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P-2833/43



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 519163

certified that the Document
is Admitted to Registration the
Sign is Sheet and the Endr-
ment is the Part of the
Document.

A D R Durgam
Gardien

29 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT

AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL COME THAT I, - MRS GIRIJA BARNWAL (PAN: CEYPB4923D) (Aadhaar: 532801431432) Wife of Mr Mahendra Prasad Barnwal, by faith: Hindu, by Occupation: Housewife, Citizen of India and being the Resident of Taramanagar, City:-Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213; hereinafter referred to as the EXECUTANTS(s) / ONE PART; doth hereby nominate, constitute and appoint the undersigned partner(s) of SKY HOMES INFRA, (PAN: AETFS3007G) a partnership firm presently having its Office at B Block, Amrita Green View Housing Pvt. Ltd., Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 represented by one of its Partner namely: - MR AYAN BANERJEE (PAN: DSOPB6283H) (Aadhaar No.: 975689898561) Son of Mr Biswajit Banerjee, by faith-Hindu, Citizen of India, by occupation-Business, resident of Goswami Para, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212; to be my/our true and lawful attorney(s) in my/our name and on my/our behalf to do execute singly or jointly and/or severally and/or to execute all or any of the following acts, deeds, matters & things for me/us & on my/our behalf and in my/our name(s) hereinafter referred to as my/our ATTORNEY(s) / OTHER PART.

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

WHEREAS by a Registered Development Agreement bearing **Deed No.: I-02755** for the year 2023 at the A.D.S.R. Office, Durgapur duly executed by us of the **ONE PART** and the above mentioned Developers of the **OTHER PART**; we've agreed to develop the said part and parcel of the land measuring **5.9895 Dec / 3.63 Katha be the same a little more or less**, hereinafter referred to as the said property, more particularly described in the Schedule hereunder.

AND WHEREAS in pursuance of the said Agreement, we've handed over the possession of the said property to the Developers on execution of the Development Agreement which they've accepted and now the Developer(s) are in lawful possession of the said property for development of the proposed building with such maximum floors subject to necessary approvals and/or as per sanctioned plan from the appropriate authority.

That the Owner has offered the total area of land thereon measuring **5.9895 Dec / 3.63 Katha** for development and construction of a multi-storied building complex consisting of flats / apartments, and such spaces, etc. provided wherein that as and when required, then amalgamating combine and merger of any and/or the adjacent such plots of land with schedule below plots.

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

ALSO FURTHERMORE We, the Landowners / Vendors having had executed this Development Power of Attorney in favour of the said mentioned above Attorney(s) for smooth execution of all such required works in relation to plan sanction, registration, NOC, and/or any other relevant papers, etc. that is to be sanctioned by Panchayat, ADDA, BL&LRO, FIRE Dept., and/or other concerned authority(s). Moreover, any one or any two

and/or all of the partners do have my/our permission vide this document against registration of such units before the ADSR Durgapur and/or to such competent registering authority(s) in favour of such intending and prospective purchaser(s) being such proposed flats, units, spaces, garages, etc., and; in relation to the stated running works herein – their authorized representative or their authorized staffs of the Developer can submit and/or receive such relevant paper(s) and attend any such hearing in connection with the said landed property(s) on behalf of me/us (the Landowners / Vendors as stated above) to Panchayat, ADDA, I&LR Dept., FIRE Dept., and/or other concerned authority(s).

