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D-1891/24.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 509153

Certified that the Endorsement Sheet / Sheets and Signature Sheet / Sheets attached to this Document are part of the Document itself.

NOT FOR CONSTRUCTION . 8 . 2

Addl. Dist. Sub-Registrar
Bolpur Bishnupur
22 Feb 2024

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTRATION OF
DEVELOPMENT AGREEMENT

S. Ghosh
Adv.

संविद नं 10322 दिनांक 12/2/2024

क्रमा नं श्री Mrs Aditi Sinha

पता - श्री

नं: Plot No. 047 Rail Vihar, 400 Madurdeha Anandapur E.K.T

मोह: Anandapur (इला. बौद्ध) South 24 Parganas Kolkata - 700107

अवकाश: 100%

अवकाश: श्री गानेश नाथ

अवकाश: कोट + ३ डि अत्र सार यक्ति

नं

Development of land after registration of agreement

Aditi Sinha

नं

 660

Aditi Sinha

 661



663


S. B. CONSTRUCTION
Indrajit Bhaskar
Proprietor


Aditya Sinha

 662

Aditya Sinha

Addl. Dist. Sub-Registrar
Bolpur, Birbhum

20 FEB 2024

 664
Soumitra Ghosh

Soumitra Ghosh
Advocate
S/O Tapen Kumar Ghosh
Bolpur Kacharipetty
P.O. & P.S.- Bolpur
Dist.- Birbhum
Pin-731204, W.B.

(2)

KNOW ALL MEN BY THESE PRESENT THAT WE

- 1) **MRS. ADITI SINHA**, Wife of Late Ajoy Kumar Sinha, Daughter of Late Sarojaksha Majumdar, (PAN – AQNPS9036K) (Aadhaar – 6207 3449 3194),
- 2) **MR. ARKADITYA SINHA**, Son of Late Ajoy Kumar Sinha, (PAN – DEEPS6756C) (Aadhaar – 9444 7448 2416)
- 3) **MISS. ADRIJA SINHA**, Daughter of Late Ajoy Kumar Sinha, (PAN – IGTPS4830P) (Aadhaar – 3846 7318 2713)

All are by Nationality – Indian, Religion – Hindu, Occupation – Housewife, Service & Student respectively, residing at Flat No. – 047, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O. – Anandapur, P.S. – Kasba at present Anandapur, Dist. – South 24 Parganas, Kolkata – 700107, West Bengal, **do hereby nominate, constitute and appoint – S.B. CONSTRUCTION**, a sole proprietorship firm having its registered office at Holding Premises No. – 68/14/1/4/F3C, Flat No. – 3C, 3rd Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, represented by its sole proprietor **MR. INDRAJIT BHASKAR**, (PAN – BHFPB8465D) (Aadhaar – 9234 5731 3394) (Voter – FQR1907070), Son of Sri Nripendranath Bhaskar, by Nationality – Indian, Religion – Hindu, Occupation – Business, residing at Murarai College Road, P.O. & P.S. – Murarai, District – Birbhum, Pin – 731219, West Bengal, at present Residing at Flat No. – 3C, 3rd Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, to be our true and lawful **ATTORNEY FOR US AND ON OUR BEHALF.**

WHEREAS We, **Aditi Sinha, Arkaditya Sinha and Adrija Sinha the Executants/Principals** above named by virtue of aforesaid Deed of Sale being No. – 1864 for the year 2011 of the Bolpur A.D.S.R. Office and by way of inheritance acquired good, right, title and interest in a specific slice of land measuring 14.38 decimal from within R.S. & L.R. Plot No. – 233 appertaining to R.S. Khatian No. – 45, L.R. Khatian No. – 3714, 5165 & 5166 of Mouza – Kalikapur, J.L. No. – 98, Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur Municipality under P.S. – Bolpur, District – Birbhum, the description of which are fully and particularly referred in the **First Schedule** hereunder written and hereinafter called “**the said property**”.

