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R-759



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AZ 099475

Certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

02 FEB 2026

QUERY NO. 8000208264/2026

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI. BHARAT SHARMA [PAN-ANFPS5276C] Son of Late Ram Adhar Sharma, Nationality- Indian, by faith-Hindu, by occupation- Business, residing at BN-83, Judith Path, Bidhannagar, P.O.- Bidhannagar, P.S.-New Township, District-Paschim Bardhaman, State-West Bengal, PIN-713212, do hereby state and declare as follows:-

WHEREAS schedule mentioned lands are purchased property of present the present owner. **Total area of land 501.25 decimal** entire land are situated at **Mouza- Manikara, P.S.- Kanksa in District- Paschim Bardhaman**. Out of 501.25 decimal land **23 decimal** land is situated at **R.S. & L.R. Plot No- 668** of Mouza-Manikara, measuring **23 decimal** which was purchased by present vendor vide **Deed No- 3789 for the year 2005** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R. R.O.R., AND **R.S. & L.R. Plot No- 653** of Mouza- Manikara, measuring **53 decimal** which was purchased by present vendor vide **Deed No- 4704 for the year 2006** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in the L.R., R.O.R. AND **R.S. & L.R. Plot No- 655** of Mouza-Manikara, measuring **28 decimal** which was purchased by present vendor vide **Deed No- 4704 for the year 2006** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. AND **R.S. & L.R. Plot No- 670** of Mouza- Manikara, measuring **79 decimal** which was purchased by present vendor vide **Deed No- 5590 for the year 2009** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. AND **R.S. & L.R. Plot No- 669** of Mouza- Manikara, measuring **44 decimal** which was purchased by present vendor vide **Deed No- 2536 for the year 2014** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. AND **R.S. & L.R. Plot No- 656** of mouza- Manikara, measuring **50 decimal** which was purchased by present vendor vide **Deed No- 8132 for the year 2021** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R., R.O.R. AND **R.S. & L.R. Plot No- 653** of Mouza- Manikara, measuring **51.75 decimal** which was purchased by present vendor vide **Deed No- 5739 for the year 2003** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R.R.O.R. AND **R.S. & L.R. Plot No- 663** of Mouza- Manikara, measuring **65 decimal** which was purchased by

Debasini Choudhary
Adv.

present vendor vide **Deed No- 5739 for the year 2003** of A.D.S.R. Durgapur; AND **R.S. & L.R. Plot No- 667** of mouza- Manikara, measuring **37 decimal** which was purchased by present vendor vide **Deed No- 5739 for the year 2003** of A.D.S.R. Durgapur and after purchasing the land present Vendor mutated his name in L.R. of R.O.R.; AND **R.S. & L.R. Plot No- 665** of Mouza- Manikara, measuring **4.5 decimal** which was purchased by present vendor vide **Deed No- 5739 for the year 2003** of A.D.S.R. Durgapur, AND **R.S. & L.R. Plot No- 662** of mouza- Manikara, measuring **66 decimal** which was purchased by present vendor vide **Deed No- 5739 for the year 2003** of A.D.S.R. Durgapur. The delineation of the said property as soon in the aforesaid sale deed annexed hereto is accurate and correct and such sale deeds are and shall always be treated as a part and parcel of this agreement. It is pertinent to mentioned that **R.S. & L.R. Plot No-653 measuring 1 decimal and R.S. & L.R. Plot No- 655 measuring 3 decimal accrued by NHAI.** Therefore landowner offered **497.25 decimal** to the Developer for Development purpose.

AND WHEREAS I entered into a Development Agreement with "**BUILDPRO INFRACON PRIVATE LIMITED**" [PAN-AAKCB7569A] a company incorporated under the companies' act 2013 and having its registered office at BN-83 Judith Path, Bidhannagar, P.O. -Bidhannagar P.S. - New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, Represented by its **Directors (1) SRI. BHARAT SHARMA [PAN-ANFPS5276C]** Son of Late Ram Adhar Sharma, Nationality- Indian, by faith-Hindu, by occupation- Business, residing at -BN-83, Judith Path, Bidhannagar, P.S. - New Township District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, **(2) SRI. SUVOJIT SHYAM [PAN-EQCPS7100B]** Son of Late Tapan Shyam, Nationality- Indian by faith-Hindu, by occupation- Business, residing at -D-266, Eagle Street, Bidhannagar, P.S.-New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230601780 for the year**

2023, Serial No- 1780 for the year 2023, Page no. 30883 to 30908,
Volume No. 2306-2023.