KNOW YOU ALL AND THESE PRESENTS WITNESSETH THAT:-

1. To develop the below schedule plot of the Land and as such the entire proposed building(s) as per sanctioned plan and as enunciated as per the said Development agreement consisting of flats / units / garage(s) / space(s). **Moreover, it is to be noted hitherto that no ownership of the said property(s) is hereby transferred in favour of the Developers herein vide this Document.**
2. To apply, for permission/exemption from the Competent Authority, the State of West Bengal and/or any other authority/authorities under the provisions of Urban Land (Ceiling and Regulation) Act, 1976 (for brevity ULC&R Act) and for the permission and/or sanction for development of the said property under the provisions of ULC&R Act, and for that purpose to make any declarations, sign forms in my/our name and on my/our behalf as my/our Attorney(s) shall deem fit and proper also to appear before appellate authorities under the said ULC&R Act and/or State Government in connection with the permission for transfer of the said property as also development of the said property as aforesaid and generally to do various acts, deeds, matters and things connected with the matters relating to ULC&R Act in the manner my/our said Attorney(s) may deem fit and proper and conducive in connection with all matters pertaining to Urban Land Ceiling clearance.
3. To make and prepare and/or cause to be made and prepared at their entire cost all such layout, sub-division, plans, specifications and designs and/or any alterations in the existing plans and/or specifications as may be necessary, required and advisable at the discretion of my said Attorney(s) for the purpose of constructing the buildings on the said property to Panchayat / Zila Parishad and/or any other Concerned Authority and/or Government of West Bengal and/or Local Bodies and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of my/our said attorney and to pay necessary fees & premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the proposed buildings sanctioned by the Municipal / ADDA / Panchayat / Zila Parishad and other authorities.
4. To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement onwards.
5. To commence, carry out and complete and/or cause to be commenced and completed, construction work at their entire cost on the said property in accordance with the sanctioned plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations, which are made by the Government of West Bengal and/or Panchayat / Zila Parishad and/or Collector and/or any other Competent Authority or authorities for the time being are strictly observed.
6. To invite tenders and offer for the purpose of construction of one or more buildings or structures on the said property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorneys may in his/their absolute discretion deem fit, to give the construction contract to such person(s) as my/our said attorneys may deem fit and proper and to get all such buildings or structures duly completed by the said contractors and to enter into such arrangements with such and other person or persons or body or bodies whether corporate or otherwise for the

purpose of development of the said property wholly, partly or in stages and for constructions of buildings or structures thereon and/or furnishing the premises therein as the said attorneys may in his/their absolute discretion deem fit and to pay the cost of construction and development of the said buildings or structures and furnishing of the premises to such contractors and other persons or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services as may be required for development and construction of the buildings or structures on the said property on such terms and conditions as my/our said attorneys may in his/their absolute discretion deem fit and proper.

7. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and all its departments, the Panchayat / Zila Parishad and/or Survey Officer and/or Police Authorities for the time being in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.
8. To deal and correspond with Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) including all its Departments or officers or any other officers or Authorities in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.:
 - a) To apply for and obtain, sanction, revalidation with further alterations and/or additions and/or modifications, as my/our said Attorney(s) may require;
 - b) To apply for and obtain the occupation and/or completion certificates in respect of the buildings to be constructed and completed on the said property;
 - c) To deal with the Assessment Department of the Panchayat / Zila Parishad / P&RD, and other appropriate authority(s) and to get the assessment from the said and appropriate authority(s) of the said property.
9. To appear and represent me/us before the A.D.S.R. Office at Durgapur and/or to any other competent authorities for presentations of deeds / documents / agreements / receiving NOC whatsoever and any and all concerned authorities and parties as may be necessarily required and/or advisable in the sole discretion of my/our said Attorney(s) for or in connection with the development of the said property and to make such agreements arrived at such arrangement as may be conducive to the development work and completing the same; And, to represent before the public, local and/or private authorities in respect of development of the property and to make such of the actions and things as may be necessary for effectually commencing the said development work and completing the same.
10. To enter upon property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make payment for getting the work done.
11. To deal with the correspondence with the West Bengal State Electricity Board and/or any other competent authorities for obtaining electric connection including execution of lease deed in respect of any portion of the said property for the purpose of enabling the Electric Supply and Transport Undertaking Ltd. to put up and erect an electric sub-station for the supply of electricity to the buildings that may be constructed on the said property and for that purpose to sign, all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.
12. To empower on my/our behalf and in my/our name and to represent my/our interest before the Survey Authorities, Land Record Authorities, Collector of land Revenue and Assessors of Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD Rates and Taxes, Commissioner of Police and Municipal / ADDA / Panchayat / Zila Parishad Commissioner and other officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any Local Act,

Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever.

