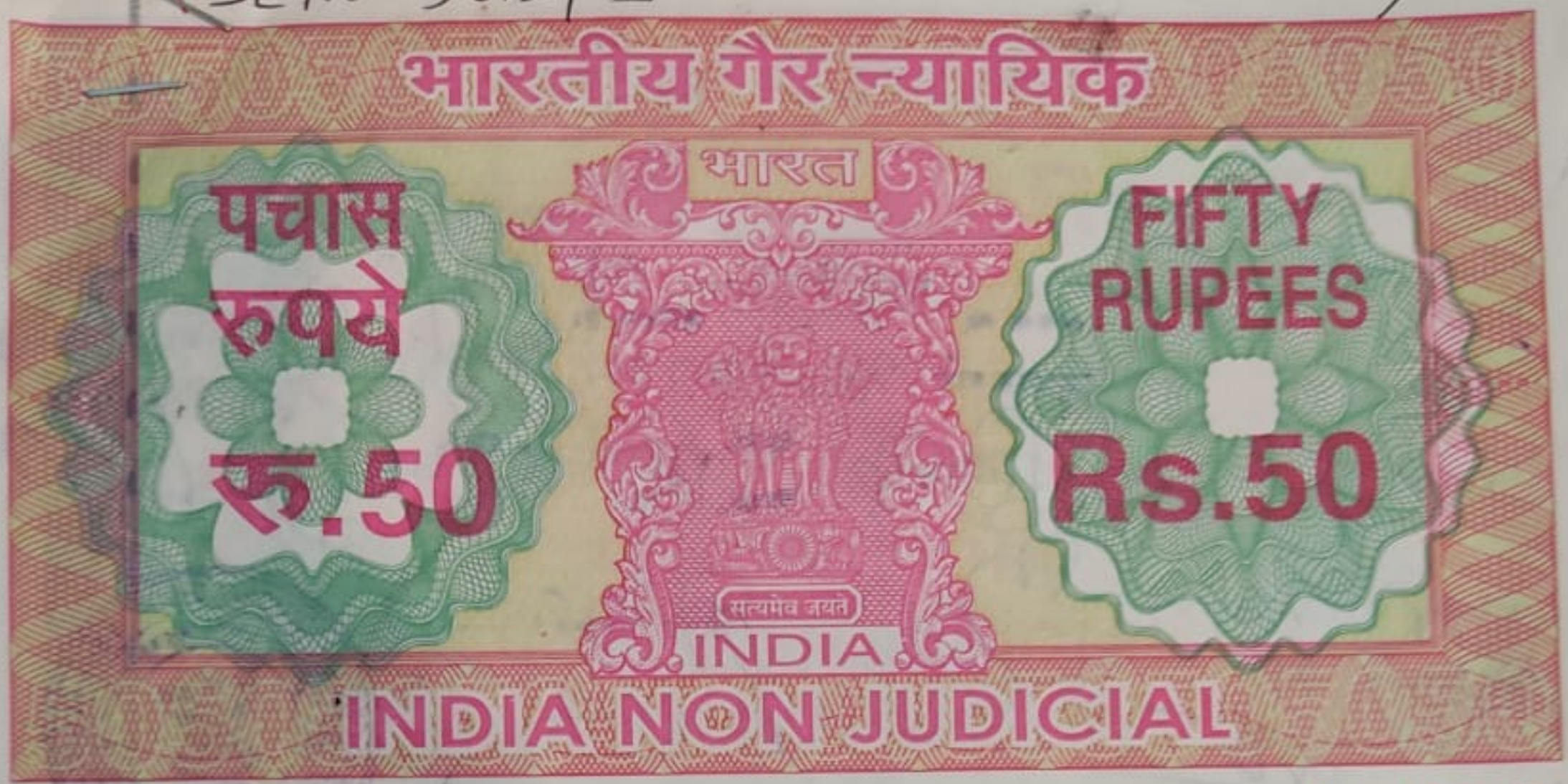


P SL NO - 5612/23

I-5989/23



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 613018

Certified that the document is admitted to Registration. The signature sheet and the endorsement sheets attached with this document are the Part of this document.