Debarshi Chandra Adh

AND WHEREAS I do hereby nominate, constitute and appoint, **"BUILDPRO INFRACON PRIVATE LIMITED" [PAN- AAKCB7569A]** a company incorporated under the companies' act 2013 and having its registered office at BN-83 Judith Path, Bidhannagar, P.O.-Bidhannagar P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its **Directors (1) SRI. BHARAT SHARMA [PAN-ANFPS5276C]** Son of Late Ram Adhar Sharma, Nationality- Indian, by faith-Hindu, by occupation- Business, residing at - BN-83, Judith Path, Bidhannagar, P.S. - New Township District- Paschim Bardhaman, State- West Bengal, India, PIN- 713212, **(2) SRI. SUVOJIT SHYAM [PAN-EQCPS7100B]** Son of Late Tapan Shyam, Nationality- Indian by faith-Hindu, by occupation- Business, residing at -D-266, Eagle Street, Bidhannagar, P.S. - New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed properties either solely or jointly:

1. To apply, receive and modify sanctioned plan from **Amlajora Gram Panchayet** and/or such other authority or authorities.
2. To manage and supervise the construction of multi storied buildings to be raised on my landed properties (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"BUILDPRO INFRACON PRIVATE LIMITED"**.
3. To represent me before the concerned Registrar Office for registering, Sale Deeds/Agreement for Sale/Lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Bungalow/ Shopping complex/cinema hall /Parking Spaces etc of which will be constructed over and above my

Landed Properties mentioned in the schedule save and except that flats which are to be allotted in my favour being owner of the lands through Development Agreement **A.D.S.R. Durgapur vide deed no. I-230601780 for the year 2023, Serial No- 1780 for the year 2023, Page no. 30883 to 30908, Volume No. 2306-2023.**

4. To book the Flats/Apartments/Bungalows/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers. All the vacant portions of the development projects or beyond the limit of constructed area and the common areas allotted for flat owners shall be remain with the land owner's possession and occupation.
5. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned properties.
6. If any legal proceedings are required to be initiated in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in my behalf without hampering my own interest over the schedule properties and without making me liable for any rights, interests, possession etc..
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned lands and all the settlements to be informed in written form.
8. To appear before any office or authority of the Govt. or Amlajora Gram Panchayat or labour dept. or Land Revenue office or income

Debashis Mandal
Adv.

Tax or any other act, to represent the matters regarding the proposed development & construction.

9. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Amlajora Gram Panchayat or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon for my interest and for the interest of development agreement.
10. To deposit any fees or charges in the office of Amlajora Gram Panchayat or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon. All the ongoing and outgoing expenses to be recorded and preserved in proper way.
11. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
12. To receive the any building plan or revised plan after sanction from the competent authority.
13. To apply for any type of service connections either in their own name or in the name of firm without making me liable and for my interest.
14. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
15. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.

D. Babu Lal Adv.

16. appear and act in all court or in any office and to sign verify and file
plaint, written statement, written objection in connection with any
case or proceeding in my name or in the name of firm.
17. To compromise and withdraw any case or refer any matter or case to
any Arbitrator or any authority.
18. To submit any application before office of District Magistrate, Office
Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for
any purpose in connection of development of land and erection of
flat and building thereon.
19. To execute any affidavit or bond or any documents in favour of
customer or office for my interest.
20. To submit any application before electricity authority for purpose of
electric connection or Water Connection for his constructed
multistoried building and flat therein.
21. To deposit or make payment of my share of money in my account
before the final appearance in the ADSR office for execution of sale
deeds to the intending buyers and purchasers.
22. To appear before any office / Registration office in connection with
erected flat for sale or execution of agreement to sale in respect of
Developer allocation.
23. To execute any sale deed or agreement for sale in favour of their
customer or intending purchaser and to present any deed before
respective registration office for purpose of Registration in respect of
Developer allocation.
24. To receive or acknowledge any amount towards sale consideration of
erected flat or garage in respect of Developer allocation and land
owners allocations of sale consideration amount be payable before a
day of execution of sale deed.