S. Ghosh
A.D.

(3)

AND WHEREAS we being the absolute owners of the above property have entered into a **Registered Development Agreement** being **Deed No.- 1698** for the year **2024** of the **Bolpur A.D.S.R. Office** with the above named **Developer S.B. CONSTRUCTION** on payment or deposit of requisite stamp duty and registration fees as per the rules and statute wherein it has been agreed by and between us as Landowners and the Developer above named, our constituted attorney, relating to the proposed **Multi-Storied Apartment Building** to be constructed as per the building plan sanctioned by the Bolpur Municipality in which we shall hold or retain our (Landowner's) allocated portions as specifically mentioned in the said registered "**Development Agreement**" as well as in **SECOND SCHEDULE** of this **Power of Attorney**, for development and in similar terms our Constituted Attorney, the Developer of the said property shall have the right to deal with the remaining flats/apartments/units/garage/shops and other saleable space in terms of the said registered **Development Agreement**.

AND WHEREAS due to our personal reason, and preoccupation it has become difficult for us to look after the affairs of our property personally and hence these presents.

NOW THEREFORE, WE do hereby appoint nominate and constitute S.B. CONSTRUCTION, a sole proprietorship firm having its registered office at Holding Premises No. – 68/14/1/4/F3C, Flat No. – 3C, 3rd Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal, represented by its sole proprietor **MR. INDRAJIT BHASKAR**, (PAN – BHFPB8465D) (Aadhaar – 9234 5731 3394) (Voter – FQR1907070), Son of Sri Nripendranath Bhaskar, by Nationality – Indian, Religion – Hindu, Occupation – Business, residing at Murarai College Road, P.O. & P.S. – Murarai, District – Birbhum, Pin – 731219, West Bengal, at present Residing at Flat No. – 3C, 3rd Floor, Block – 3, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, P.O. & P.S. – Bolpur, District – Birbhum, Pin – 731204, West Bengal **as our true and lawful attorney** to do and execute all or any of the following acts, deeds and things in our names and on our behalf –

1. To look after, manage and administer the said property fully described in the first schedule hereunder written, as may be necessary for any lawful purpose and to do all or any of the acts, deeds, matters and things as agreed by and to sign, execute, and register all papers and documents as our said attorney shall at its/his discretion thinks proper.

S. Ghosh
Adv

(4)

2. To sign, execute, cancel, alter, draw, approve all or any papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way from time to time be necessary or required to be filed before the Bolpur Municipality and/or other appropriate government department or authority in connection with the said property on our behalf.
3. To appear and to represent before the Bolpur Municipality and/or any other authority/s and Government Departments and/or officers and also all other Central, State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the said properties and to take appropriate steps on behalf and to apply for and obtain necessary orders, sanctions and/or discretions and/or relief as the attorney shall think proper.
4. To pay all outgoings, including taxes and other charges whatsoever payable for and on account of the said properties and receive refunds and other moneys in connection therewith.
5. To sign, verify and file applications, forms, building plans, documents and papers in respect of our Said Property before the Bolpur Municipality or before any other Statutory Authorities for the purpose of demolitions of old structure, maintenance, protection, preservation and construction of a proposed **Multi-Storied Apartment Building** over the Said Property.
6. To sign, execute and submit all or any papers, documents, statements, affidavits, forms, undertakings, declarations, and plans as be required for having such plans sanctioned, modified and/or altered by the Bolpur Municipality.
7. To pay fees, obtain sanction and such other orders or permissions from the necessary authorities as be expedients for modification and/or alteration of plans concerning the Said Properties and other documents as may be required by the necessary authorities to this effect.
8. To pay all rents, taxes and revenue, charges, expenses, outgoings payable for on the account of said Property or any part thereof and similar to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said Property as mentioned and written herein.

S. Ghosh
Adv

(5)

9. To commence, prosecute, enforce, defend, answer and oppose all actions and/or other legal proceedings, including any Suit or Arbitration proceedings and demands touching any of the matters relating to the Said Properties or any part thereof and to compromise, settle, refer to arbitration, abandon, submit judgment in any such action or proceedings aforesaid before any Civil or Criminal Court.
10. To institute, suits, appeals, provisions, applications, criminals, complaints and other legal proceedings against any party or parties concerning any matter relating to or arising out of said property or portion thereof.
11. To sign, Verify, declare and/or affirm, complaints, written statements, petitions, affidavits, verifications, objections, cross objections, counter claims, application for execution, revision, review, new trial or stay or of whatsoever nature, Memorandum of Appeal, swear Affidavits and to do generally all other acts, deeds and things and to defend or contest all or any suit, applications, revisions, appeal, criminal proceedings or other legal proceedings in any Court of law which may hereinafter be instituted against the land me, by any reason or party concerning or relating to our said property and to take appropriate steps and to do all necessary acts, deeds, matters and things as the attorney shall at its/ his discretion thinks proper.
12. To apply before the Bolpur Municipality or B.L. & L.R.O. or any other authority for mutation or any record the said property and to obtain the mutation or any other certificate thereof.
13. To prefer appeal, review, applications, revisions, before the appeals, authority or other appropriate authorities and the Court of law against the decision of the Bolpur Municipality or any other authority or authorities in connection with said property.
14. To warn off and prohibit, and, if necessary, proceed in due form of law against all or any tenants/occupiers/trespassers in the Said Properties or any parts thereof and to take appropriate steps by legal actions and to abate all nuisances.
15. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

