

S.No:- 10020001999/2022

S.R L-1995/2



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Certified that this document is admitted by registration. The signature sheet and the endorsement sheets attached here with are the parts of this document.

AF 906216

2022/1169866/22

18/4/22  
@ 20m

District Sub-Registrar - II  
Paschim Medinipur  
18 APR 2022

MAA DURGA BUILDERS  
Subrata Saha  
Partners

MAA DURGA BUILDERS  
Arun Kumar Saha  
Partners

MAA DURGA BUILDERS  
Silsankar Saha  
Partners

DEVELOPMENT POWER OF ATTORNEY  
AFTER DEVELOPMENT AGREEMENT

THIS Development Power of Attorney after Development Agreement made on 18<sup>th</sup> day of April, Two Thousand and Twenty Two,

Adv.

Dipak Saha  
Anup Saha  
Monyj Saha



977

100000

13 APR 2022

100000

DIPAK SAHOO  
Samsal + Elmil Gali  
Kharazpur

13 APR 2022  
13 APR 2022

100000



*[Handwritten signature]*

District Sub-Registrar - II  
Paschim Medinipur

18 APR 2022





MAA DURGA BUILDERS  
Sikandar Saha  
Partners

MAA DURGA BUILDERS  
Anup Saha  
Partners

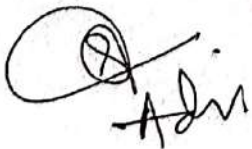
MAA DURGA BUILDERS  
Subrata Saha  
Partners



KNOWN ALL MEN BY THESE PRESENT, we,

1. SRI DIPAK SAHOO, PAN-BFHPS6014P,
2. SRI ANUP SAHOO, PAN-FEYPS8223G
3. SRI MONOJ SAHOO, PAN-BEBPS5407R,

All S/o Sri Ganesh Chandra Sahoo @ Ganesh Sahoo, all By Faith Hindu, all By Occupation Business, all resident of Sanjoal Telmill Gali. PO + PS - Kharagpur, 721301 Dist.- Paschim Medinipur West Bengal hereinafter referred to as 'OWNERS' herein after called the EXECUTANTS DO HEREBY SENT MY GREETINGS:-

  
Adin

Dipak Sahoo  
Anup Sahoo  
Monoj Sahoo



WHEREAS the schedule of property FIRST PART 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjool, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157, 202/161, within the limits of Kharagpur Municipality ward no. 29 (old), 24 (New), By a registered deed of sale Deed Vide Deed No. 4567 dated 01.07.2013 & Gift Deed Vide Deed No. 7291 dated 25.10.2017 from the then owners of the said land Ganesh Chandra Sahoo @ Ganesh Sahoo. And present owners mutated their names in the office of B.L. & L.R.O. Kharagpur get L.R. Khatian No. 2260, 2258 and 2261 respectively. The Owners are exercising their right, title, interest and peaceful possession over the schedule mention property.

AND WHEREAS We, have entered into a Joint Development Agreement with "MAA DURGA BUILDERS" PAN-ABTFM4673P having its principal place of business at of Ramas Garden, Sanjool, P.O.-Kharagpur, P.S.-Kharagpur(T), Dist.- Paschim Medinipur 721301 represented herein by its Partners in respect of our said Property registered in the Office of D.S.R.-II Paschim Midnapore and recorded in Book No:1002, being Deed No: 1977 for the year 2022 dated: 18.04.2022.

AND WHEREAS we are busy in our various jobs so we need someone to look after our aforesaid property.

MAA DURGA BUILDERS  
Subrata Saha  
Partners

MAA DURGA BUILDERS  
Anon Kumar Saha  
Partners

MAA DURGA BUILDERS  
Srikumar Saha  
Partners

Dipak Saha  
Anil Saha  
Manoj Saha





AND we do hereby Nominate, Constitute Power Of Attorney, an APPOINT "MAA DURGA BUILDERS" PAN- ABTFM4673P with its principal place of business at resident of Ramas Garden, Sanjoal, P.O.-Kharagpur, P.S.-Kharagpur(T), Dist.-Paschim Medinipur 721301. Dist West Midnapore represented herein by its Partners namely,