Debasish
Adhikari

25. It is worth stated that there is no restriction imposed by the Government or semi-government authority for executing the power of attorney or if it is found my said attorney will abide by all the rules and regulations imposed by the authority and this power of attorney is revocable.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plots.

This Development Power of Attorney is revocable after settlement of accounts with the developers at the stage of it stands and/or after completion of proposed projects and also after handing over the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LANDS)

All that piece and parcel of Land admeasuring **497.25 (Four Hundred Ninety Seven Point Two Five) Decimal**, more or less situate, lying at and being **Mouza- Manikara**, P.S.: Kanksa, J.L. No-77, **L.R. Khatian No- 3434 & 1549** within Amlajora Gram Panchyat , A.D.S.R. Durgapur, Dist- Paschim Bardhaman.

1. R.S. & L.R. Plot No. 668, Baid, measuring area 23 Decimal;
2. R.S. & L.R. Plot No. 653, Baid, measuring area 103.75 Decimal;
3. R.S. & L.R. Plot No. 655, Baid, measuring area 25 Decimal;
4. R.S. & L.R. Plot No. 670, Baid, measuring area 79 Decimal;
5. R.S. & L.R. Plot No. 669, Baid, measuring area 44 Decimal;
6. R.S. & L.R. Plot No. 656, Bastu, measuring area 50 Decimal;

7. R.S. & L.R. Plot No. 663, Baid, measuring area 65 Decimal;
8. R.S. & L.R. Plot No. 657, Baid, measuring area 37 Decimal;
9. R.S. & L.R. Plot No. 665, Baid, measuring area 4.5 Decimal;
10. R.S. & L.R. Plot No. 662, Baid, measuring area 66 Decimal;

Entire land is butted and bounded as follows:-

In the East:-	Plot No-658
In the West:-	Plot No-674
In the South:-	Plot No-672
In the North:-	G.T. Road (NH-2)

Debarshi Choudhary

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

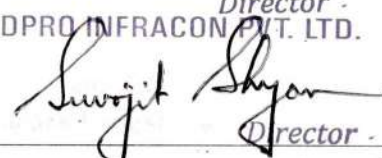
IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the **02nd day of February, 2026** before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

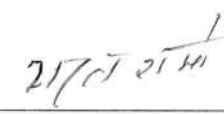
1> Debashis Mondal
S/o Sri Naimai Ch. Mondal
R/o Bhiringa, AGM Sarani
city - Durgapur
P.O. & P.S. - Durgapur
Dist - Paschim Bardhaman
Pin - 713213

2> Ajay Kr. Sharma.
S/o - Late Sahen Kr. Sharma.
P/91, S.B. Colony
Durgapur - 713211.
Dist: - Paschim Bardhaman.

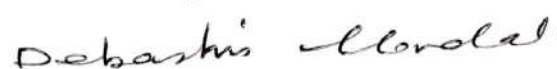

EXECUTANT
BUILDPRO INFRACON PVT LTD.


Director -
BUILDPRO INFRACON PVT. LTD.

Signature of Attorney Holder


Attested by the Executant

Drafted by me and Typed at my office &
I read over & Explained in Mother Languages to all
Parties to this deed and all of them admit that the
Same has been correctly written as per their instruction.