13. To make applications for connections, electric & water supply and other incidental requirements which may be required for purpose of development of the aforesaid property. To apply for refund of deposits made or to be made with the Panchayat / Zila Parishad, West Bengal State Electricity Board and other concerned Authorities and receive the said refunds.
14. To ask, demand, sue for, enforce payment and/or recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne, profits in respect of the said property which now are or which at any time or times hereafter may become due and payable to me/us.
15. To nominate, appoint, engage and authorise solicitors, advocates, Income-tax, GST and such other taxing practitioners, Chartered Accountants, Architects, Surveyors, Engineers, Contractors, Sub- Contractors and other professional agents and to sign and give warrants or vakalatnamas or other necessary authorities in their favour from time to time and to revoke their appointments and pay their remuneration including special fees and charges.
16. To make, sign and submit applications, petitions, letters and writing appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or any other authorities for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development of the said property.
17. In connection with or relating to the said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent me/us in any Courts of law and to sign all applications, plaints, written statements, applications, affidavits, review, appeal, petitions, on my/our behalf from time to time be found necessary, proper and/or enter into any agreement relating to said development of property or to refer the same to Arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my/our behalf, but at their entire risk as to costs; excluding the costs in which the Executants(s) to this Power of Attorney is a party to a case.
18. In case the said property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me/us in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the said attorney's shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or de-requisitioning or de-reservation or otherwise whatsoever.
19. To make applications to the government or semi-government authorities or to any other authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same. To manage the said property written hereunder and to take such of the steps as may be necessary to manage the said property till the time of completion of the said development.

20. To mortgage the said property or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the attorneys think fit and proper for obtaining any kind of loan by the attorneys and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorneys think fit.
21. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I/we could have done for the completion of the said development work.
22. To attend and to represent me/us before any Collector, Authorities or officers of Govt. of W.B. or Government of India or any other State or States, before all Revenue, Municipal / ADDA / Panchayat / Zila Parishad and/or P&RD, Public or other officers including those of Income-tax as occasion shall arise for any purpose connected with the said development work.
23. To advertise in the newspapers for the sale of residential flats in the development and to enter into agreements for the sale of such residential flats with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my/our said Attorney(s) shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said Agreements for sale of residential flats and to do all such necessary acts and things as may be necessary or proper in that behalf.
24. Subject to fulfilment of obligations under the said agreement of development, to sign and execute for me/us and on my/our behalf the conveyance(s) in favour of my/our said Attorney(s) and/or their nominee or nominees including co-operative society(s) and to present any such conveyance(s) for registration to admit execution and receipt of consideration before the Sub-Registrar having authority for and to have the said conveyance(s) registered and to do all acts, things and deeds, which my/our said Attorney(s) shall consider necessary for conveying the said property to all such intending purchaser(s) or their nominee(s) as fully and effectively in all respects as I/we could do the same myself/ourselves.
25. To get a co-operative housing society of the flat purchasers in the said new building registered under the Co-operative Societies Act and for that purpose to get necessary forms, applications signed by all the purchasers of flats and other premises and to file the same with the Registrar of Co-operative Societies and to do all other acts and things necessary for registration of the society and to obtain registration certificate.
26. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my/our attorney(s) may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I/we hereby agree at all times to ratify and confirm whatever my/our attorneys or any such substitutes or substitute shall lawfully do or cause to be done in or about the said properties and even in case of demise of myself, my heirs and successors-in-title or administrators and assigns shall remain bound to reconstitute my/our said attorney or their nominees with such powers as per their directions.
27. And to do everything whatever which may be at the sole discretion of my/our said Attorney(s) deemed fit, or expedient for sale and/or enjoyment and/or development of the said property & which I/we myself/ourselves could do if personally present and as if this power had not been executed.
28. The Executant(s) shall indemnify and keep indemnified the Attorney from and against all actions, claims, demands, proceedings, fines, penalties and all costs, expenses and damages incurred and/or suffered by the Developers in the course of such development. If any legal disputes with consequences arises in relation to the part and parcel of the said property then it shall be the obligation on the part of the Executants of

which the Executants having acknowledged the same to guarantee and recoup/compensate and/or restitute the Attorney with costs & consequences thereof.