1. MR. SUBRATA SINHA , PAN- BEWPS1220P S/o Lt. Pasupati Sinha, by faith- Hindu, by occupation- Business, resident of Ramas Garden, Flat No. 101, First Floor, Sanjoal P.O.- Kharagpur, P.S.-Kharagpur (T), 721301, Dist.-Paschim Medinipur West Bengal Indian Citizen hereinafter after referred to as FIRST PARTY.
2. MR. ARUN KUMAR SARKAR, PAN- AJVPS2314K S/o Lt. Ajit Kumar Sarkar, by faith- Hindu, by occupation- Business, resident of Irida, P.O. & P.S.- Kharagpur (Town)- 721305, Dist.-Paschim Medinipur West Bengal hereinafter after referred to as SECOND PARTY.
3. SIKANDAR SONKAR, PAN-BIHPS9999E S/o Ashok Kumar Sonkar, by faith- Hindu, by occupation- Business, resident of Sanjoal, P.O.- Kharagpur, P.S.- Kharagpur (Town)-721301, Dist.-Paschim Medinipur, West Bengal hereinafter after referred to as THIRD PARTY.

As our lawful attorney.

all Partners of we "MAA DURGA BUILDERS" PAN- ABTFM4673P having its principal place of business at resident of Ramas Garden, Sanjoal, P.O.-Kharagpur, P.S.-Kharagpur(T), Dist.-Paschim Medinipur 721301 whose signatures are appended below as our Attorney to do the following acts, deeds and things in respect of the Schedule mentioned

MAA DURGA BUILDERS

Subrata Sinha  
Partners

MAA DURGA BUILDERS

Arun Kumar Sarkar  
Partners

MAA DURGA BUIL

Sikandar Sonkar  
Partners

Dipak Saha  
Amit Saha

Manoj Saha,



property formally known as ALL THAT piece and parcel of land 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjoal, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157,202/161, within the limits of Kharagpur Municipality ward no. 29 (old), 24 (New), hereinafter called the "SAID PROPERTY".

1. To work, manage, control and supervise the management and administration of the property belonging to us and develop the same after obtaining necessary sanction from the local municipal authority or from other statutory authorities.
2. To negotiate on terms for and to agree and to enter into and to conclude any agreement/ agreements for sale in respect of Developer's allocation of the property lying and situated ALL THAT piece and parcel of land measuring 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjoal, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157,202/161, within the limits of Kharagpur Municipality ward no. 29 (old), 24 (New), fully described in the Schedule herein below with any intending Purchaser or Purchasers at such price or prices as may be agreed by

MAA DURGA BUILL -  
Sulchandran Son  
Partnr

MAA DURGA BUILDERS  
Anon/Kaam/Son  
Partners

MAA DURGA BUILDERS  
Subrata-Sinha  
Partners

Dipak Sahoo  
Anup Sahoo  
Manoj Sahoo

Adv.



me and /or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.

- 3. To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the Sale Deed or Deeds in respect of Developer's allocation and to give good valid receipt and discharge of the same this will protect the intending purchaser or purchasers in my name and on my behalf.
- 4. Upon such receipt as aforesaid in our name and as our act and Deed to sign, execute and to deliver any Deed or Deeds of conveyance and conveyances of any one or more in respect of the said property or any portion of it in favour of such intending purchaser or purchasers or their nominee or nominees of assignee in respect of Developer Allocation.
- 5. To sign and to execute all Deed of Conveyances, instruments and assurances which my Attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do myself, if personally present, save and except owners' allocation/share as described in the Development Agreement.

*[Handwritten signature]*

MAA DURGA BUILLL -  
*Sulcanar Sankar*  
Partners

MAA DURGA BUILDERS  
*Arjun Kumar Sen*  
Partners

MAA DURGA BUILDERS  
*Sudipto Saha*  
Partners

*Dipankar Saha*  
*Arup Saha*  
*Manoj Saha*



6. To present any such Deed or Deeds of Sale, Conveyance or Conveyances or any other documents for registration when executed by them on our behalf to the Addl. District Sub-Registrar Kharagpur and District sub Registrar Midnapore and ARA Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property or any portion of it to such Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourself, save and except owners' allocation as described in the Development Agreement.
7. To submit site plan, building plan, revised building plan etc. and to obtain the same from the Kharagpur Municipality to amalgamate with neighbor plot/s and/or holding/s, to engage masons, labours for construction of building on the aforesaid property and to obtain completion certificate in respect of the building and to do all acts before the Kharagpur Municipality in respect of property known as ALL THAT piece and parcel of land measuring 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjoal, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260, 2258 & 2261, R.S. plot no. 323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157, 202/161, within the limits of Kharagpur

MAA DURGA BUILDERS

Srikandan Senapati  
Partners

MAA DURGA BUILDERS

Ajay Kumar Senapati  
Partners

MAA DURGA BUILDERS

Sudipto Senapati  
PartnersDipak Sahoo  
Anup Sahoo  
Manoj Sahoo.



