

I-1654/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL
04.26 P.M

AS 009111

04.26 P.M
08/539703/24
27/02/24

Confirmed that the Document is Admitted for
Registration.
The Sign
... Sheets and the Endorsement
... herewith are the parts of



Ritambhary

Leahy

SARITHA CONSTRUCTIONS for
enr
M. Shiva Shakti Res.
Partner

SARITHA CONSTRUCTIONS

M. Saeetha
Partner

Additional Dist. Sub-Registrar
Kharagpur, Paschim Medinipur
28 FEB 2024

DEVELOPMENT POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, **SMT. RITA PANDEY** Son/Wife of Sri Ravi Sankar Pandey, by nationality – Indian, by faith – Hindu, by occupation – Business, a resident of Jhapetapur, P.O: Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Ward No. 28, Pin:

Rita Rudey



M. Shiva Shankar Rao



Saritha

721301, PAN No. AFCPP2476C, Aadhaar No: 4297 2165 4676, hereinafter referred to as 'OWNER', do hereby authorize, constitute, appoint, nominate **SARITHA CONSTRUCTIONS**, a Partnership Firm under having it's place of business at: 37, New Settlement Market, P.O: Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, PAN No. ACSFS8772M, duly represented by any one of its **PARTNERS (1) SRI M.SHIVA SHANKAR RAO** Son of Late M.M.Rao, a resident of 37, New Settlement Market, P.O:Kharagpur, P.S: Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, PAN No. ACWPR5732Q, Aadhaar No: 7888 3854 9020, (2) **SMT. M.SARITHA** Wife of Sri M.Shiva Shankar Rao, a resident of 37, New Settlement Market, P.O:Kharagpur, P.S:Kharagpur (Town), District: Paschim Medinipur, Pin: 721301, by faith-Hindu, by Nationality-Indian, by Occupation-Business, PAN No. BBJPS2121R, Aadhaar No: 6175 8107 1239, as my true and lawful attorney, for me, in my name and on my behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in the circumstances as stated below:-

SARITHA CONSTRUCTIONS

M. Saritha
Partner

SARITHA CONSTRUCTIONS

M. Shiva Shankar Rao
Partner

Rita Pandey

That the Plot of Land mentioned in Schedule below being a plot of land measuring about **51.17 decimals** be little more or less lying and situate in District: Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur, S.R.O: Kharagpur, Mouza- Taljuli, J.L. No. 239, L.R. Khatian No. 1055, L.R. Plot No.611, measuring- **15 dec**, in L.R. Plot No. 615, measuring-**3.50 dec**, in L.R. Plot No.616, measuring – **2 dec.**, in L.R. Plot No. 623, measuring – **5.10 dec.**, in L.R. Plot No.624, measuring – **0.5 dec.**, in L.R. Plot No.625, measuring- **4.40**, in L.R. Plot No. 626, measuring-**11.50 dec.**, in L.R. Plot No. 627, measuring – **1.30 dec.**, in L.R. Plot No.628, measuring – **4.50 dec.**, L.R. Khatian No.1050, L.R. Plot No.611 area measuring-**3.37 decimals**, total measuring-**51.17 dec.**

L.R. Plot No.611	measuring- 15 dec.
L.R. Plot No. 615	measuring- 3.50 dec.
L.R. Plot No.616	measuring – 2 dec.
L.R. Plot No. 623	measuring – 5.10 dec.
L.R. Plot No.624	measuring – 0.5dec.
L.R. Plot No.625	measuring- 4.40 dec.
L.R. Plot No. 626	measuring- 11.50 dec.
L.R. Plot No. 627	measuring – 1.30 dec.
L.R. Plot No.628	measuring – 4.50 dec.
L.R. Plot No.611	Measuring- 3.37 dec.

under Kharagpur Municipality, Ward No. 28(New), classified as- Possi (Homestead land), morefully and particularly described in the "First Schedule", under Kharagpur Municipality be the

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Partner

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same or a little more or less, morefully described in Schedule below.