S. Ghosh
Adv

(6)

16. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said properties and also the completion and other certificates from the Bolpur Municipality, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorneys to this effect.
17. To advertise therefore, to negotiate on terms, to agree and enter into and conclude any contract/agreement for sale, transfer and/or leasing out the flats in the proposed Building/s and to sign and execute and deliver such agreement/s for sale/transfer thereof or any other agreement for holding/delivering possession of the flat/s in the proposed building at the Said Properties relating to the Developer's allocated portion.
18. To cancel any agreement and forfeit any money advanced by the prospective purchaser/s for reason of his/her/their committing default and/or file Suit for Specific Performance and to realize or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the flat/s together with the undivided proportionate share in the land and to enter into all sorts of documents in commitments understanding etc relating to the Developer's allocated portion.
19. To sign and execute and deliver Deed/s of Conveyance/s or Sale and all other instruments of transfer, undertakings, declarations, confirmations and to present the same whether executed by us or by our Said Attorneys and to admit the execution thereof and present for registration before the A.D.S.R. Office at Bolpur or District Sub-Registrar office at Suri or Registrar of Assurances, Kolkata having jurisdiction concerning the said Premises or before any Notary Public in respect of the flat/s and the undivided proportionate share of land relating to the Developer's allocated portion.
20. To deliver possession and/or make over the portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale. To receive all moneys, advances and also the balance of the purchase amount from the Purchaser/s and grant proper receipts in respect of the amounts to be received on sale and disposal of portions, etc. and/or otherwise in connection with the flats/apartments / spaces / portions / car parking spaces in the Said Building relating to the Developer's allocated portion.

S. Ghosh
Adv

(7)

21. That the power granted by these presents in favour of the Developer, the Attorney herein in connection with this agreement, shall not be revoked and/or terminated under any circumstances, until and unless the Developer herein informs to the land Landowner in that regard. The power hereby conferred upon this Attorney shall be cancelled or shall have no effect as soon as the building is completed and effected Landowner's allocation and sale of Developer's allocation be effected.
22. The Power shall not be terminated / cancel / revoked on the death of any or all of the Landowners/Principals. In such a case it shall be presumed that all the legal heirs of the deceased Landowners/Principals have given power to the Developer/Attorney. Further all the legal heirs of the deceased Landowners/Principals shall be legally bound by the terms and conditions of this Development Agreement and Development Power of Attorney
23. To use, shift, or re-adjust the existing electricity connection in the said Premises in such manner, as the said DEVELOPER/ATTORNEY may deem fit and proper.
24. To affix sign board or install any Hoarding on the said Premises in the name of the DEVELOPER/ATTORNEY.
25. Be it noted that this Power of Attorney is being granted in favour the attorney herein with consideration as incorporated in these presents, for joint development of the said Property, which is the subject matter of this Power of Attorney and the attorney herein shall act as Developer to materialize the purpose of this agreement for joint development of said property.

AND GENERALLY to do all other acts, deeds, things and matters concerning the authorities which is not specifically mentioned/enumerated hereinabove but may be necessary from time to time which the attorney herein may deems fit & proper and think necessary in its/his own accord hereby granted in respect of the Said Properties hereby granted in respect of the Said Properties for all purposes and which we ourselves could have done lawfully under our own hand and seal if we personally present.

AND we do hereby ratify and confirm and agree and undertake to ratify and confirm all such acts, deeds, things and matters and whatsoever that our said Attorney shall lawfully do, execute or cause to be done in or about the Said Properties by virtue of this power of attorney.