Municipality ward no. 29 (old), 24 (New), which is fully described in the Schedule herein below.

8. In connection with or relating to the said property to take action against person/persons occupier, tenant/tenants etc. if any, in any court, to represent me in any Court of Law, and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my behalf from time to time be found necessary, proper and/or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and/or authorizations on our behalf.
9. To appear for and represent me before any Officer, Collector, Magistrate, Judge, Munsiff and in all Government Offices, Municipality in all matters and things relating to my aforesaid property which is fully described in the schedule herein below or its affairs.
10. To appear for and represent our in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file plaint, written statement and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.
11. To appoint engage on our behalf Pleaders, Advocates or Solicitors, whenever my said Attorneys shall think proper to do so and to disturb and /or terminate their appointment.

MAA DURGA BUILDERS  
S. K. Saha & Co. Pvt. Ltd.  
Partners

MAA DURGA BUILDERS  
MAA DURGA BUILDERS  
Partners  
S. K. Saha & Co. Pvt. Ltd.  
Partners

MAA DURGA BUILDERS  
S. K. Saha & Co. Pvt. Ltd.  
Partners

Dipak Saha  
Anup Saha  
Manoj Saha.

*[Handwritten signature]*  
Adv.



12. To sign verify and file applications for execution of decree or order of any Court.
13. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any of such cases.
14. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the aforesaid property or portion of it.
15. To do all acts and things which are necessary and which will deem fit by our aforesaid Attorneys.

AND we, do hereby by this General Power of Attorney agree to ratify and confirm all and whatsoever other act or acts our said Attorneys shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of the aforesaid property or any portion Save and except Owner's allocation of it and other acts under and by virtue of this General Power of Attorney shall be valid and binding on our to all intents and purposes as if done by our personally.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of land measuring measuring area 41.50 decimals of land at Dist.- Paschim Medinipur, P.S., A.D.S.R.O. & Municipality- Kharagpur, Mouza- Sanjool, J.L. No. 312, R.S. Khatian no. 152, 107, 594/1, 45/2/1, L.R. Khatian no. 2260,2258 & 2261 ratify Jot.

*(Signature)*  
A.D.W.

Dipak Sahoo  
Anup Sahoo  
Manoj Sahoo.

MAA DURGA BUILDERS  
*Subrata Saha*  
Partners

MAA DURGA BUILDERS  
*Arjun Kumar Sanyal*  
Partners

MAA DURGA BUIL  
*Srikanta Saha*  
P2



R.S. plot no.323, 324, 319, 320, 321 L.R. Plot no. 1178 area 12 dec. L.R. Plot no. 1179 area 29.50 dec. Total 41.50 dec. holding no. 196/157,202/161, within the limits of Kharagpur Municipality ward no. 29 (old), 24 (New), bounded by:

ON THE NORTH BY : Bhupati Sahoo and Dhuka Goswami.  
ON THE SOUTH BY : 20' ft wide Municipal Road.  
ON THE EAST BY : Rabindra Nath Sahoo and others.  
ON THE WEST BY : Samar Roy.

IN WITNESS WHEREOF We the Executants hereto set and subscribed my hand and Seal on this the 18<sup>th</sup> day of April 2022.

Signature of the EXECUTANTS.

- 1.....*Dipak Saha*.....
- 2.....*Arup Saha*.....
- 3.....*Mony Saha*.....

Signature of the ATTORNEYS.

- 1.....*Subrata Sena*.....  
MAA DURGA BUILDERS,  
Partners
- 2.....*Aravind Kumar Das*.....  
MAA DURGA BUILDERS  
Partners
- 3.....*Silpankar Soubar*.....  
MAA DURGA BUILDERS  
Partners

*Aravind*



Drafted by me:

Sudip K. Dabakoti

Advocate  
Judge's Court, Judges Cor-  
midnapore  
Emrodwala no. WB/2498/1998.

Witnesses

Subrata K. Banerjee  
Aet Karmi Ltd Assn  
Andheri West, Mumbai

Sparsh Ranjan Samanta  
SPO - Ram Krishna Samant  
Keshavn Medinipur

Sudip K. Sahoo  
Dr Dipak Sahoo  
Sardul Kharagpur

Computerised:

Pradip Sen.  
(Pradip Sen). M/s. Medini Infotech, Old LIC More, Midnapore.

