of Madhyamohan Bati, Raiganj, PIN Code - 733134, P.S. - Raiganj, District - Uttar Dinajpur;
4. **SRI ASISH KUNDU, [ PAN - AFPPK2264J ]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR - 10, Sharat Pally, P.O. - Durgapur - 713206, Sub-Division - Durgapur, P.S. - New Township, District - Paschim Bardhaman;
5. **SRI ASIT KUNDU, [ PAN - BQKPK1670F ]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR - 10, Sharat Pally, P.O. - Durgapur - 713206, Sub-Division - Durgapur, P.S. - New Township, District - Paschim Bardhaman;
6. **SRI AJOY KUNDU, [ PAN - AXEPK1850H ]**, son of Late Ananda Gopal Kundu, by faith - Hindu, by occupation service, Resident of MR - 10, Sharat Pally, P.O. - Durgapur - 713206, Sub-Division - Durgapur, P.S. - New Township, District - Paschim Bardhaman; **do here by nominate constitute and appoints**

**MANALI CONSTRUCTION [ PAN No. - ANGPD2521C ]**, having its Registered Office at Sonamukhi, Haranath Road, P.O. & P.S. - Sonamukhi, District - Bankura, PIN Code - 722207, State - West Bengal, India; **being represented by its sole proprietor Sri SHYAMAL DUTTA [ PAN No. - ANGPD2521C ]**, Son of Santi Ranjan Dutta, by Occupation - Business, Nationality - Indian, Residing at Sonamukhi, Haranath Road, P.O. & P.S. - Sonamukhi, District - Bankura, PIN Code - 722207, State - West Bengal, India; as my true **lawful attorney** in our name and on our behalf to do execute, and

*Jayanta Sankar  
Adh*



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25 MAR 2021

WHEREAS we are the recorded owner and absolutely seized and possessed of Rayata and sufficiently entitled to all those pieces or parcels of *Baid & Road* land or premises or the property admeasuring about more or less 4 Katha 15 ½ Chhatak and or 8 ¼ decimal, being situated at District - Paschim Bardhaman, Additional District Sub-Registry Office & Sub-Division - Durgapur, Ward No. - 24, Holding No. - 146, P.S. - New Township, Mouza - Fuljhore, J.L. No. - 107, R.S. Plot No. - 356 & 351 & L.R. Plot No. - 5219, 5220 & 5221, L.R. Khatian No. 185; in the below mentioned Schedule Property and more particularly described in the Schedule hereunder written.

AND WHEREAS a Registered Development Agreement with the Builder or the said joint venture agreement has already been registered before Additional District Sub Registry Office, Durgapur on 24<sup>th</sup> day of January, 2020 vide Registered Book - I, Volume Number 0206-2020, Page from 15225 to 15267 dated 24.01.2020 being Registered Deed No. I - 020600406 for the year 2020.

AND WHEREAS due to our pre-occupation and other limitations it is not possible for us to ensure personal attendance of us in all occasion to complete the formalities in related to our property described in the schedule below and as such, we have decided to execute this **Development Power of Attorney** in favour of **MANALI CONSTRUCTION** as aforesaid.

NOW THEREFORE BY THIS DEVELOPMENT POWER OF ATTORNEY, We do here by authorized and empowered our said constitute lawful attorney to do and execute the following acts, deeds or things for us and on our behalf and in our names :-

1. To develop and sell except owner's allocation buildings consisting of flats for residential purpose in the said schedule property and the Developers agrees to the name of the proposed Multistoried Building Complex / Apartment commonly known as "HARA KUSUM APARTMENT PHASE - VII."
2. To prepare plans for development of the said property and to submit the same to Durgapur municipal Corporation and other concerned authorities for obtaining approval to the same and any amendments thereto.
3. To approach all concerned authorities under the urban land ceiling (Regulation) Act 1976 for the purpose of obtaining exemption under section 20 thereof in respect of the said property.
4. To in consideration of the Land Owner granting exclusive rights to the Developer under the Agreement, except ARTICLE-VI of the LAND OWNERS' ALLOCATION.

*Signature*  
Sanku  
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2 5 MAR 2021

connection with the development, Construction, sale of Apartments except owner's allocation and Management thereof.