AND WHEREAS due to my inability and hardship to raise building structure on the said land have been searching for a developer who would be able to develop the land by constructing multi-storied building structures thereon containing flat or flats in each floor.

AND WHEREAS the developer/my constituted attorneys coming to know about my intention has approached me with an offer to develop the land described in the Schedule below by constructing a Project comprising of **Three Towers** comprising of G + 6 Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) with the further vertical expansion in the multistoried building thereon on the basis of building plan to be sanctioned by the Kharagpur Municipal and the said sanctioned plan shall form a part of this Power of Attorney duly executed and registered amongst me and the said plan has been sanctioned by the Kharagpur Municipal Authority in favour of me to construct the said Project comprising of **Three Towers** comprising of G + 6 Storied building (initially if

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permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) building with the further vertical expansion in the multistoried building thereon and shall have my consent and concurrence vide the Development Agreement duly executed and registered in the Office of A.D.S.R; Kharagpur dated: 23.02.24, duly entered in Book No. 1....., Volume No. 1010-2024, Page No. 31676..... to 31712..... vide Deed No I-1622..... for 2024

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AND WHEREAS I have requested my attorney i.e., the developer to develop my land described in the Schedule below by investing the money for the development on the terms i.e., the developer would construct a Project comprising of **Three Towers** comprising of G + 6 Storied building (initially if permitted by the Municipal Authorities and extension of floor vertically subjected to the same ratio as agreed to in this Agreement) building with the further vertical expansion in the multistoried building thereon containing several self contained flats each flat having his own separate numbers allotted earmarked in the sanctioned plan of Kharagpur Municipal Authorities as referred to above and hence this power of attorney and for the purpose of this Power of Attorney the said property as referred to as a more

SARITHA CONSTRUCTIONS

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Partner

Rita Rusey

fully described in the schedule below shall henceforth for the convenience be referred to as my estate and my attorney shall do or cause to be done all the below mentioned deeds and acts in the below mentioned manners:-

1. To look after control, manage and supervise the administration of the said property.
2. To mutate the property as described in the schedule in the records of Kharagpur Municipality and in the records of the Block Land & Land Reforms Officer and/or in the land department and put necessary signature on my behalf in my name in respect of the said property and also do, execute and affirm all papers, affidavits and declaration for such mutation matter to be required by the Kharagpur Municipality as well as by the Land Department; Govt. of West Bengal.
3. To represent me before the Kharagpur Municipality in all respects and sign on my

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Rita Rube

behalf in my names for sanction of building plan or modified or any revised plan and/or drainage and sewerage plan and/or to take water connection on my behalf in my name in the said premises and to do all the acts for the same and to get delivery of the same on my behalf in connection with the matter of the Kharagpur Municipality and my Attorney shall be duty bound to abide by all the Rules & Regulations of Kharagpur Municipality and in the event of any dispute arising out of the same my Attorney as the Developer shall be fully responsible for the same.

4. To execute and register any kind of deed of declaration to be required for sanctioning the Building Plan or drainage or sewerage plan for my said property.
5. To swear any affidavit on my behalf to be required for sanctioning the building plan and/or

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sewerage or drainage plan from the Kharagpur Municipality.

6. To engage on my behalf pleaders, advocates and solicitors and to discharge their services in respect of my property to do the work as per my requirement, to be required in the matter of the Kharagpur Municipality.
7. To take water connection in my said premises and to sign and do all the works on my behalf.
8. To take electric connection or separate meter(s) in the said premises and put signature on my behalf for doing the said acts.
9. To represent before the Judge, Munsiff, Collector, Board of Revenue, Kharagpur Municipality, State of West Bengal, Bharat Sanchar Nigam Limited, Other Government and

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SARITHA CONSTRUCTIONS

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Semi-Government Bodies/ Organization in the matter of the said property.