Debashis Mondal, Advocate
Enrol No.WB/1008/04
Durgapur Court, City Centre,
Durgapur-16

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Handwritten signature in Urdu

Signature of the Executants/presentation



(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Handwritten signature in Urdu

Signature of the Executants/presentation



(LEFT HAND)

Little Ring Middle Fore Thumb



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:-

Handwritten signature: Surjit Shyam



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192025260455908498

GRN Details

GRN:	192025260455908498	Payment Mode:	SBI Epay
GRN Date:	02/02/2026 09:09:56	Bank/Gateway:	SBlePay Payment Gateway
BRN :	9579382029539	BRN Date:	02/02/2026 09:10:26
Gateway Ref ID:	603381295255	Method:	State Bank of India UPI
GRIPS Payment ID:	020220262045590848	Payment Init. Date:	02/02/2026 09:09:56
Payment Status:	Successful	Payment Ref. No:	8000208264/4/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr Debashis Mondal
Address:	Bhiringi, Durgapur, Paschim Bardhaman
Mobile:	8670696154
Period From (dd/mm/yyyy):	02/02/2026
Period To (dd/mm/yyyy):	02/02/2026
Payment Ref ID:	8000208264/4/2026
Dept Ref ID/DRN:	8000208264/4/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000208264/4/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8000208264/4/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300

Total 700

IN WORDS: SEVEN HUNDRED ONLY.

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Debashis Mondal
2. FATHER/ HUSBAND NAME : Sri Nimai Chandra Mondal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Advocate
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Bhiringu
POST OFFICE (পোস্ট অফিস) Durgapur
POLICE STATION (থানা) Durgapur PIN 713213
DISTRICT(জেলা) P. Bardhaman STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Advocate
6. AADHAR NO 5473-9509-6942
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) : _____ অএ দলিলের (Query No.) _____
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Debashis Mondal as identifier identifying the executants of the concerned deed (Query No.) 8000208264/2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Debashis Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

Deed No :	I-2306-00759/2026	Date of Registration	02/02/2026
Query No / Year	2306-8000208264/2026	Office where deed is registered	
Query Date	27/01/2026 11:25:44 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	D MONDAL DGP,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713213, Mobile No. : 8670696154, 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. 13,94,78,625/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 400/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230601780/2023		

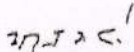
Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: AMLAJORA, Mouza: Manikara, Pin Code : 713212

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-668	LR-1549	Other Commercial Usage	Baid	23 Dec		64,51,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-653	LR-1549	Other Commercial Usage	Baid	103.75 Dec		2,91,01,875/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-655	LR-1549	Other Commercial Usage	Baid	25 Dec		70,12,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-670	LR-1549	Other Commercial Usage	Baid	79 Dec		2,21,59,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-669	LR-1549	Other Commercial Usage	Baid	44 Dec		1,23,42,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L6	LR-656	LR-3434	Other Commercial Usage	Bastu	50 Dec		1,40,25,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :

L7	LR-663	LR-1549	Other Commercial Usage	Baid	65 Dec		1,82,32,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-657	LR-1549	Other Commercial Usage	Sole	37 Dec		1,03,78,500/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-665	LR-1549	Other Commercial Usage	Baid	4.5 Dec		12,62,250/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-662	LR-1549	Other Commercial Usage	Baid	66 Dec		1,85,13,000/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			497.25Dec	0 /-	1394,78,625 /-	
		Grand Total :			497.25Dec	0 /-	1394,78,625 /-	