29. Upon the death or incapacity of the Executant(s) hereof, this power of attorney shall not become inoperative. In such an eventuality, it shall be the responsibility of such other Executant's nominee to obtain additional power of attorney from the legal heirs of such deceased executant.
30. To do any act, deed or thing, as my/our said Attorney(s) may deem fit and proper and necessary in the best interest of myself/ourselves and in the best interest of the said property; AND, To do all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes in the best interest of the said property.
31. That in connection to the said power delivered by the Executants here in this Development Power of Attorney; if anything whatsoever gets missed out then it is to be regulated with the Development Agreement executed between parties and giving a vivid interpretation with the subject matter of these presents & with the prevailing laws in force as amended from time to time.

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

This Development Power of Attorney stands revocable after handing over the flats / apartment / such other spaces, including co-operative society or societies, etc. to such intending purchaser(s) hereof.

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

THE SCHEDULE ABOVE REFERRED
DESCRIPTION OF THE LAND

ALL THAT Piece and Parcel of the Plot of Land measuring an area of 5.9895 Decimal or **3.63 Katha** be the same a little more or less under the nature and character as Danga situated under the jurisdiction of Jemua Gram Panchayat, P.S.: New-township, within Mouza: Kaliganj, J.L. No.: 83(110) over Khatian No.: 634,635,636,637, **LR Khatian No.: 913** within A.D.S.R. Office and Sub-division at Durgapur, District: Paschim Bardhaman, West Bengal, India expounded under the following heads:

RS Plot No.: 1443, LR Plot No.: 1815 admeasuring an area being 3.5 Katha;

RS Plot No.: 1445, LR Plot No.: 1816 admeasuring an area being 0.13 Katha;

Being delivered to the aforesated Developer for construction of multi-storied residential complex(s) by the Vendor(s) which is **Butted and Bounded as hereto:-**

On the North	RS Plot No.: 1443.
On the South	8 ft" wide Pucca Road
On the East	RS Plot No.: 1445.
On the West	16 ft" wide Pucca Road.

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

IN WITNESS WHEREOF the Executants and Attorney Holders(s) hereto have set their hands on being aware of legal terminology on this the **29th Day of March, 2023** in presence of the undersigned witness and as such explained this indenture in mother-tongue before all parties and thereafter affix and formulated their respective signatures after satisfaction with full of mental and physical competencies.

SIGNED, SEALED & DELIVERED
IN PRESENCE OF: -

WITNESS:

1. parami Swar Bawli
S/o. Rasamay Bawli
Durgapur Court
Dgg- 713216

Girija Barmahal

SIGNATURE OF THE EXECUTANT(S)

2. Mahendra Prasad Barmahal
L. P. Barmahal
Tara Ma Nagar
Benachily - 13
Durgapur - 713213

SKY HOMES INFRA
Ayan Banerjee
Partners

SIGNATURE(S) OF THE ATTORNEY(S)

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


RAKESH CHAKRABORTY
Advocate
Durgapur Court
Member, Durgapur Bar Assn.
Reg. No.-WB/1006/2013

Under Rule 44A of the I.R. Act, 1908.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants	(LEFT HAND)									
	Little	Ring	Middle	Fore	Thumb					
 <i>Gita Barmal</i> 39652										
	(RIGHT HAND)									
	Little	Ring	Middle	Fore	Thumb					
										