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA

12 8 DEC 2023

**GENERAL POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

8TH DECEMBER, 2023 KNOW ALL MEN BY THESE PRESENTS

1. **Subhash Mukherjee** [Pan - AZRPM7586P], S/O. Priti Bhusan Mukherjee, Residing at Bailapara, near S.B.I. Bank, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

2. **Gopal Chandra Das** [Pan - ASLPD0238L] , S/O. Late Sudhir Chandra Das, Residing at Kharbangla Tanti Para, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Anamika Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Principal			Anamika Rakshit 8.12.23
5	Sujit Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Principal			Sujit Rakshit 8/12/23
6	Rekha Banerjee Salgachhiya, City:- Not Specified, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636	Represent ative of Attorney [SKYLINE CONSTR UCTION & BUILDER S]			Rekha Banerjee Rekha Banerjee 8/12/23
7	Chhabirani Roy Sinhati, Village:- Sinhati, P.O:- Ramsagar, P.S:-Onda, District:-Bankura, West Bengal, India, PIN:- 722147	Represent ative of Attorney [SKYLINE CONSTR UCTION & BUILDER S]			Chhabirani Roy 8/12/23

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I the Principals/Landowners appointing the SAID ATTORNEY HOLDER as our true authorized and lawful attorney for our names and on our behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of Bishnupur Municipality, W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory viz concerned BL & LRO for recording matter and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.





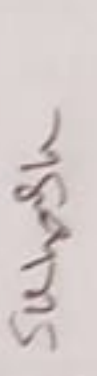
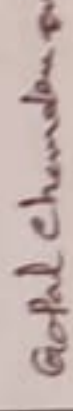
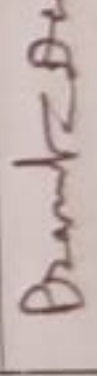
Government of West Bengal

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

OFFICE OF THE A.D.S.R. BISHNUPUR, District Name :Bankura

Signature / LTI Sheet of Query No/Year 01038003027031/2023

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

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Subhash Mukherjee Bailapara, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Principal			 8/12/2023
2	Gopal Chandra Das Kharbangla, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Principal			 8-12-2023
3	Prasanta Das Khatandhar, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Principal			 08/12/23

4	Anamika Rakshit (Presentant) Wife of Late Prashanta Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: coxxxxxx0r, Aadhaar No: 70xxxxxxxx5233, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence
5	Sujit Rakshit Son of Late Prashanta Rakshit Nimtala, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: bpxxxxxx0q, Aadhaar No: 94xxxxxxxx6822, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SKYLINE CONSTRUCTION & BUILDERS Ukilpara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 , PAN No.:: ADxxxxxx6Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Rekha Banerjee Wife of Late Ashutosh Banerjee Salgachhiya, City:- Not Specified, P.O:- Tamluk, P.S:-Tamluk, District:- Purba Midnapore, West Bengal, India, PIN:- 721636, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx6m, Aadhaar No: 77xxxxxxxx9759 Status : Representative, Representative of : SKYLINE CONSTRUCTION & BUILDERS (as Partner)
2	Chhabirani Roy Daughter of Late Khagendra Nath Roy Sinhati, Village:- Sinhati, P.O:- Ramsagar, P.S:-Onda, District:- Bankura, West Bengal, India, PIN:- 722147, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: caxxxxxx2d, Aadhaar No: 43xxxxxxxx3712 Status : Representative, Representative of : SKYLINE CONSTRUCTION & BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Partha Pratim Banerjee Son of Late Ashutosh Banerjee Purba Shrikrishnapur, City:- Haldia, P.O:- Sulahata, P.S:-Haldia, District:-Purba Midnapore, West Bengal, India, PIN:- 721635			
Identifier Of Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			
Shankhajit Ray Son of Gopikrishna Ray Tilbari, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122			

Endorsement For Deed Number : I - 010305989 / 2023

On 08-12-2023

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

Presented for registration at 21:00 hrs on 08-12-2023, at the Private residence by Anamika Rakshit, 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 86,77,968/-