6. To enter upon the land and premises with men and materials and to do all things necessary for and constructing the multistoried building and to apply for and obtain from the authorities concerned permits for cement, steel and other materials, water supply, electricity connection and all other things necessary for the carrying out the said construction work.
7. To apply for and obtain electricity and water connection from the WBSEB Ltd. and / or DPL and / or DVC and /or Durgapur Municipal Corporation and to execute the necessary cooperation lease agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartment buildings and install separate meters for each apartment.
8. To sign, execute, admits, execution of any present for registration and register Sale Deeds, Release Deed, Mortgage Deed and all deed of conveyance or conveyances or any agreement on our behalf in respect of sale of flats except owner's allocation. Spaces, car parking spaces of the building out of the total property in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we can do the same ourselves.
9. To apply for and obtain from Government Department and municipality NO OBJECTION CERTIFICATE permission or sanction for carrying out the construction of the said buildings, completion thereof, exemption Certificate, completion certificate and occupation certificate in respect of the said multistoried apartment buildings.
10. To enter into agreement for sale of the flats or apartments except the owner's allocation to be constructed at the said premises on ownership basis and to take advance in respect thereof, give possession and execute conveyance or conveyances as and when necessary on such terms and conditions as the Attorney may think proper and in connection with the law and for this purpose to obtain the necessary permission, NO OBJECTION CERTIFICATE or clearance from the authorities concerned and to get the documents, agreements, conveyances and to do all things in construction thereof.
11. To insure the property all risks such as fire, tempest riots civil commotion, malicious acts, explosions, bombs, short-circuits, bursting of gas cylinders and floods, earthquakes or otherwise causing any damage to the building or any portion thereof the full value of the multistoried buildings and other assets and therein as

*Signature*  
Sukh  
At



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Durgapur, Paschim Bardhaman

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13. To accept writ or summons or other legal processes or notices, appear before any officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us in connection there with file appeals or revision or representation and appoint Advocates and lawyers to appear act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises except the owner's allocation.
14. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petition in connection with any suit proceeding, appeal, revision, review petition before any officer Authority, Court, Tribunal, Magistrate or any other person for and on behalf of us (land owners) in connection to development project.
15. To receive from any person, office, authority, Court, Tribunal or any documents, money or other things give release and receipt thereof.
16. To enter in to any agreement for sale, memorandum of understanding, deed conveyance and/or any other instrument and document in respect of flat/s, units and /or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by us (the owners) in terms of the Agreement for Development. To take financier/ loan in the name of the Authority and/or any nominated purchaser or purchasers of the attorney from any financial concern by depositing and mortgaging flat/ flats/ shops from Developer's allocation and to sign in the papers and documents for the said purpose.
17. To receive the consideration money in cash or by cheque/draft in the name of attorney from the intending purchaser or purchasers for sale or booking of flat/s or units or car parking spaces except owner's allocation and shall grant receipts and to give full discharge to the purchaser/s as lawful representative.
18. To execute necessary Deed of Conveyance in favour of the intending purchasers for flat/ flats/ garage/ car spaces within the Developer's allocation by putting signature on behalf of us and also to receive full and final consideration of the flat/ flats/ garage / car spaces within the Developer's allocation and giving discharge to the intending purchasers by issuing money receipts in the name of the attorney. To instruct the Advocate/lawyer for preparing and/or drafting such agreements, instruments, documents and other such papers as per the terms and conditions agreed upon by both the parties in their agreement as may be necessary for the



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20. To do all other acts, deeds, matters and things which be necessary for us to be done for rendering these presents valid and effectual to all intents and purpose.
21. For performing and carrying out the purpose of these presents we hereby grant unto the said authority full and absolute authority and power to substitute and appoint in its place and stead one or more attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint another or others in place of such Attorney and on such terms and conditions as the Attorney shall think fit and proper.
22. We hereby declare that the powers and authorities hereby granted and the said property is fully and properly developed as per agreement for development and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyed to the purchasers and Association of Apartment Owners is registered and starts functioning. However no right title of the schedule mentioned property transferred by virtue of this power of Attorney.

**23. We do hereby further declare that No right, title of the scheduled property is transferred in favour of the Developer by virtue of this Development Power of Attorney.**

**24. REVOCATION :**

The Land Owner or Vendor or I have or shall have every right to revoke and/or rescind this Development Power of Attorney after completion of all individual registration of the intending buyer(s) or purchaser(s) of the said multistoried building complex on the below mention Schedule Land.