10. To represent me in all courts, civil, criminals, Revenue of original or a local jurisdiction, execute Vokatnama, file complaints, written statements or its appeal and to receive all summons and other process of law in respect of the said property.
11. To compromise or compound any cases or refer to arbitration in respect of the said property to protect my interest.
12. To negotiate for sale of flat/flats, car parking space of the developer's allocated share, to accept earnest money, advance or advances against such sale and to execute deed or deeds of conveyance for registration, present an admit the same before registering authority and to cancel or repudiate the same as the attorney shall deem fit and proper in connection with my

SARITHA CONSTRUCTIONS

M. Saritha

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M. Shiva Shakti

Partner

Ritee Pandey

17. My Attorney shall be fully responsible for any financial liability, deviation or unauthorized construction or accident or mishap while making any construction and in no event I shall incur any liability in respect thereof. The Attorney shall indemnify and keep me indemnified against all losses liabilities costs or third party claims actions or proceedings thus arising.

AND I hereby agree to ratify and confirm and whatsoever other act or acts our said attorney, shall do execute and perform in connection with my joint proportionate shares of the property described in schedule below by virtue of these presents.

That the contents of this Power of Attorney has been read over and explained to me in Hindi and after understanding the contents of the same I admitted the same to have been correctly written and after understanding the contents of the same I admitted the same to have been correctly written as per my instructions and the contents of the same are true to the best of my knowledge and belief and after the same I put my signatures on this Power of Attorney on this day.

SARITHA CONSTRUCTION

M. Saritha

SARITHA CONSTRUCTION

M. Shina Shastri

Partner

Rita Pandey

IN WITNESSES WHEREOF I **SMT. RITA PANDEY**
 Son Wife of Sri Ravi Sankar Pandey, do hereby put my
 signatures and seal on the 27th day of Feb,
 2024 A.D. out of free will and consent and in sound state of
 mind before the available witnesses.

SCHEDULE OF PROPERTY PERTAINING TO WHICH
POWER OF ATTORNEY IS GIVEN.

ALL THAT piece or parcel land measuring about **51.17**
decimals be little more or less lying and situate in District:
 Paschim Medinipur, P.O: Kharagpur, P.S:Kharagpur,
 S.R.O: Kharagpur, Mouza- Taljuli, J.L. No. 239,L.R.
 Khatian No. 1055, L.R. Plot No.611, measuring- **15 dec**, in
 L.R. Plot No. 615, measuring-**3.50 dec**, in L.R. Plot
 No.616, measuring - **2 dec.**, in L.R. Plot No. **623**,
 measuring - **5.10 dec.**, in L.R. Plot No.624, measuring -
0.5 dec., in L.R. Plot No.625, measuring- **4.40**, in L.R. Plot
 No. 626, measuring-**11.50 dec.**, in L.R. Plot No. **627**,
 measuring - **1.30 dec.**, in L.R. Plot No.628, measuring -
4.50 dec., L.R. Khatian No.1050, L.R. Plot No.611 area
 measuring-**3.37 decimals**, total measuring-**51.17 dec.**

L.R. Plot No.611	measuring- 15 dec.
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L.R. Plot No.624	measuring - 0.5dec.
L.R. Plot No.625	measuring- 4.40 dec.
L.R. Plot No. 626	measuring- 11.50 dec.
L.R. Plot No. 627	measuring - 1.30 dec.
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L.R. Plot No.611	Measuring- 3.37 dec.

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 M. Sarika

SARITHA CONSTRUCTIONS
 M. Shiva Shankar
 Partner

Rita Pandey

under Kharagpur Municipality, Ward No. 28(New), classified as-
Possi (Homestead land), morefully and particularly described in
the "First Schedule" hereunder written and butted and bounded
as under:

ON THE NORTH	:	Municipal Drain
ON THE SOUTH	:	Plot of Subhas Agarwal
ON THE EAST	:	Plot of Mantu Nag & Jagannath Sarkar
ON THE WEST	:	Plot of Jalim Shankar

IN WITNESSES WHEREOF I, **SMT. RITA PANDEY** Son
Wife of Sri Ravi Sankar Pandey, do hereby put our
signatures and seal on the 27th day of Feb, 2024
A.D. out of free will and consent and in sound state of mind
before the available witnesses.