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

Execution is admitted on 08/12/2023 by 1. Subhash Mukherjee, Son of Priti Bhusan Mukherjee, Bailapara, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 2. Gopal Chandra Das, Son of Late Sudhir Chandra Das, Kharbangla, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 3. Prasanta Das, Son of Late Anil Chandra Das, Khatandhar, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 4. Anamika Rakshit, Wife of Late Prashanta Rakshit, Nimtala, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business, 5. Sujit Rakshit, Son of Late Prashanta Rakshit, Nimtala, P.O: Bishnupur, Thana: Bishnupur, City/Town: BISHNUPUR, Bankura, WEST BENGAL, India, PIN - 722122, by caste Hindu, by Profession Business

Indetified by Partha Pratim Banerjee, , Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sulahata, Thana: Haldia, City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business

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

Execution is admitted on 08-12-2023 by Rekha Banerjee, Partner, SKYLINE CONSTRUCTION & BUILDERS, Ukilpara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Partha Pratim Banerjee, , Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sulahata, Thana: Haldia, City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business

Execution is admitted on 08-12-2023 by Chhabirani Roy, Partner, SKYLINE CONSTRUCTION & BUILDERS, Ukilpara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122

Indetified by Partha Pratim Banerjee, , Son of Late Ashutosh Banerjee, Purba Shrikrishnapur, P.O: Sulahata, Thana: Haldia, City/Town: HALDIA, Purba Midnapore, WEST BENGAL, India, PIN - 721635, by caste Hindu, by profession Business



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR

Bankura, West Bengal

On 11-12-2023

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 49.00/- (E = Rs 49.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 49/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 08/12/2023 7:59PM with Govt. Ref. No: 192023240312960258 on 08-12-2023, Amount Rs: 49/-, Bank: SBI
EPay (SBIPay), Ref. No. 9203235320725 on 08-12-2023, Head of Account 0030-03-104-001-16

BUILDER'S [PAN NO- ADYFS9346Q] a partnership firm
Represented by the partner **1. Rekha Banerjee** [Pan No-
ADNPB2036M] D/O. Late Pran Ballav Ghar, W/O. Late Ashutosh
Banerjee, by faith Hindu, Occupation- Business, permanent
resident of Vill.- Salgachhiya, P.O.- Tamluk, Dist.- Purba
Medinipur, Pin- 721636. other partner **2. Chhabirani Roy** [Pan
No- CAGPR7832D], D/O. Late Khagendra Nath Roy, by faith
Hindu, Occupation- Business, permanent resident of Vill.- Sinhati,
P.O.- Ramsagar, Dist.- Bankura, Pin- 722147. office address at
Ukilpara, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122,
W.B. Legal representative Partha Pratim Banerjee, Lever Housing
Complex, Purba Srikrishnapur, Sutahata I, East Midnapur, Pin-
721635, W.B. West Bengal, hereinafter called as the Power of Attorney
Holder, as our true, authorized and lawful Attorney for us in our names on
our behalf and to exercise, execute and perform all and every / any of the
acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and
parcel of land measuring :

Land recorded in the name of Subhash Mukherjee , S/O. Priti Bhusan Mukherjee:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	29189, 29165, 30503	Bastu

having Holding No.221 in Ward No. 03, under the Bishnupur Municipality, in the District - Bankura, West Bengal. The Plot is presently Vacant. The plot of land is butted & bounded as follows :-

ON THE NORTH : 22 Feet wide Road and land of Ramjiban Mukhopadhyay

ON THE SOUTH : Land of Amrit Mandal

ON THE EAST : 22 Feet wide Road

ON THE WEST : Land of Jaya Ghosh and rest land of RS 14030

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 8th day of December 2023 in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Bishnupur

in the presence of :

Subhash Mukherjee

1. Subhash Mukherjee

Gopal Chandra Das

2. Gopal Chandra Das

Prasanta Das

3. Prasanta Das

Sam

AND GENERALLY to act as our Attorney in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring :

Land recorded in the name of Subhash Mukherjee , S/O. Priti Bhusan Mukherjee:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	29189, 29165, 30503	Bastu

Land recorded in the name of Gopal Chandra Das , S/O. Late Sudhir Chandra Das:				
L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	28790, 29186	Bastu

Anamika Rakshit

4. Anamika Rakshit

Sujit Rakshit

5. Sujit Rakshit,

Landowners/Principals

Rekha Banerjee

1. Rekha Banerjee

Chhabirani Roy

2. Chhabirani Roy

Partner of Skyline Construction & Builder's

Developer

Witness

Attorney

1. Partha Pradip Banerjee
Son of Late Ashutosh Banerjee
HCL Housing Complex.
Vill+Plot - Probodh Krishna Sankar Sankar.
721635
2. Shankhajit Ray
S/o - Gopikrishna Ray -
Tilbari, P.O. + B.S. - Bishnupur,
Dist Bankura, 722122

DATED THE 8th DAY OF DECEMBER, 2023

Drafted By

Shankhajit Ray
Advocate
WB 955/2006.

Shankhajit Ray
Advocate

Enrl. No. 955 2006

Email : rayshankhajit@gmail.com

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of our said premises before Bishnupur Municipality or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipality and other Statutory Taxes, Rates and charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with neighbor's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his/their name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance and/or any other instrument and document in respect of sale of



Identifier Of Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Sujit Rakshit	SKYLINE CONSTRUCTION & BUILDERS-2.66 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Subhash Mukherjee	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec

Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	Gopal Chandra Das	SKYLINE CONSTRUCTION & BUILDERS-4.25 Dec

Transfer of property for L5

Sl.No	From	To. with area (Name-Area)
1	Gopal Chandra Das	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec

Transfer of property for L6

Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-2.12 Dec

Transfer of property for L7

Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-1.06 Dec

Transfer of property for L8

Sl.No	From	To. with area (Name-Area)
1	Prasanta Das	SKYLINE CONSTRUCTION & BUILDERS-2.13 Dec

Transfer of property for L9

Sl.No	From	To. with area (Name-Area)
1	Anamika Rakshit	SKYLINE CONSTRUCTION & BUILDERS-2.65 Dec

Land Details as per Land Record

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 8719, LR Khatian No:- 29165	Owner: গুণ্ডাম মুখার্জী, Gurdian: শ্রীভিক্রম , Address: বৈদ্যনাথ বিষ্ণুপুর , Classification: বাগ, Area: 0.02130000 Acre,	Owner Name not selected by applicant.



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 953066

3. **Prasanta Das** [Pan - AFMPD2530D], S/O. Late Anil Chandra Das, Residing at Katandhar , P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

4. **Anamika Rakshit** [Pan - COWPR6870R] , W/O. Late Prasanta Rakshit, Residing at Nimtala , P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B.

5. **Sujit Rakshit** [Pan - BPHPR9080Q] , S/O. Late Prasanta Rakshit, Residing at Nimtala , P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, W.B. hereinafter called and referred to as the

"LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby nominate, constitute and appoint **SKYLINE CONSTRUCTION &**

Land recorded in the name of **Prasanta Das**, S/O. Late Anil Chandra Das:

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	30504, 28918, 29187	Bastu

Land recorded in the name of **Anamika Rakshit**, W/O. Late Prasanta Rakshit

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0265	31112	Bastu

Land recorded in the name of **Sujit Rakshit**, S/O. Late Prasanta Rakshit

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0266	31111	Bastu

In total a demarcated plot of Bastu land measuring 0.214(zero point two one four) Acre equivalent to 13 (thirteen) Kathas the same a little more or less, comprised in L.R. Dag No. 8719, under L.R. Khatian Nos. 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality,