This Power of Attorney contained in 11 pages including one Stamp paper. And Two extra pages for Finger prints of executants and Attorneys. This page Treated as one part of this deed. and <sup>Therewith</sup> ~~with~~

Dipak Sahoo

Dipak Sahoo

Pradip Sen.

Manoj Sahoo.

MAA DURGA BUILDERS

Partners

MAA DURGA BUILDERS

Partners

MAA DURGA BUILDERS

Partners

MAA DURGA BUILDERS  
Subrata Sen  
Partners

MAA DURGA BUILDERS  
Arjun Kumar Laha  
Partners

MAA DURGA BUILDERS  
Siddhanta Sen  
Partners



: :

*Left Hand finger Impression*



*Right Hand finger Impression*

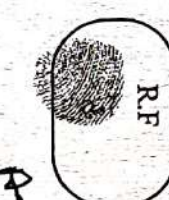
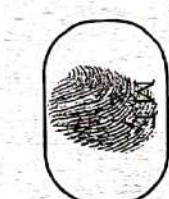
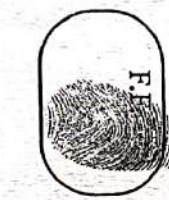


Dipak Sahas  
Signature

*Left Hand finger Impression*



*Right Hand finger Impression*



Amr Sahas  
Signature

*Left Hand finger Impression*



*Right Hand finger Impression*



Mangal Sahas  
Signature



::

*Left Hand finger Impression*



*Right Hand finger Impression*

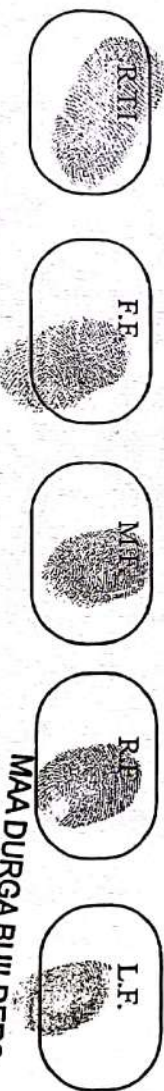


MAA DURGA BUILDERS  
*S. Srinivasan*  
Signature Partners

*Left Hand finger Impression*



*Right Hand finger Impression*



MAA DURGA BUILDERS  
*Arun Kumar*  
Signature Partners

*Left Hand finger Impression*

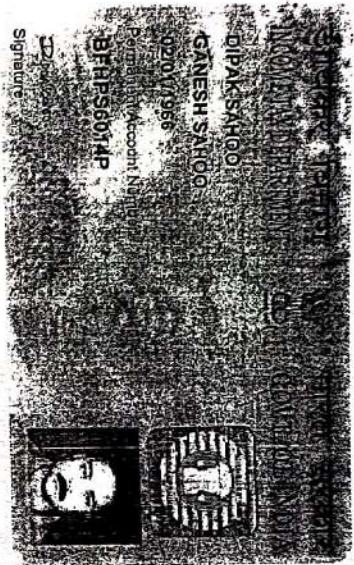


*Right Hand finger Impression*



MAA DURGA BUILDERS  
*S. Srinivasan*  
Signature Partners





*Dipak Sahoo*





भारत सरकार  
Unique Identification Authority of India  
GOVERNMENT OF INDIA

Enrolment No.: 1178/49535/04611

Download Date: 26/07/2017  
To  
Dipak Sahoo  
S/O Ganesh Sahoo  
SANJOL  
Kharagpur (m)  
Paschim Medinipur/Kharagpur  
West Bengal - 721301  
9474504140

Generation Date: 19/07/2017

Valid till unknown  
Valid till unknown  
Valid till unknown  
Valid till unknown  
Valid till unknown



आपका भारत क्रमांक / Your Aadhaar No. :