**AND WE THE ABOVENAMED DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever act or acts our said attorneys shall do in relation to the premises under the power in our behalf and shall lawfully do or cause to be done executed and performed in connection with related to develop the said schedule property or the schedule premises either jointly and/or severally aforesaid by virtue of this Development Power Attorney and we hereby declare that I shall not to do anything inconsistent with the Development Power of Attorney.**

*Sanjay Sankar*  
Ak



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Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

25 MAR 2021

**SCHEDULE OF PROPERTY**

All that piece and parcel of land situated at District - Paschim Bardhaman, Additional District Sub - Registrar Office & Sub - Division - Durgapur, P.S. - New Township, DMC Ward No. 24, Holding No. 146 within Mouza - Fuljhore, J.L. No. - 107, R.S. Plot No. - 356 & 351 (P) & L.R. Plot No. - 5219, 5220 & 5221, L.R. Khatian No. 185; Classification of land Baid & Road land area more or less 4 Katha 15 ½ Chhatak and or 8 ¼ decimal.

**Land Details :**

District - Paschim Bardhaman, P.S. - New Township, Mouza - Fuljhore, J.L. No. - 107, R.S. Plot No. - 356 & 351 (P)

Sch No.	Plot Number	Khatian Number	Land Use		Area of Land
			Proposed	ROR	
L1	L.R. - 5219	L.R. - 185	Vastu	Baid	3.5 Decimal
L2	L.R. - 5220	L.R. - 185	Vastu	Baid	3.5 Decimal
L3	L.R. - 5221	L.R. - 185	Vastu	Path	1.0 Decimal
Grand Total :					8.0 Decimal

within the limits of Durgapur Municipal Corporation and delineated on the plan hereto annexed and thereon shown surrounded by a red colour boundary line and bounded of follows :

- On the North - Plot No. 351 (P) & 356 (P)  
 On the South - Plot of Laxmi Naryan Mishra & Gita Mishra  
 On the East - Plot No. 356 (P) of Surendra Nath Aditya  
 On the West - 8 feet wide cement road (unknown) & Plot No. 351 (P) of Smt. Chanda Dhar and thereafter Mamra Main Road

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of the Executant 1, 2, 3, 4, 5 & 6 and the Lawful Attorney are attested in additional pages in this deed being nos. 1(A) i.e. in total 2 number of page and these will be treated as a part of this Deed of Development Power of Attorney by Land owners in favour of Developers.

IN WITNESSES WHEREOF WE, the Executant(s) & lawful attorney and parties to those presents have hereto set and subscribed their respective hands and seals as aforesaid this



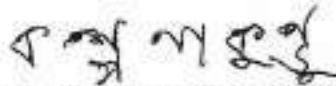
2

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Durgapur, Paschim Bardhaman

25 MAR 2021

SIGNED AND DELIVERED by the EXECUTANT(S) (Land Owner Serial Number 1 to 6) in presence of:

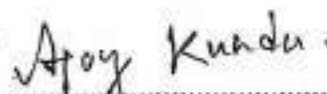
1.  .....

2.  .....

3. Sikha Nandy .....

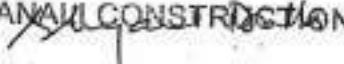
4.  .....

5.  .....

6.  .....

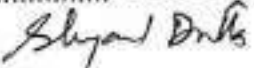
Signature of the Executants'.

SIGNED AND DELIVERED by the ATTORNEY (MANALI CONSTRUCTION as Developer duly Represented by Mr. SHYAMAL DUTTA) in presence of:

MANALI CONSTRUCTION  


MANALI CONSTRUCTION

PROPRIETOR

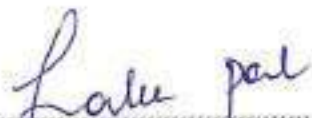


PROPRIETOR

WITNESS :

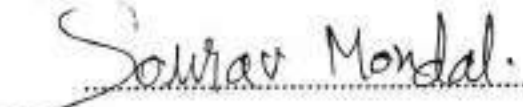
1. Mr. LALU PAL

Son of Mr. Chandra Dhar Pal  
Residing at Palashdanga, Joynagar,  
P.O. - Sonamukhi, P.S. - Sonamukhi  
PIN - 722208, District - Bankura.

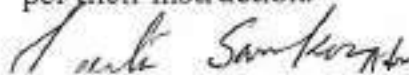
 .....

2. Mr. SAURAV MONDAL

Son of Mr. Subhash Mondal  
Residing at Ramchandrapur,  
Samar Gram Ramchandrapur,  
P.S. - Sonamukhi, PIN - 722207  
District - Bankura.

 .....