No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Partha Pratim Banerjee Son of Late Ashutosh Banerjee Purba Shrikrishnapur, City:- Haldia, P.O:- Sulahata, P.S:- Haldia, District:- Purba Midnapore, West Bengal, India, PIN:- 721635	Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			<i>Partha Pratim Banerjee</i> 8/12/23
2	Shankhajit Ray Son of Gopikrishna Ray Tilbari, City:- Bishnupur, P.O:- Bishnupur, P.S:- Bishnupur, District:- Bankura, West Bengal, India, PIN:- 722122	Subhash Mukherjee, Gopal Chandra Das, Prasanta Das, Anamika Rakshit, Sujit Rakshit, Rekha Banerjee, Chhabirani Roy			<i>Shankhajit Ray</i> 08.12.23

(JOYDEEP

MUKHOPADHYAY)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Bankura, West Bengal

ADDL. DIST. SUB-REGISTRAR
BISHNUPUR, BANKURA
08 DEC 2023

Payment of Stamp Duty

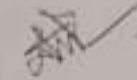
Certified that required Stamp Duty payable for this document is Rs. 110/- and Stamp Duty paid by Stamp Rs 150.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1886, Amount: Rs.50.00/-, Date of Purchase: 08/12/2023, Vendor name: Sankar Banerjee

2. Stamp: Type: Impressed, Serial no 1887, Amount: Rs.100.00/-, Date of Purchase: 08/12/2023, Vendor name: Sankar Banerjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 7:59PM with Govt. Ref. No: 192023240312960258 on 08-12-2023, Amount Rs: 0/-, Bank: SBI EPay (SBIPay), Ref. No. 9203235320725 on 08-12-2023, Head of Account



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

On 28-12-2023

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.



JOYDEEP MUKHOPADHYAY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
Bankura, West Bengal

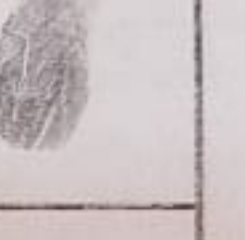


SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

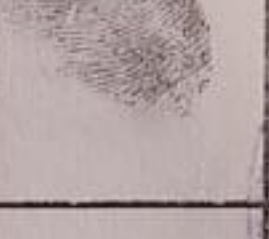
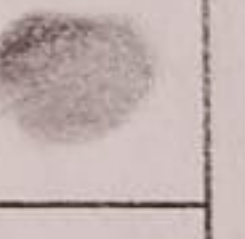
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Smit Kumar</i>	L.H.					
	R.H.					

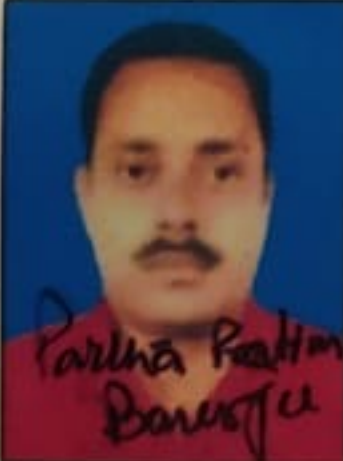
ATTESTED :- *Smit Kumar*

 <i>Rekha Banerjee</i>	L.H.					
	R.H.					

ATTESTED :- *Rekha Banerjee*

 <i>Chhali Rani Roy</i>	L.H.					
	R.H.					

ATTESTED :- *Chhali Rani Roy*

 <i>Partha Pratim Banerjee</i>	L.H.					
	R.H.					

ATTESTED :- *Partha Pratim Banerjee*

Major Information of the Deed

Deed No :	I-0103-05989/2023	Date of Registration	28/12/2023
Query No / Year	0103-8003027031/2023	Office where deed is registered	
Query Date	08/12/2023 7:25:00 PM	A.D.S.R. BISHNUPUR, District: Bankura	
Applicant Name, Address & Other Details	Shankhajit Ray Bishnupur, Thana : Bishnupur, District : Bankura, WEST BENGAL, PIN - 722122, Mobile No. : 7679573858, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 3], [4308] Other than Immovable Property, Agreement [No of Agreement : 3]		
Set Forth value	Market Value		
	Rs. 86,77,968/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 150/- (Article:48(g))	Rs. 49/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 010305714/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Bankura, P.S:- Bishnupur, Municipality: BISHNUPUR, Mouza: Bishnupur Municipality, Pin Code : 722122

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	LR-8719	LR-29165	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-8719	LR-29189	Commercial	Bastu	1.06 Dec		4,32,877/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-8719	LR-30503	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-8719	LR-28790	Commercial	Bastu	4.25 Dec		17,35,594/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-8719	LR-29186	Commercial	Bastu	1.06 Dec		4,32,877/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :

flats/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.