S. Ghosh
Adv

(8)

THE FIRST SCHEDULE ABOVE REFERRED TO
DESCRIPTION OF THE ENTIRE PROPERTY

District – Birbhum, P.S. – Bolpur, J.L. No. – 98, Mouza - Kalikapur, R.S. Khatian – 45, Previous L.R. Khatian – 102, 1058 and 3715, R.S. & L.R. Plot No. – 233, Classification – Viti, Total Area of the Plot 19 Decimal out of which

| NAME OF LANDOWNER | L.R. KHATIAN | SHARE | AREA |
|----------------------|-----------------|--------|----------------------------------------------------------------|
| ADITI SINHA | 3714 | 0.5049 | 09.59 Decimal |
| ARKADITYA SINHA | 5165 | 0.1263 | 02.40 Decimal |
| ADRIJA SINHA | 5166 | 0.1262 | 02.39 Decimal |
| TOTAL | | | 14.38 Decimal or 6264 Sq.Ft or 08 Cottahs 14Gondas |

Holding being No. – AL21BOL036351 of Ward No. – 12 of Bolpur Municipality, which is butted and bounded:

ON THE NORTH – Rest portion of Plot No. – 233.
ON THE SOUTH – Municipal Road.
ON THE EAST – Municipal Road.
ON THE WEST – R.S. & L.R. Plot No. – 234.

The schedule mentioned property is nearest to Kalikapur Mill Road

S. Ghosh
Asst

(9)

THE SECOND SCHEDULE ABOVE REFERRED TO
LANDOWNERS ALLOCATIONS

- 1) The Landowners shall be jointly entitled to get 110 Sq.Ft Garage/Car Parking Space on the Ground Floor in the **proposed Multi-Storied Apartment Building** to be constructed on **FIRST SCHEDULE** mentioned land together with undivided proportionate variable share, right, title and interest in the land directly underneath of the said building, more fully described in the **FIRST SCHEDULE** hereinabove written and being a part thereof, with all facilities, amenities and benefits of all common services, common parts, common areas and facilities along with the right to use of the common entrance through Municipal Road for ingress and egress together with all easement & quasi-easement right and right to use all civic amenities and facilities, lying and situated at the Plot of land mentioned in the **FIRST SCHEDULE** hereinabove written.
- 2) Amount as mentioned Development Agreement.

THE THIRD SCHEDULE ABOVE REFERRED TO
DEVELOPER'S ALLOCATIONS

Except the Landowners allocated Garage/Car Parking Space in the Ground Floor mentioned in **SECOND SCHEDULE**, the developer shall be entitled to get **ENTIRE AREA IN THE PROPOSED MULTI-STORIED APARTMENT BUILDING** to be constructed on **FIRST SCHEDULE** mentioned land together with undivided proportionate variable share, right, title and interest in the land directly underneath of the said building, more fully described in the **FIRST SCHEDULE** hereinabove written and being a part thereof, with all facilities, amenities and benefits of all common services, common parts, common areas and facilities including top most roof, stair from Ground Floor to Top Floor and Lift along with the right to use of the common entrance through Municipal Road for ingress and egress together with all easement & quasi-easement right and right to use all civic amenities and facilities, lying and situated at the Plot of land mentioned in the **FIRST SCHEDULE** hereinabove written.

S. Ghosh
Adv

(10)

IN WITNESS WHEREOF, the parties named above do hereby execute this DEVELOPMENT POWER OF ATTORNEY on this the 20TH DAY OF FEBRUARY 2024.

WITNESSES:-

- ① Subhadip Das
Kacharipatty, Bolpur
- ② Hasanath Sutradhan
Trishulapatty, Bolpur.
- ③ Soumitra Ghosh
Bolpur Kacharipatty

EXECUTANTS / PRINCIPALS

Aditi Sinha
ADITI SINHA

Arkaditya Sinha
ARKADITYA SINHA

Adrija Sinha
ADRIJA SINHA

ATTORNEY

DRAFTED & PREPARED BY

Soumitra Ghosh
SOUMITRA GHOSH

Advocate, Bolpur Court
Enrolment No. WB-155 of 2006

Computer typed by

Subhadip Das
Subhadip Das
Kacharipatty
Bolpur, Birbhum.