Drafted & printed at my office to peruse the records & documents which produced by the Land Owner & the Developer and I read over & explained in mother language to all parties to this deed and all of them admit that the same has been correctly written as per their instruction.
















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Durgapur, Paschim Bardhaman

25 MAR 2021



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

বাম হাত Left Hand						 Shyamal Datta
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা 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: Shyamal Datta

বাম হাত Left Hand						 বৃহদঙ্গুল
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা 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: Bhabul Das

বাম হাত Left Hand						 কাজল কুমার
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা 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: Kajal Das

বাম হাত Left Hand						 Sekha Nandy
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা 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: Sekha Nandy



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**Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman**

**25 MAR 2021**  
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# হস্তাসূত্রের টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	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: Arish Kundu

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	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: Asit Kundu

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	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: Ajoy Kundu

বাম হাত Left Hand					
	বৃহদঙ্গুল Thumbs	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠ Small Finger
ডান হাত Right Hand					

ফটো

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

স্বাক্ষর  
Signature:



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Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman  
25 MAR 2021



*Shyamal Dutta*





25 MAR 2021

आयकर विभाग  
INCOME TAX DEPARTMENT  
BAKUL KUNDU  
THAKUR DAS KUNDU  
01/01/1945  
Permanent Account Number  
BJMPK3708D  
वकेल दास  
Signature

भारत सरकार  
GOVT. OF INDIA



वकेल दास

✓



25 MAR 2021



आयकर विभाग  
INCOME TAX DEPARTMENT  
KALPANA KUNDU  
ANANDA GOPAL KUNDU  
01/01/1955  
Permanent Account Number  
EGJPK7737P  
Signature



अनंदा गोपाल कुन्दु





25 MAR 2021

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SIKHA NANDY  
ANANDA GOPAL KUNDU

12/03/1958

Permanent Account Number  
ALYPN2187L

*Sikha Nandy*  
Signature



*Sikha Nandy*





25 MAR 2021

थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFPPK2264J



नाम /NAME  
ASISH KUNDU

पिता का नाम /FATHER'S NAME  
ANANDA GOPAL KUNDU

जन्म तिथि /DATE OF BIRTH  
07-06-1959

हस्ताक्षर /SIGNATURE

Asish Kundu

*Asish Kundu*

अवर सचिव, व.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Asish Kundu*





5 MAR 2021

आयकर विभाग

INCOME TAX DEPARTMENT

ASIT KUNDU  
ANANDA KUNDU

09/08/1965

Permanent Account Number

BQKPK1670F

*Asit Kundu*  
Signature



भारत सरकार

GOVT. OF INDIA



*Asit Kundu*





25 MAR 2021





Ajoy Kundu.





25 MAR 2021


 ভারত সরকার  
 Government of India

নাম: **LALU PAL**  
 পিতা: চন্দ্র ধর পাল  
 Father: Chandra Dhar Pal

জন্ম তারিখ/DOB: 22/01/2000  
 পুরুষ / Male

**5613 5381 3637**

আধার - সাধারণ মানুষের অধিকার



*Lalu pal*


 ভারত সরকার  
 Unique Identification Authority of India

ঠিকানা: পালসদাঙ্গা, জয়নগর  
 পালসদাঙ্গা, বৈষ্ণাব, পশ্চিম বঙ্গ  
 Address: PALASDANGA,  
 Jaynagar, Bankura,  
 Palashdanga, West Bengal,  
 722209

**5613 5381 3637**

1047  
 1800 200 1947


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25 MAR 2021

To,  
The A.D.S.R  
Durgapur  
Paschim Bardhaman  
PIN- 713216

Sub: Application for query correction

Respected Sir,

I would like to state you that the identifier details in the query no. 8000633538/2021 is mistakenly written as Mr. Mithun Dutta, S/o, Swapan Dutta, Fuljhore, P.O - Durgapur, Paschim Bardhaman instead of Lalu Pal, S/o, Chandra Dhar Pal, Jaynagar, Bankura, 722208.

Therefore, it is my earnest request to your kind self to make the correction written above and oblige.