7. To receive the consideration money in cash or by cheque/draft from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as our lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney,

In total a demarcated plot of Bastu land measuring 0.214(zero point two one four) Acre equivalent to 13 (thirteen) Kathas the same a little more or less, comprised in L.R. Dag No. 8719, under L.R. Khatian Nos. 29189, 29165, 30503, 28790, 29186, 30504, 28918, 29187, 31112, 31111 lying and situated in Mouza-Bishnupur Municipality, J.L. No. 101, P.S. Bishnupur, A.D.S.R., Bishnupur, within the local limit of Bishnupur Municipality, having Holding No.221 in Ward No. 03, under the Bishnupur Municipality, in the District - Bankura, West Bengal, more fully described in the Schedule hereinafter written, hereinafter called and referred to as the "**Said Property**".

AND WHEREAS we, the Landowners/Executants entered into a Registered Development Agreement in respect of the aforesaid land and more fully described in the Schedule hereinafter written, owned by us with the said **SKYLINE CONSTRUCTION & BUILDER'S** [PAN NO- ADYFS9346Q] a partnership firm Represented by the partner **1. Rekha Banerjee** [Pan No- ADNPB2036M] D/O. Late Pran Ballav Ghar, W/O. Late Ashutosh Banerjee, by faith Hindu, Occupation- Business, permanent resident of Vill.- Salgachhiya, P.O.- Tamluk, Dist.- Purba Medinipur, Pin- 721636. other partner **2. Chhabirani Roy** [Pan No- CAGPR7832D], D/O. Late Khagendra Nath Roy, by faith Hindu, Occupation- Business, permanent resident of Vill.- Sinhati, P.O.- Ramsagar, Dist.- Bankura, Pin- 722147. office address at Ukilpara, P.O.+ P.S. : Bishnupur, Dist. : Bankura, Pin-722122, West Bengal. The said Development Agreement was registered on in the office of the A.D.S.R. Bishnupur, and recorded as Deed No. 5714 for the year 2023.

Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in any way connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

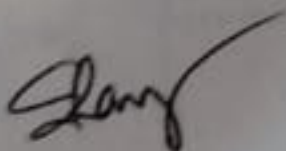
12. That our Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.

13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the said Registered Development Agreement.

14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

This General Power of Attorney valid till sale of the last Flat of the said project.