S. B. CONSTRUCTION

Indrajit Bhaskar
Proprietor











(S.B. CONSTRUCTION)

Sole Proprietor












INDRAJIT BHASKAR

Aditi Sinha


EXECUTANT / PRINCIPAL

| | | | | | | | |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------|
|  <p>Aditi Linha</p> |  |  | Left Hand |  |  |  | Aditi Linha |
| |  |  | Right Hand |  |  |  | |

EXECUTANT / PRINCIPAL

| | | | | | | | |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------|
|  <p>Arun Singh</p> |  |  | Left Hand |  |  |  | Arun Singh |
| |  |  | Right Hand |  |  |  | |

EXECUTANT / PRINCIPAL

| | | | | | | |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <i>Aditya Sinha</i> |  |  | Left Hand |  |  |  |
| |  |  | Right Hand |  |  |  |

Aditya Sinha

ATTORNEY / DEVELOPER

| | | | | | | |
|----------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <i>Indrajit Bhaskar</i> |  |  | Left Hand |  |  |  |
| |  |  | Right Hand |  |  |  |

S. B. CONSTRUCTION
Indrajit Bhaskar
Proprietor

Indrajit Bhaskar









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BOLPUR, District Name :Birbhum

Signature / LTI Sheet of Query No/Year 03038000475376/2024

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|-------------------------------|
| 1 | Mrs ADITI SINHA Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 | Principal |  | 660  | Aditi Sinha 20/02/2024 |
| 2 | Mr ARKADITYA SINHA Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 | Principal |  | 661  | Arkaditya Sinha 20/02/2024 |
| 3 | Miss ADRIJA SINHA Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 | Principal |  | 662  | Adrija Sinha 20/02/2024 |

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

| Sl No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 4 | Mr INDRAJIT BHASKAR Murarai College Road, City:- Not Specified, P.O:- Murarai, P.S:- Murarai, District:- Birbhum, West Bengal, India, PIN:- 731219 | Represent ative of Attorney [S B CONSTR UCTION] |  | 663  | <i>S. B. CONSTRUCTION</i> <i>Indrajit Bhaskar</i> <i>20/2/2024</i> |
| Sl No. | Name and Address of identifier | Identifier of | Photo | Finger Print | Signature with date |
| 1 | Mr SOUMITRA GHOSH Son of Mr Tapan Kumar Ghosh Bolpur, Kacharipatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 | Mrs ADITI SINHA, Mr ARKADITYA SINHA, Miss ADRIJA SINHA, Mr INDRAJIT BHASKAR |  | 664  | <i>Soumitra Ghosh</i> <i>20/02/2024</i> |

(TANMOY KOLEY)

ADDITIONAL DISTRICT
SUB-REGISTRAR

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

Birbhum, West Bengal

Major Information of the Deed

| | | | |
|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|------------|
| Deed No : | I-0303-01891/2024 | Date of Registration | 22/02/2024 |
| Query No / Year | 0303-8000475376/2024 | Office where deed is registered | |
| Query Date | 20/02/2024 3:55:53 PM | A.D./S.R. BOLPUR, District: Birbhum | |
| Applicant Name, Address & Other Details | Soumitra Ghosh Bolpur, Kacharipatty, Thana : Bolpur, District : Birbhum, WEST BENGAL, PIN - 731204, Mobile No. : 8116506131, Status : Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| | Rs. 25,53,106/- | | |
| Stamp duty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 030301698/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalikapur mill road, Mouza: Kalikapur, , Ward No: 12, Holding No:AL21BOL036351 Pin Code : 731204