Thanking you,

Date: 25th March, 2021

Place: Durgapur

Yours sincerely,

*Arish Kundu*



25 MAR 2021

## Major Information of the Deed



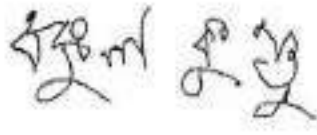


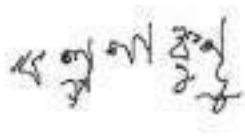


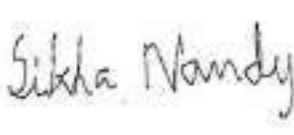
Deed No :	I-2306-02604/2021	Date of Registration	25/03/2021
Query No / Year	2306-8000633538/2021	Office where deed is registered	
Query Date	22/03/2021 1:04:36 PM	2306-8000633538/2021	
Applicant Name, Address & Other Details	Jayanta Sarkar Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9832166802, 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. 3/-	Rs. 34,90,912/-		
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]:- 230600406/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



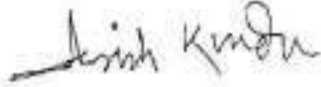


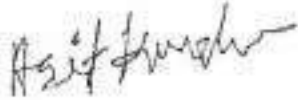


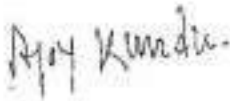
District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Mamra Bazar Road, Mouza: Fuljhore, Pin Code : 713206

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-5219 (RS :-)	LR-185	Vastu	Bald	3.5 Dec	1/-	15,27,274/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L2	LR-5220 (RS :-)	LR-185	Vastu	Bald	3.5 Dec	1/-	15,27,274/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
L3	LR-5221 (RS :-)	LR-185	Vastu	Path	1 Dec	1/-	4,36,364/-	Width of Approach Road: 8 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					8Dec	3 /-	34,90,912 /-	
<b>Grand Total :</b>					8Dec	3 /-	34,90,912 /-	

## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Bakul Kundu</b> <b>(Presentant)</b> Wife of Late Ananda Gopal Kundu Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
	25/03/2021	LTI 25/03/2021	25/03/2021	
MR 10, Sharat Pally, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BJxxxxxx8D, Aadhaar No: 95xxxxxxxx8013, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Miss Kalpana Kundu</b> Daughter of Late Ananda Gopal Kundu Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
	25/03/2021	LTI 25/03/2021	25/03/2021	
MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: EGxxxxxx7P, Aadhaar No: 55xxxxxxxx2579, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Smt Sikha Nandy</b> Wife of Late Dibyendu Nandy Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office			
	25/03/2021	LTI 25/03/2021	25/03/2021	
Madhyamohan Bati, Raiganj, P.O:- Raiganj, P.S:- Raiganj, District:-Uttar Dinajpur, West Bengal, India, PIN - 733134 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx7L, Aadhaar No: 45xxxxxxxx1474, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				



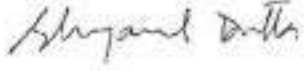


	Name	Photo	Finger Print	Signature
4	<b>Mr Asish Kundu</b> Son of Late Ananda Gopal Kundu Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office	 25/03/2021	 LTI 25/03/2021	 25/03/2021
MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AFxxxxxx4J, Aadhaar No: 28xxxxxxxx3909, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				
5	<b>Mr Asit Kundu</b> Son of Late Ananda Gopal Kundu Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office	 25/03/2021	 LTI 25/03/2021	 25/03/2021
MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BQxxxxxx0F, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				
6	<b>Mr Ajoy Kundu</b> Son of Late Ananda Gopal Kundu Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office	 25/03/2021	 LTI 25/03/2021	 25/03/2021
MR 10, Sharat Pally, P.O:- Durgapur, P.S:- New Township, District:-Paschim Bardhaman, West Bengal, India, PIN - 713206 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AXxxxxxx0H, Aadhaar No: 87xxxxxxxx6946, Status :Individual, Executed by: Self, Date of Execution: 25/03/2021 , Admitted by: Self, Date of Admission: 25/03/2021 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Manali Construction</b> Sonamukhi Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207 , PAN No.:: ANxxxxxx1C, 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
	<b>Mr Shyamal Dutta</b> Son of Mr Santi Ranjan Dutta Date of Execution - 25/03/2021, , Admitted by: Self, Date of Admission: 25/03/2021, Place of Admission of Execution: Office	 <small>Mar 25 2021 3:33PM</small>	 <small>LTI 25/03/2021</small>	 <small>25/03/2021</small>
Sonamukhi, Haranath Road, Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx1C, Aadhaar No: 65xxxxxxxxx2637 Status : Representative, Representative of : Manali Construction (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Lalu Pal</b> Son of Chandra Dhar Pal Palashdanga, Joynagar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:- Bankura, West Bengal, India, PIN - 722208	 <small>25/03/2021</small>	 <small>25/03/2021</small>	 <small>25/03/2021</small>
Identifier Of Smt Bakul Kundu, Miss Kalpana Kundu, Smt Sikha Nandy, Mr Asish Kundu, Mr Asit Kundu, Mr Ajoy Kundu, Mr Shyamal Dutta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.583333 Dec
2	Miss Kalpana Kundu	Manali Construction-0.583333 Dec
3	Smt Sikha Nandy	Manali Construction-0.583333 Dec
4	Mr Asish Kundu	Manali Construction-0.583333 Dec
5	Mr Asit Kundu	Manali Construction-0.583333 Dec
6	Mr Ajoy Kundu	Manali Construction-0.583333 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.583333 Dec
2	Miss Kalpana Kundu	Manali Construction-0.583333 Dec
3	Smt Sikha Nandy	Manali Construction-0.583333 Dec
4	Mr Asish Kundu	Manali Construction-0.583333 Dec
5	Mr Asit Kundu	Manali Construction-0.583333 Dec
6	Mr Ajoy Kundu	Manali Construction-0.583333 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Smt Bakul Kundu	Manali Construction-0.166667 Dec
2	Miss Kalpana Kundu	Manali Construction-0.166667 Dec
3	Smt Sikha Nandy	Manali Construction-0.166667 Dec
4	Mr Asish Kundu	Manali Construction-0.166667 Dec
5	Mr Asit Kundu	Manali Construction-0.166667 Dec
6	Mr Ajoy Kundu	Manali Construction-0.166667 Dec