5098 6294 7317

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Dipak Sahoo

DOB: 02/01/1966  
MALE



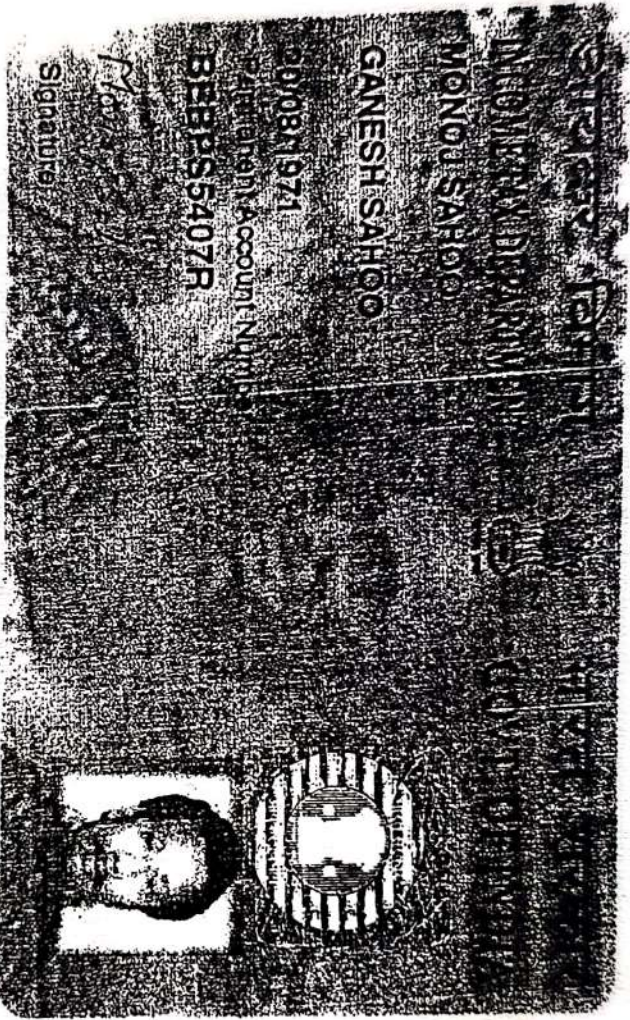
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मेरा आधार, मेरी पहचान

Dipak Sahoo







Manoj Sahoo,





ভারত সরকার  
Unique Identification Authority of India

ভারত সরকার

তথ্যসংগ্রহ আই ডি / Enrollment No.: 1058/56002/01702

To

মনোজ সর্হ  
Monoj Sahoo  
SANOAL  
KHARAGPUR  
Kharagpur (m)  
Kharagpur  
Paschim Medinipur Paschim Medinipur  
West Bengal 721301  
68039316  
MN680393163FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

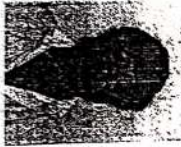
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আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India

মনোজ সর্হ  
Monoj Sahoo  
পিতা : গনেশ সর্হ  
Father : Ganesh Sahoo  
জন্মতারিখ / DOB : 20/08/1971  
সঙ্গ / Male



3187 5398 4142

আধার - সাধারণ মানুষের অধিকার

Monoj Sahoo





भारत सरकार  
Unique Identification Authority of India

Enrollment No: 1178/49535/04661

To  
Anup Sahoo  
S/O Ganesh Chandra Sahoo  
SANJOL  
Kharagpur (m)  
Paschim Medinipur Kharagpur  
West Bengal - 721301  
9933953491

Download Date: 01/08/2017

Generation Date: 19/07/2017

Validly Unknown  
SECRETARY  
MINISTRY OF INFORMATION & PUBLIC RELATIONS  
GOVERNMENT OF INDIA  
NEW DELHI - 110012



आपका आधार क्रमांक / Your Aadhaar No. :

2968 2482 0023

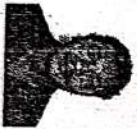
मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India

Anup Sahoo

DOB: 01/02/1970  
MALE



2968 2482 0023

मेरा आधार, मेरी पहचान

Anup Sahoo





GOVERNMENT OF INDIA  
MINISTRY OF FINANCE  
GOVERNMENT OF INDIA

ANUP SAHOO

GANESH CHANDRA SAHOO

101/02/1970

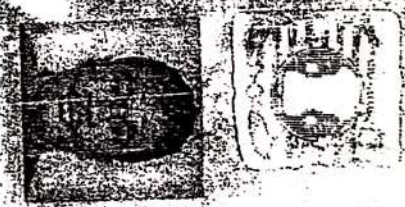
Beneficial Account Number

FEYPS8223G

*Anup Sahoo*

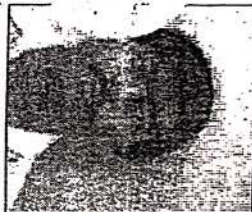
Signature

*Anup Sahoo.*





ELECTION COMMISSION OF INDIA  
ভারতের নির্বাচন কমিশন  
IDENTITY CARD WB/32/224/015089  
পরিচয় পত্র