| 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-233 | LR-3714 | Viti | Viti | 9.59 Dec | | 17,02,663/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-233 | LR-5165 | Viti | Viti | 2.4 Dec | | 4,26,109/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-233 | LR-5166 | Viti | Viti | 2.39 Dec | | 4,24,334/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 14.38Dec | 0 /- | 25,53,106 /- | |
| | | Grand Total : | | | 14.38Dec | 0 /- | 25,53,106 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mrs ADITI SINHA (Presentant) Wife of Late Ajoy Kumar Sinha Daughter Of Late Sarojaksha Majumdar Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: aqxxxxxx6k, Aadhaar No: 62xxxxxxxx3194, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence |
| 2 | Mr ARKADITYA SINHA Son of Late Ajoy Kumar Sinha Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: dexxxxxx6c, Aadhaar No: 94xxxxxxxx2416, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence |
| 3 | Miss ADRIJA SINHA Daughter of Late Ajoy Kumar Sinha Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., City:- Not Specified, P.O:- Anandapur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: igxxxxxx0p, Aadhaar No: 38xxxxxxxx2713, Status :Individual, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 20/02/2024 , Admitted by: Self, Date of Admission: 20/02/2024 ,Place : Pvt. Residence |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | S B CONSTRUCTION Saondhara Apartment, Bolpur Rabindra Bithi By-pass, Block/Sector: 3, Flat No: 3C 3Rd. Floor, 68/14/1/4F3C, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 , PAN No.:: BHxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Mr INDRAJIT BHASKAR Son of Shri Nripendranath Bhaskar Murarai College Road, City:- Not Specified, P.O:- Murarai, P.S:- Murarai, District:-Birbhum, West Bengal, India, PIN:- 731219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bhxxxxxx5d, Aadhaar No: 92xxxxxxxx3394 Status : Representative, Representative of : S B CONSTRUCTION (as Sole Proprietor) |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|-----------|
| Mr SOUMITRA GHOSH Son of Mr Tapan Kumar Ghosh Bolpur, Kacharipatty, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204 | | | |

Identifier Of Mrs ADITI SINHA, Mr ARKADITYA SINHA, Miss ADRIJA SINHA, Mr INDRAJIT BHASKAR

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1 | Mrs ADITI SINHA | S B CONSTRUCTION-9.59 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------|
| 1 | Mr ARKADITYA SINHA | S B CONSTRUCTION-2.4 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|-------------------|---------------------------|
| 1 | Miss ADRIJA SINHA | S B CONSTRUCTION-2.39 Dec |

Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: Kalikapur mill road, Mouza: Kalikapur, , Ward No: 12, Holding No:AL21BOL036351 Pin Code : 731204

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1 | LR Plot No:- 233, LR Khatian No:- 3714 | Owner:अदिती सिन्हा, Gurdian:अजय कुमार सिन्हा, Address:महाबूब मुस्लिम , Classification:कैटी, Area:0.09000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 233, LR Khatian No:- 5165 | Owner:अरकादित्या सिन्हा , Gurdian:अजय कुमार सिन्हा, Address:सिन्हा , Classification:कैटी, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 233, LR Khatian No:- 5166 | Owner:अद्रिजा सिन्हा , Gurdian:अजय कुमार सिन्हा, Address:सिन्हा , Classification:कैटी, Area:0.03000000 Acre, | Owner Name not selected by applicant. |

Endorsement For Deed Number : I - 030301891 / 2024

On 20-02-2024

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

Presented for registration at 17:03 hrs on 20-02-2024, at the Private residence by Mrs ADITI SINHA , 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 25,53,106/-

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

Execution is admitted on 20/02/2024 by 1. Mrs ADITI SINHA, Wife of Late Ajoy Kumar Sinha Daughter Of Late Sarojaksha Majumdar, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife, 2. Mr ARKADITYA SINHA, Son of Late Ajoy Kumar Sinha, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Service, 3. Miss ADRIJA SINHA, Daughter of Late Ajoy Kumar Sinha, Rail Vihar, 480 Madurdaha, Anandapur, E.K.T., P.O: Anandapur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Student
Indetified by Mr SOUMITRA GHOSH, , , Son of Mr Tapan Kumar Ghosh, Bolpur, Kacharipatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-02-2024 by Mr INDRAJIT BHASKAR, Sole Proprietor, S B CONSTRUCTION, Saondhara Apartment, Bolpur Rabindra Bithi By-pass, Block/Sector: 3, Flat No: 3C 3Rd. Floor, 68/14/1/4F3C, City:- Bolpur, P.O:- Bolpur, P.S:-Bolpur, District:-Birbhum, West Bengal, India, PIN:- 731204

Indetified by Mr SOUMITRA GHOSH, , , Son of Mr Tapan Kumar Ghosh, Bolpur, Kacharipatty, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by profession Advocate

Tan

**TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal**

On 22-02-2024

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

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10322, Amount: Rs.100.00/-, Date of Purchase: 19/02/2024, Vendor name: M
NAG

Has

TANMOY KOLEY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
Birbhum, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2024, Page from 35213 to 35233
being No 030301891 for the year 2024.



Tan

Digitally signed by Tanmoy Koley
Date: 2024.02.22 17:10:57 +05:30
Reason: Digital Signing of Deed.

(TANMOY KOLEY) 22/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BOLPUR
West Bengal.