**Land Details as per Land Record**

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Mamra Bazar Road, Mouza: Fuljhore, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 5219, LR Khatian No:- 185	Owner: অলন্দারাম কুন্ডু, Gurdian: অলন্দারাম , Address: নিজ , Classification: বাইদ, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 5220, LR Khatian No:- 185	Owner: অলন্দারাম কুন্ডু, Gurdian: অলন্দারাম , Address: নিজ , Classification: বাইদ, Area:0.03000000 Acre,	Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 5221, LR Khatian No:- 185	Owner: অলন্দারাম কুন্ডু, Gurdian: অলন্দারাম , Address: নিজ , Classification: বাইদ, Area:0.01000000 Acre,	Seller is not the recorded Owner as per Applicant.

On 25-03-2021

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

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

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

Presented for registration at 14:20 hrs on 25-03-2021, at the Office of the A.D.S.R. DURGAPUR by Smt Bakul Kundu , one of the Executants.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 34,90,912/-

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

Execution is admitted on 25/03/2021 by 1. Smt Bakul Kundu, Wife of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 2. Miss Kalpana Kundu, Daughter of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife, 3. Smt Sikha Nandy, Wife of Late Dibyendu Nandy, Madhyamohan Bati, Raiganj, P.O: Raiganj, Thana: Raiganj, , Uttar Dinajpur, WEST BENGAL, India, PIN - 733134, by caste Hindu, by Profession House wife, 4. Mr Asish Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service, 5. Mr Asit Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service, 6. Mr Ajoy Kundu, Son of Late Ananda Gopal Kundu, MR 10, Sharat Pally, P.O: Durgapur, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Service

Identified by Mr Lalu Pal, , Son of Chandra Dhar Pal, Palashdanga, Joynagar, P.O: Sonamukhi, Thana: Sonamukhi, , Bankura, WEST BENGAL, India, PIN - 722208, by caste Hindu, by profession Others

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

Execution is admitted on 25-03-2021 by Mr Shyamal Dutta, Proprietor, Manali Construction (Sole Proprietorship), Sonamukhi Dewan Bazar, P.O:- Sonamukhi, P.S:- Sonamukhi, District:-Bankura, West Bengal, India, PIN - 722207

Identified by Mr Lalu Pal, , Son of Chandra Dhar Pal, Palashdanga, Joynagar, P.O: Sonamukhi, Thana: Sonamukhi, , Bankura, WEST BENGAL, India, PIN - 722208, 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 3074, Amount: Rs.100/-, Date of Purchase: 25/03/2021, Vendor name: Subrata Kumar Chakraborty



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2021, Page from 79743 to 79769

being No 230602604 for the year 2021.



Digitally signed by PARTHA BAIRAGGYA  
Date: 2021.05.10 15:29:38 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 2021/05/10 03:29:38 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. DURGAPUR  
West Bengal.

(This document is digitally signed.)