Signature:- <i>Gita Barmal</i>										
Signature of the Executants	(LEFT HAND)									
	Little	Ring	Middle	Fore	Thumb					
 <i>Ayan Banerjee</i>										
	(RIGHT HAND)									
	Little	Ring	Middle	Fore	Thumb					
										
Signature:- <i>Ayan Banerjee</i>										
Signature of the Executants	(LEFT HAND)									
	Little	Ring	Middle	Fore	Thumb					
										
						(RIGHT HAND)				
						Little	Ring	Middle	Fore	Thumb
Signature:-										
Signature of the Executants	(LEFT HAND)									
	Little	Ring	Middle	Fore	Thumb					
										
						(RIGHT HAND)				
						Little	Ring	Middle	Fore	Thumb
Signature:-										

(Live Data As On 25/03/2023,14:06:04)

জে.এল নং (J.L.No.): 110 থানা (P.S.): নিউটাউন দুর্গাপুর

সাবেক দাগ নং

RS PlotNo.

1445

হাল দাগ নং

LR PlotNo.

1816



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(Live Data As On 25/03/2023,13:52:38)

জে.এল নং (J.L No.): 110 থানা (P.S.): নিউটাউন দুর্গাপুর

সাবেক দাগ নং

RS PlotNo.

1443

হাল দাগ নং

LR PlotNo.

1815



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Major Information of the Deed

Deed No :	I-2306-02833/2023	Date of Registration	29/03/2023
Query No / Year	2306-8000827730/2023	Office where deed is registered	
Query Date	28/03/2023 5:51:46 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Rakesh Chakraborty Durgapur Court, City Centre,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9474777815, 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. 11,32,016/-	
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]:- 230602755/2023		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1443	RS-634	Vastu	Danga	3.5 Katha		10,91,475/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	RS-1445	RS-635	Vastu	Danga	0.13 Katha		40,541/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
		TOTAL :			5.9895Dec	0 /-	11,32,016 /-	
		Grand Total :			5.9895Dec	0 /-	11,32,016 /-	

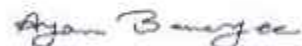
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Girija Barnwal (Presentant) Wife of Mr Mahendra Prasad Barnwal Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	29/03/2023	LTI 29/03/2023	29/03/2023	
Taramanagar, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: cexxxxxx3d, Aadhaar No: 53xxxxxxxx1432, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Sky Homes Infra B Block, Amrita Green View Housing Pvt. Ltd., Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: aexxxxxx7g,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Ayan Banerjee Son of Mr Biswajit Banerjee Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 29 2023 12:02PM	LTI 29/03/2023	29/03/2023	
Goswami Para, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dsxxxxxx3h, Aadhaar No: 97xxxxxxxx8561 Status : Representative, Representative of : Sky Homes Infra (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Parameswar Bauri Son of Rasamay Bauri Durgapur Court, City Centre, City:- Durgapur, P.O:- City Centre, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216			
	29/03/2023	29/03/2023	29/03/2023

Identifier Of Mrs Girija Barnwal, Mr Ayan Banerjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Girija Barnwal	Sky Homes Infra-5.775 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs Girija Barnwal	Sky Homes Infra-0.2145 Dec

On 28-03-2023

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 11,32,016/-

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

On 29-03-2023

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 11:21 hrs on 29-03-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs Girija Barnwal, Executant.

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

Execution is admitted on 29/03/2023 by Mrs Girija Barnwal, Wife of Mr Mahendra Prasad Barnwal, Taramanagar, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife

Indetified by Mr Parameswar Bauri, , Son of Rasamay Bauri, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 29-03-2023 by Mr Ayan Banerjee, Partner, Sky Homes Infra, B Block, Amrita Green View Housing Pvt. Ltd., Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr Parameswar Bauri, , Son of Rasamay Bauri, Durgapur Court, City Centre, P.O: City Centre, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3141, Amount: Rs.100.00/-, Date of Purchase: 27/03/2023, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
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 2306-2023, Page from 48826 to 48843

being No 230602833 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.03.31 13:52:43 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/03/31 01:52:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