Elector's Name : Sinaha Subrata  
নির্বাচকের নাম : সিনহা সুব্রত  
Father / Mother /  
Husband's Name : Pashupati  
পিতা/মাতা/স্বামীর নাম : পশুপতি  
Sex : Male  
লিঙ্গ : পুরুষ  
Age as on 1.1.1995: 35  
১.১.১৯৯৫ এ বয়স : ৩৫

Address

Ward : Ward No. 2-3  
P.S. : Khargapur Town.  
Mun : Khargapur  
Dist : Midnapur  
ডিকান

ওয়ার্ড : ওয়ার্ড নং ২৩  
থানা : খড়্গপুর টাউন  
পৌরঃ : খড়্গপুর  
জেলা : মেদিনীপুর

Facsimile Signature

Electoral Registration Officer

নির্বাচক - নিবন্ধন আধিকারিক

For 224-Kharagpur Town Assembly Constituency  
২২৪ - খড়্গপুর টাউন বিধানসভা নির্বাচন ক্ষেত্র

Place : Midnapur  
স্থান : মেদিনীপুর  
Date : 02.04.1995  
তারিখ : ০২.০৪.১৯৯৫

*Subrata Sinha*



आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

SUBRATA SINHA

PASUPATI SINHA

28/11/1957

Portability Account Number

BEWPS1220P

*Subrata Sinha*  
Signature



*Subrata Sinha*



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SIKANDAR SONKAR

ASHOKE KUMAR SONKAR

10/11/1978

Permanent Account Number

BIHPS9999E

Signature



Sikandar  
Sonkar





ভারত সরকার  
Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1058/56003/01655

To  
সিকন্দর শোনকার  
SIKANDAR SONKAR  
SANJOAL  
Kharagpur (m)  
Kharagpur  
Paschim Medinipur Paschim Medinipur  
West Bengal 721301



আপনার আধার সংখ্যা / Your Aadhaar No. :

**2859 5593 2423**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



সিকন্দর শোনকার  
SIKANDAR SONKAR  
পিতা : অশোক সঙ্কার  
Father : Ashok Sonkar  
জন্মতারিখ / DOB : 10/11/1978  
পুরুষ / Male



**2859 5593 2423**

আধার - সাধারণ মানুষের অধিকার


*Sikandar  
Sonkar*



  
**ভাৰত শাসন**  
 Government of India  
 শ্ৰীমান অৰুণ কে.আই.এ  
 Arun Kumar Saikar  
 শ্ৰীসংখ্যা/DOB: 14/01/1961  
 পেশা/ MALE

4873 0141 0022  
 VID:51032310E8739372  
 ব্যক্তিগত চাৰ্টাৰ্ড, ব্যক্তিগত চাৰ্টাৰ্ড



  
**স্বত্বাধীন চাৰ্টাৰ্ড শাসন**  
 Unique Identification Authority of India  
 ঠিকানা: এ.এ.ই.সি. ই-৩, এ.এ.ই.সি. (৩/১১), পশ্চিম  
 বেঙ্গল - ৭২১৩০৫  
 Address: A.P.A.I. Road, E-3, A.P.A.I. (3/11), West  
 Bengal - 721305

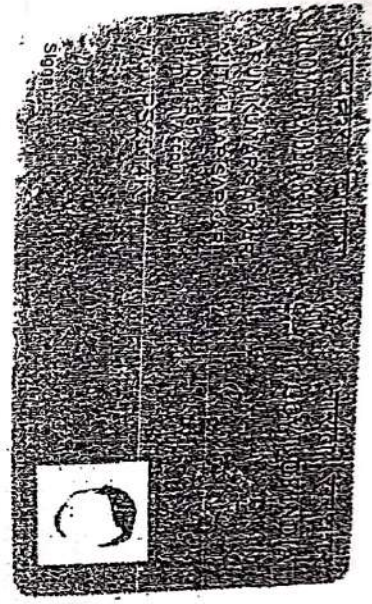


4873 0141 0022  
 VID:51032310E8739372  
 চাৰ্টাৰ্ড শাসন

*Arun Kumar Saikar*



How much London  
How much London





### Major Information of the Deed

Query No. / Year	1-1002-01995/2022	Date of Registration	18/04/2022
Query Date	18/04/2022 2:42:46 PM	Office where deed is registered	D.S.R. - II PASCIM MIDNAPORE, District: Paschim Midnapore
Applicant Name, Address & Other Details	Hari Pada Manna Judges Court Midnapore, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, Mobile No. : 9531509737, 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]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 1,74,23,747/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid Rs. 53/- (Article: E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No./Year]:- 100201977/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip. (Urban area)		