This is Development Power Of Attorney after
Development Agreement and for the purpose of registration
of this Agreement the District Sub-Registrar; Midnapore has
valued the same under the Provisions of The West Bengal

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M. Shiva Shankar
Partner

Rita Pandey

Stamp (Prevention of undervaluation of instrument) Rules, 1994 has assessed the Market Value of the said Property at Rs./- vide Query Form No: 8000539703/2024 dated: 27/07/2024.

This Development Agreement-Cum-Power Of Attorney consists of 16 (sixteen) pages including 1(one) number of Non-Judicial Stamp Paper of Rs. 100/-(Rupees one hundred) only along with finger impression pages;

Rita Purbey
Signature of the EXECUTANT.

SARITHA CONSTRUCTIONS
M. Shiva Shastri
1..... Partner

SARITHA CONSTRUCTIONS
M. Saritha
2..... Partner

Signature of the ATTORNEYS.

Signature of attorneys attested by us

Rita Purbey
Signature of the EXECUTANT.

SARITHA CONSTRUCTIONS
M. Saritha

SARITHA CONSTRUCTIONS
M. Shiva Shastri
Partner

Rita Purbey

WITNESSES:

1) Md. Tasleem
S/o: SK. Mustafa
Panchberia, KCP

2) Pragati Pandey
D/o of Mr. Rabi Shankar Pandey
Jhapatapur, Kharagpur.
West Bengal.

DRAFTED BY ME:

Surojit Dutta

SUROJIT DUTTA : ADVOCATE)
JUDGES' COURT : MIDNAPORE
ENROLEMENT NO: F/941/930/87.

COMPUTER PRINTED BY ME:

Ashis Sen

(ASHIS SEN)
JUDGES COURT: MIDNAPORE.

SARITHA CONSTRUCTIONS

M. Saritha
Partner

SARITHA CONSTRUCTIONS

M. Shiva Shankar
Partner

Rita Pandey

AS PER REGISTRATION ACT OF WEST BENGAL GOVERNMENT I/We, Owner(s)/
Attorney(s) give my/our 10(ten) finger impressions of both hands

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

Rita Rudey

SIGNATURE OF OWNER(S)/ATTORNEY(S)

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

SARITHA CONSTRUCTIONS

M. Saritha

SIGNATURE OF OWNER(S)/ATTORNEY(S)

AS PER REGISTRATION ACT OF WEST BENGAL GOVERNMENT I/We,
Owner(s)/Attorney(s) give my/our 10(ten) finger impressions of both hands.

IMPRESSION OF LEFT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

IMPRESSION OF RIGHT HAND

				
FIRST FINGER	SECOND FINGER	THIRD FINGER	FOURTH FINGER	FIFTH FINGER

M. Shiva Shakti
Partner

SIGNATURE OF OWNER(S)/ATTORNEY(S)



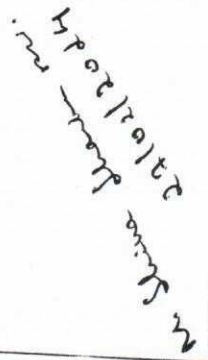
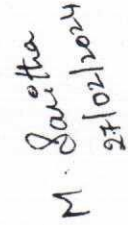
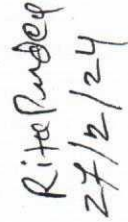
Government of West Bengal