L2	LR Plot No:- 8719, LR Khatian No:- 29189	Owner:সুভাষ মুখার্জী, Gurdian:প্রীতিন্দ্রন , Address:বইলাপাড়া , Classification:বাগ, Area:0.01060000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 8719, LR Khatian No:- 30503	Owner:সুভাষ মুখার্জী, Gurdian:প্রীতিন্দ্রন মুখার্জী, Address:বইলাপাড়া খাল-বিক্রপুর্ জেলা-বাঁকুড়া , Classification:বাগ, Area:0.02130000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 8719, LR Khatian No:- 28790	Owner:গোপাল চন্দ্র দাস, Gurdian:সুধীর চন্দ্র, Address:খড়বাংলা ভাটীপাড়া , Classification:বাগ, Area:0.04250000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 8719, LR Khatian No:- 29186	Owner:গোপাল চন্দ্র দাস, Gurdian:সুধীর চন্দ্র, Address:খড়বাংলা ভাটীপাড়া , Classification:বাগ, Area:0.01060000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 8719, LR Khatian No:- 28918	Owner:প্রশান্ত দাস, Gurdian:অনিল চন্দ্র দাস, Address:বিক্রপুর্ কাটালখার, খাল-বিক্রপুর্ জেলা-বাঁকুড়া , Classification:বাগ, Area:0.02120000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 8719, LR Khatian No:- 29187	Owner:প্রশান্ত দাস, Gurdian:অনিল চন্দ্র, Address:কাটালখার , Classification:বাগ, Area:0.01060000 Acre,	Owner Name not selected by applicant.
L8	LR Plot No:- 8719, LR Khatian No:- 30504	Owner:প্রশান্ত দাস, Gurdian:অনিল চন্দ্র দাস, Address:বিক্রপুর্ কাটালখার, খাল-বিক্রপুর্ জেলা-বাঁকুড়া , Classification:বাগ, Area:0.02130000 Acre,	Owner Name not selected by applicant.
L9	LR Plot No:- 8719, LR Khatian No:- 31112	Owner:অনামিকা রঞ্জিত, Gurdian:প্রশান্ত , Address:সিমতলা , Classification:বাগ, Area:0.02650000 Acre,	Owner Name not selected by applicant.
L10	LR Plot No:- 8719, LR Khatian No:- 31111	Owner:সুজিত রঞ্জিত, Gurdian:প্রশান্ত , Address:সিমতলা , Classification:বাগ, Area:0.02660000 Acre,	Owner Name not selected by applicant.



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0103-2023, Page from 109402 to 109429
being No 010305989 for the year 2023.



Digitally signed by JOYDEEP MUKHOPADHYAY
Date: 2023.12.28 15:23:16 +05:30
Reason: Digital Signing of Deed.

(JOYDEEP MUKHOPADHYAY) 28/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BISHNUPUR
West Bengal.



SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Sahash Muchhal	L.H.					
	R.H.					

ATTESTED :-

Sahash Muchhal

 Gopal Chandra	L.H.					
	R.H.					

ATTESTED :- Gopal Chandra

 Pramod	L.H.					
	R.H.					

ATTESTED :- Pramod

 Anamika Rakshit	L.H.					
	R.H.					

ATTESTED :- Anamika Rakshit

L6	LR-8719	LR-28918	Commercial	Bastu	2.12 Dec		8,65,755/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L7	LR-8719	LR-29187	Commercial	Bastu	1.06 Dec		4,32,877/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L8	LR-8719	LR-30504	Commercial	Bastu	2.13 Dec		8,69,839/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L9	LR-8719	LR-31112	Commercial	Bastu	2.65 Dec		10,82,194/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L10	LR-8719	LR-31111	Commercial	Bastu	2.66 Dec		10,86,277/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			21.25Dec	0 /-	86,77,968 /-	
		Grand Total :			21.25Dec	0 /-	86,77,968 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Subhash Mukherjee Son of Priti Bhusan Mukherjee Bailapara, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: azxxxxxx6p, Aadhaar No: 92xxxxxxx3372, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence
2	Gopal Chandra Das Son of Late Sudhir Chandra Das Kharbangla, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: asxxxxxx8l, Aadhaar No: 78xxxxxxx9159, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence
3	Prasanta Das Son of Late Anil Chandra Das Khatandhar, City:- Bishnupur, P.O:- Bishnupur, P.S:-Bishnupur, District:-Bankura, West Bengal, India, PIN:- 722122 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: afxxxxxx0d, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/12/2023 , Admitted by: Self, Date of Admission: 08/12/2023 ,Place : Pvt. Residence

Land recorded in the name of **Gopal Chandra Das**, S/O. Late Sudhir Chandra Das:

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	28790, 29186	Bastu

Land recorded in the name of **Prasanta Das**, S/O. Late Anil Chandra Das:

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.053	30504, 28918, 29187	Bastu

Land recorded in the name of **Anamika Rakshit**, W/O. Late Prasanta Rakshit

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0265	31112	Bastu

Land recorded in the name of **Sujit Rakshit**, S/O. Late Prasanta Rakshit

L.R. Dag No.	R.S. Dag No.	Area (in acre)	L.R. Khatian No.	Nature of Land
8719	14030	0.0266	31111	Bastu