### Land Details :

District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 24, Mouza: SANJOAL, Ward No: 24 Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-323	RS-152	Commercial	12 Dec		50,38,192/-	Width of Approach Road: 20 Ft.,, Project Name :

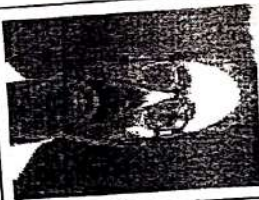


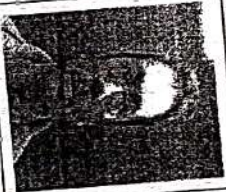

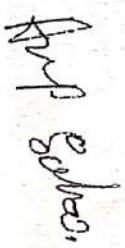
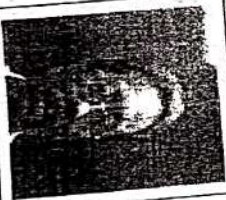


District: Paschim Midnapore, P.S.- Kharagpur Town, Municipality: KHARAGPORE, Road: Ward No 24, Mouza: SANJOAL, Pin Code : 721301

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	RS-324	RS-152	Commercial	3 Dec		12,59,548/-	Width of Approach Road: 20 Ft.,, Project Name :
L3	RS-319	RS-107	Commercial	0.5 Dec		2,09,925/-	Width of Approach Road: 20 Ft.,, Project Name :
L4	RS-320	RS-107	Commercial	23 Dec		96,56,534/-	Width of Approach Road: 20 Ft.,, Project Name :
L5	RS-321	RS-107	Commercial	3 Dec		12,59,548/-	Width of Approach Road: 20 Ft.,, Project Name :
			TOTAL :		29.5Dec	123,85,555/-	
			Grand Total :		41.5Dec	174,23,747/-	



15/2

Details :  
Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<p><b>Mr Dipak Sahoo</b> (Presentant) Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			
<p>Sanjaol Telmlil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx4P,Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p><b>Mr Anup Sahoo</b> Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			
<p>Sanjaol Telmlil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: FExxxxxx3G,Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			
Name	Photo	Finger Print	Signature
<p><b>Mr Monoj Sahoo</b> Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			
<p>Sanjaol Telmlil Gali, City:- , P.O:- Kharagpur, P.S:-Kharagpur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx7R,Aadhaar No Not Provided, Status : Individual, Executed by: Self, Date of Execution: 18/04/2022 Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office</p>			

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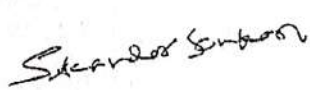


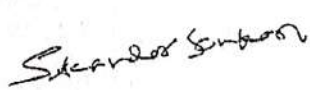


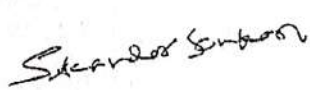


Address, Photo, Finger print and Signature

5/22

**MAA DURGA BUILDERS**  
 Ramas Garden Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal India, PIN:- 721301 , PAN No.:: ABxxxxxx3P, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :



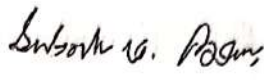
Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Subrata Sinha</b>                      Son of Late Pasupati Sinha                      Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 18 2022 3:06PM</td> <td>LTI 18/04/2022</td> <td>18/04/2022</td> <td></td> </tr> </tbody> </table> <p>Ramas Garden Flat No 101 1st Floor Sanjoal, Flat No: 101, 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.:: BExxxxxx0P, Aadhaar No Not Provided Status : Representative, Representative of : MAA DURGA BUILDERS (as Partner)</p>	Name	Photo	Finger Print	Signature	<b>Mr Subrata Sinha</b> Son of Late Pasupati Sinha Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office				Apr 18 2022 3:06PM	LTI 18/04/2022	18/04/2022	
Name	Photo	Finger Print	Signature										
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Name	Photo	Finger Print	Signature										
<b>Mr Arun Kumar Sarkar</b> Son of Late Ajit Kumar Sarkar Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office													
Apr 18 2022 3:06PM	LTI 18/04/2022	18/04/2022											
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Name	Photo	Finger Print	Signature										
<b>Mr Sikandar Sonkar</b> Son of Ashok Kumar Sonkar Date of Execution - 18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of Admission of Execution: Office													
Apr 18 2022 3:07PM	LTI 18/04/2022	18/04/2022											

Partners



7/2

Subash Kumar Basu  
Subash Kumar Basu  
Midnapore, P.O:-  
Medinipur, District:-  
Medinipur, West Bengal, India,