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

OFFICE OF THE A.D.S.R. KHARAGPUR, District Name :Paschim Midnapore

Signature / LTI Sheet of Query No/Year 10108000539703/2024

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr Mutyala Shiva Shankar Rao 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Representative of Attorney [Saritha Constructions]			
2	Mrs Mutyala Saritha 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Representative of Attorney [Saritha Constructions]			
3	Smt Rita Pandey Jhapetapur, City:- Kharagpore, P.O:- Kharagpur, P.S:- Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301	Principal			

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Tasleem Son of Md Mustafa Panchberia, City - Kharagpore, P.O.- Inda, P.S.-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721305	Mr Mutyala Shiva Shankar Rao, Mrs Mutyala Santha, Smt Rit. Pandey			<i>Md. T. E. G.</i> <i>27/02/24</i> <i>Md. Tasleem</i>

27/02/24
(Bhim Charan Maity)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
KHARAGPUR
Paschim Midnapore, West
Bengal

L9	LR-628	LR-1055	Commercial	Pashi	4.5 Dec	27,08,918/-	Width of Approach Road: 27 Ft., , Project Name :
L10	LR-611	LR-1055	Commercial	Pashi	3.37 Dec	20,28,678/-	Width of Approach Road: 27 Ft., , Project Name :
		TOTAL :			51.17Dec	0 /-	308,03,412 /-
		Grand Total :			51.17Dec	0 /-	308,03,412 /-

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Smt Rita Pandey (Presentant) Wife of Shri Ravi Sankar Pandey Jhapetapur, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx6c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Saritha Constructions 37 New Settlement Market, City:- Kharagpore, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 , PAN No.:: acxxxxxx2m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Mutyala Shiva Shankar Rao Son of Late M M Rao 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saritha Constructions (as Partner)
2	Mrs Mutyala Saritha Wife of Mr Mutyala Shiva Shanka Rao 37 New Settlement Market, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx1R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saritha Constructions (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Tasleem Son of Md Mustafa Panchberia, City:- Kharagpore, P.O:- Inda, P.S:-Kharagpur Town, District:- Paschim Midnapore, West Bengal, India, PIN:- 721305			
Identifier Of Mr Mutyala Shiva Shankar Rao, Mrs Mutyala Saritha, Smt Rita Pandey			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-15 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-3.37 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-3.5 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-2 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-5.1 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-0.5 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-4.4 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-11.5 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-1.3 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Smt Rita Pandey	Saritha Constructions-4.5 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, Pin Code : 721301

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 611, LR Khatian No:- 1055		Owner Name not selected by applicant.
L2	LR Plot No:- 615, LR Khatian No:- 1055		Owner Name not selected by applicant.
L3	LR Plot No:- 616, LR Khatian No:- 1055		Owner Name not selected by applicant.
L4	LR Plot No:- 623, LR Khatian No:- 1055		Owner Name not selected by applicant.
L5	LR Plot No:- 624, LR Khatian No:- 1055		Owner Name not selected by applicant.
L6	LR Plot No:- 625, LR Khatian No:- 1055		Owner Name not selected by applicant.
L7	LR Plot No:- 626, LR Khatian No:- 1055		Owner Name not selected by applicant.
L8	LR Plot No:- 627, LR Khatian No:- 1055		Owner Name not selected by applicant.
L9	LR Plot No:- 628, LR Khatian No:- 1055		Owner Name not selected by applicant.
L10	LR Plot No:- 611, LR Khatian No:- 1055		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 101001654 / 2024

On 27-02-2024

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

Presented for registration at 16:26 hrs on 27-02-2024, at the Private residence by Smt Rita Pandey ,Executant.