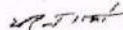
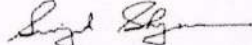
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BHARAT SHARMA (Presentant) Son of Late RAM ADHAR SHARMA Executed by: Self, Date of Execution: 02/02/2026 , Admitted by: Self, Date of Admission: 02/02/2026 ,Place : Office		 Captured	
		02/02/2026	LTI 02/02/2026	02/02/2026
BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX9 , PAN No.: ANxxxxxx6C, Aadhaar No: 74xxxxxxxx2836, Status :Individual, Executed by: Self, Date of Execution: 02/02/2026 , Admitted by: Self, Date of Admission: 02/02/2026 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BUILDPRO INFRACON PRIVATE LIMITED BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-2XX2 , PAN No.: AAxxxxxx9A,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 BHARAT SHARMA Son of Late RAM ADHAR SHARMA Date of Execution - 02/02/2026, , Admitted by: Self, Date of Admission: 02/02/2026, Place of Admission of Execution: Office	Photo  Feb 2 2026 12:18PM	Finger Print  Captured LTI 02/02/2026	Signature  02/02/2026
BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: ANxxxxxx6C, Aadhaar No: 74xxxxxxxx5283 Status : Representative, Representative of : BUILDPRO INFRACON PRIVATE LIMITED (as DIRECTOR)				
2	Name Mr SUVOJIT SHYAM Son of Mr TAPAN SHYAM Date of Execution - 02/02/2026, , Admitted by: Self, Date of Admission: 02/02/2026, Place of Admission of Execution: Office	Photo  Feb 2 2026 12:19PM	Finger Print  Captured LTI 02/02/2026	Signature  02/02/2026
D-266 Eagle Street, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.: EQxxxxxx0B, Aadhaar No: 21xxxxxxxx6002 Status : Representative, Representative of : BUILDPRO INFRACON PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DEBASHIS MONDAL Son of Shri NIMAI CHANDRA MONDAL BHIRINGI, A G M SARANI, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213		 Captured	
	02/02/2026	02/02/2026	02/02/2026
Identifier Of Mr BHARAT SHARMA, Mr BHARAT SHARMA, Mr SUVOJIT SHYAM			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-23 Dec
Transfer of property for L10		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-66 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-103.75 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-25 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-79 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-44 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-50 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-65 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-37 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr BHARAT SHARMA	BUILDPRO INFRACON PRIVATE LIMITED-4.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: AMLAJORA, Mouza: Manikara, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 668, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাস অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.23000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 653, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাস অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:1.03000000 Acre,	Owner Name not selected by applicant.

L3	LR Plot No:- 655, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.25000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 670, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.79000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 669, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.44000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 656, LR Khatian No:- 3434	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:বিধান নগর , Classification:বাস্ত, Area:0.50000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 663, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.65000000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 657, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:শোল, Area:0.37000000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 665, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 662, LR Khatian No:- 1549	Owner:ভরত শর্মা, Gurdian:রাম অধর শর্মা, Address:EN-83 বিধাননগর, দুর্গাপুর-12 , Classification:বাইদ, Area:0.66000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230600759 / 2026

On 02-02-2026

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 12:09 hrs on 02-02-2026, at the Office of the A.D.S.R. DURGAPUR by Mr BHARAT SHARMA ,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 13,94,78,625/-

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

Execution is admitted on 02/02/2026 by Mr BHARAT SHARMA, Son of Late RAM ADHAR SHARMA, BN-83 Judith Path, Bidhannagar, P.O: Bidhannagar, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr DEBASHIS MONDAL, , , Son of Shri NIMAI CHANDRA MONDAL, BHIRINGI, A G M SARANI, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

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

Execution is admitted on 02-02-2026 by Mr BHARAT SHARMA, DIRECTOR, BUILDPRO INFRACON PRIVATE LIMITED, BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr DEBASHIS MONDAL, , , Son of Shri NIMAI CHANDRA MONDAL, BHIRINGI, A G M SARANI, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Execution is admitted on 02-02-2026 by Mr SUVOJIT SHYAM, DIRECTOR, BUILDPRO INFRACON PRIVATE LIMITED, BN-83 Judith Path, Bidhannagar, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Mr DEBASHIS MONDAL, , , Son of Shri NIMAI CHANDRA MONDAL, BHIRINGI, A G M SARANI, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by by online = Rs 400/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2026 9:10AM with Govt. Ref. No: 192025260455908498 on 02-02-2026, Amount Rs: 400/-, Bank: SBI EPay (SBIEPay), Ref. No. 9579382029539 on 02-02-2026, Head of Account 0030-03-104-001-16

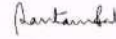
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 12862, Amount: Rs.100.00/-, Date of Purchase: 31/01/2026, Vendor name: KHUDIRAM MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 02/02/2026 9:10AM with Govt. Ref. No: 192025260455908498 on 02-02-2026, Amount Rs: 0/-, Bank: SBI
EPay (SBlePay), Ref. No. 9579382029539 on 02-02-2026, Head of Account



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 61.

Registered in Book - I

Volume number 2306-2026, Page from 23021 to 23042

being No 230600759 for the year 2026.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2026.02.21 14:46:00 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 21/02/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.