Photo	Finger Print	Signature
		
18/04/2022	18/04/2022	18/04/2022

Of Mr Dipak Sahoo, Mr Anup Sahoo, Mr Monoj Sahoo, Mr Subrata Sinha, Mr Arun Kumar Sarkar, Mr Sikandar

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-4 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-4 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-4 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-1 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-1 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-1 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-0.166667 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-0.166667 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-0.166667 Dec

**Transfer of property for L4**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-7.66667 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-7.66667 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-7.66667 Dec

**Transfer of property for L5**

Sl.No	From	To. with area (Name-Area)
1	Mr Dipak Sahoo	MAA DURGA BUILDERS-1 Dec
2	Mr Anup Sahoo	MAA DURGA BUILDERS-1 Dec
3	Mr Monoj Sahoo	MAA DURGA BUILDERS-1 Dec

K M



Endorsement For Deed Number : I - 100201995 / 2022

122

18-04-2022  
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  
of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)  
Presented for registration at 14:00 hrs on 18-04-2022, at the Office of the D.S.R. - II PASCIM MIDNAPORE by Mr  
Dipak Sahoo, 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  
1,74,23,747/-

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 18/04/2022 by 1. Mr Dipak Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo,  
Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by  
caste Hindu, by Profession Business, 2. Mr Anup Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo,  
Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by  
caste Hindu, by Profession Business, 3. Mr Monoj Sahoo, Son of Mr Ganesh Chandra Sahoo Alias Ganesh Sahoo,  
Sanjoal Telmil Gali, P.O: Kharagpur, Thana: Kharagpur, Paschim Midnapore, WEST BENGAL, India, PIN - 721301, by  
caste Hindu, by Profession Business  
Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, .  
City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession  
Law Clerk

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]  
Execution is admitted on 18-04-2022 by Mr Subrata Sinha, Partner, MAA DURGA BUILDERS, Ramas Garden  
Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301  
Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, .  
City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession  
Law Clerk  
Execution is admitted on 18-04-2022 by Mr Arun Kumar Sarkar, Partner, MAA DURGA BUILDERS, Ramas Garden  
Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301  
Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, .  
City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession  
Law Clerk  
Execution is admitted on 18-04-2022 by Mr Sikandar Sonkar, Partner, MAA DURGA BUILDERS, Ramas Garden  
Sanjoal, City:- , P.O:- Kharagpur, P.S:-Kharagpur Town, District:-Paschim Midnapore, West Bengal, India, PIN:- 721301  
Indetified by Mr Subrata Kumar Basu, , Son of Late Kanai Lal Basu, Nutan Bazar, P.O: Midnapore, Thana: Medinipur, .  
City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession  
Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- )  
and Registration Fees paid by Cash Rs 53/-

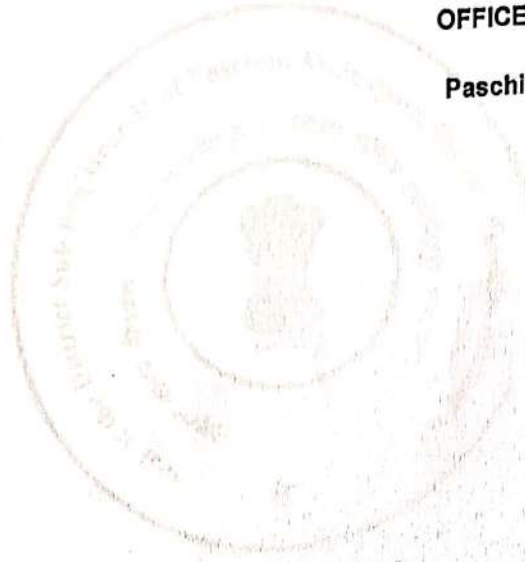


Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Serial no 977, Amount: Rs.100/-, Date of Purchase: 13/04/2022, Vendor name: Satya

15/2

*Sudikshit Roy Barma*

**Sudikshit Roy Barma  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II PASCIM  
MIDNAPORE  
Paschim Midnapore, West Bengal**



Partners



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1002-2022, Page from 41023 to 41043  
being No 100201995 for the year 2022.



Digitally signed by Sudikshit Roy Barma  
Date: 2022.04.25 16:45:59 +05:30  
Reason: Digital Signing of Deed.

*Sudikshit Roy Barma*

(Sudikshit Roy Barma) 2022/04/25 04:45:59 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II PASCIM MIDNAPORE  
West Bengal.

(This document is digitally signed.)