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 3,08,03,412/-

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

Execution is admitted on 27/02/2024 by Smt Rita Pandey, Wife of Shri Ravi Sankar Pandey, Jhapetapur, P.O: Kharagpur, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by caste Hindu, by Profession Business

Indetified by Md Tasleem , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business

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

Execution is admitted on 27-02-2024 by Mr Mutyala Shiva Shankar Rao, Partner, Saritha Constructions, 37 New Settlement Market, City:- Kharagpur, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Md Tasleem , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business

Execution is admitted on 27-02-2024 by Mrs Mutyala Saritha, Partner, Saritha Constructions, 37 New Settlement Market, City:- Kharagpur, P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301

Indetified by Md Tasleem , , Son of Md Mustafa , Panchberia, P.O: Inda, Thana: Kharagpur Town, , City/Town: KHARAGPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721305, by caste Muslim, by profession Business


Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

On 28-02-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 35.00/- (E = Rs 35.00/-) and Registration Fees paid by Cash Rs 35.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 90/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

2. Stamp: Type: Impressed, Serial no 28147 Amount: Rs.100.00/-, Date of Purchase: 22/02/2024, Vendor name: Suchismita Kar

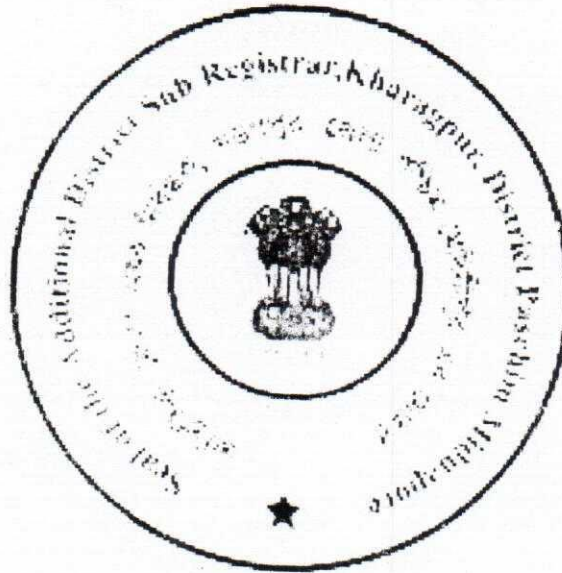


Bhim Charan Maity
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
Paschim Midnapore, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1010-2024, Page from 32084 to 32112
being No 101001654 for the year 2024.



Digitally signed by BHIM CHARAN MAITY
Date: 2024.02.28 12:07:36 +05:30
Reason: Digital Signing of Deed.

(Bhim Charan Maity) 28/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KHARAGPUR
West Bengal.

Major Information of the Deed

Deed No :	I-1010-01654/2024	Date of Registration	28/02/2024
Query No / Year	1010-8000539703/2024	Office where deed is registered	
Query Date	27/02/2024 2:13:23 PM	A.D.S.R. KHARAGPUR, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Surajit Dutta Inda,Thana : Kharagpur Town, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9800232337, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2], [4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 3,08,03,412/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 35/- (Article:E, E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 101001622/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 28, Mouza: TALJULY, Pin Code : 721301

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-611	LR-1055	Commercial	Pashi	15 Dec		90,29,728/-	Width of Approach Road: 27 Ft., , Project Name :
L2	LR-615	LR-1055	Commercial	Pashi	3.5 Dec		21,06,937/-	Width of Approach Road: 27 Ft., , Project Name :
L3	LR-616	LR-1055	Commercial	Pashi	2 Dec		12,03,964/-	Width of Approach Road: 27 Ft., , Project Name :
L4	LR-623	LR-1055	Commercial	Pashi	5.1 Dec		30,70,108/-	Width of Approach Road: 27 Ft., , Project Name :
L5	LR-624	LR-1055	Commercial	Pashi	0.5 Dec		3,00,991/-	Width of Approach Road: 27 Ft., , Project Name :
L6	LR-625	LR-1055	Commercial	Pashi	4.4 Dec		26,48,720/-	Width of Approach Road: 27 Ft., , Project Name :
L7	LR-626	LR-1055	Commercial	Pashi	11.5 Dec		69,22,792/-	Width of Approach Road: 27 Ft., , Project Name :
L8	LR-627	LR-1055	Commercial	Pashi	1.3 Dec		7,82,576/-	Width of Approach Road: 27 Ft., , Project Name :