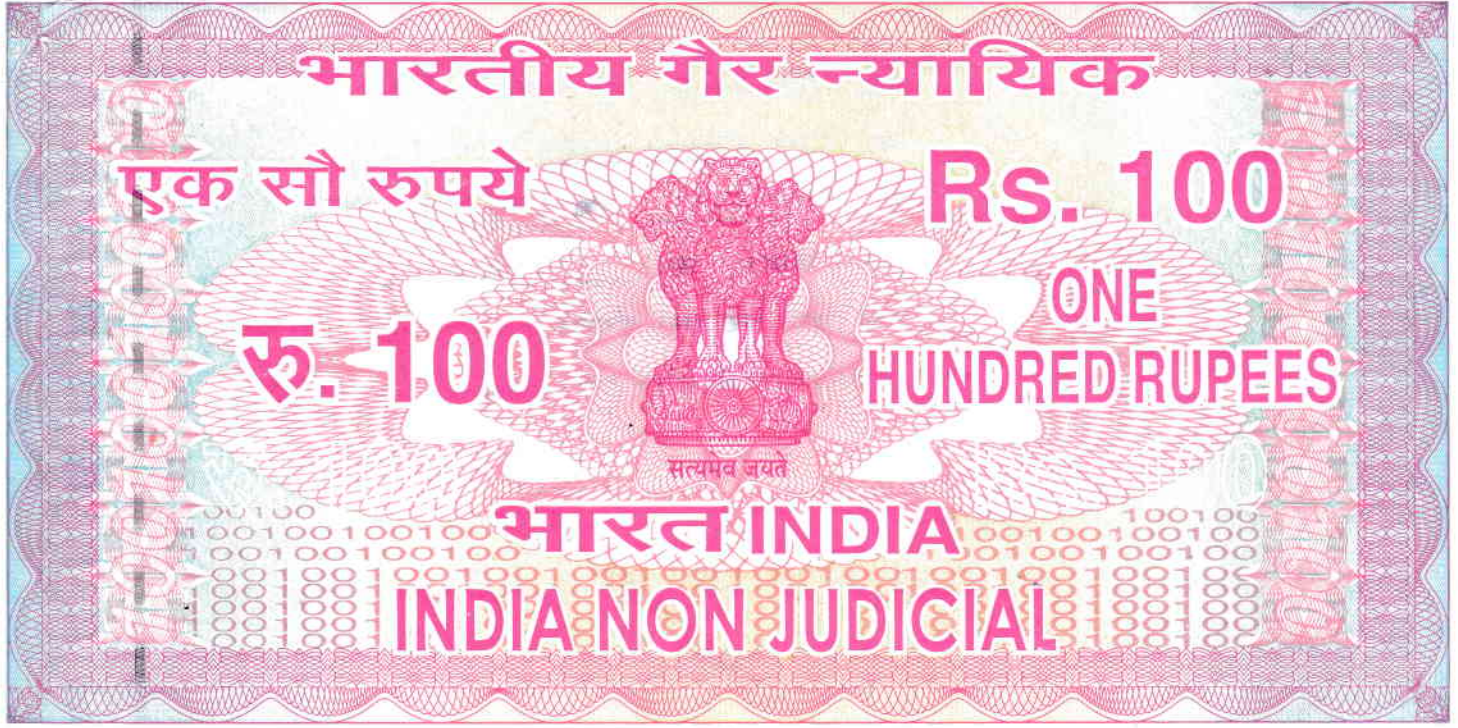


✓ SL No - 474/2025

I-800/2025



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 934667

B/418585/25

11/02/25
02:00 p.m.

Rabindra Narayan Bhattacharjee
Sachindra Narayan Bhattacharjee
Somendra Narayan Bhattacharjee

SHRI NATRAJ CONSTRUCTION
Nitesh Burman
Anam Rishi Kamran
Partner

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.

Add. District Sub-Registrar

PURULIA

06/03/25

DEVELOPERS POWER OF ATTORNEY

(After Registered Development Agreement)

1. Sri Rabindra Narayan Bhattacharjee S/O Chandi Pada Bhattacharjee (UID-511576234367, PAN-ALKPB8952D) 2. Sri Sachindra Narayan Bhattacharjee S/O Chandi Pada Bhattacharjee (UID-233610128128, PAN-ADAPB5561A) 3. Sri Somendra Narayan Bhattacharjee S/O Chandi Pada Bhattacharjee (UID-762544447111, PAN-AYTPB6720D) All are residing at-Amdiha road, ward no.06, Dumri Nadhia, Purulia Post-Nadhia P.S-Purulia Dist. Purulia 723102 (wb), all are Hindu by faith, by Occupation service or retired person, by Nationality Indian, hereinafter called and referred to as the LAND LORD/ OWNER/PRINCIPAL

Rabindra Narayan Bhattacharjee

Sachindra Narayan Bhattacharjee

Somendra Narayan Bhattacharjee

SHRI NATRAJ CONSTRUCTION
Nitesh Burman
Anur Raha Kumar
Partner

WHEREAS the property describe in the schedule below situated at Mouza Nadiha J.L. No. 03, with in Purulia Municipality ward no. 06, Holding no- 221, 221/A, 221/B within District Purulia, P.S. Purulia(Town) under the Jurisdiction of A.D.S.R. , Purulia, being L.R Khatian- 289, 1306, 1306/1 , L.R. Plot nos- 679/part area- **0.1290 acre or area 7 katha 13 chhatak** at present recorded in the name of **1.Sri Rabindra Narayan Bhattacharjee, 2. Sri Sachindra Narayan Bhattacharjee 3. Sri Somendra Narayan Bhattacharjee** in L.R. Khatian. and they owned & possessed over the same . And made Conversion, Classified as "Flat".

AND WHEREAS The schedule property along with other property Mouza- Nadiha, previously belong to Mahatap Chandra Bhattacharjee S/o Late Sirish Chandra Bhattacharjee, which he obtained by Registered Sale Deed no –1904 for 1913, dated – 16/08/1913, D.S.R. Purulia. from Subarna Prabha Devi , W/o Rajendranath Chattapadhyay, in respect of measuring area – 12 Katha 4 Chatak. Along with Boundary mentioned in the Deed.

Mahatap Chandra Bhattacharjee S/o Late Sirish Chandra Bhattacharjee, again Purchased a Property by Registered Sale Deed no – 4332 for 1929, dated – 29/04/1929, D.S.R. Purulia from Smt. Surachi Sundari Devi W/o- Sri Hari Mohan Chattapadhyay. in respect of measuring Area – 8 Katha 13 Chatak. Along with Boundary mentioned in the Deed.

After the death of Mahatap Chandra Bhattacharjee his property devolves upon his wife Smt Sarajini Debi & four sons 1) Sankaripada Bhattacharjee, 2) Shaktipada Bhattacharjee, 3) Chandipada Bhattacharjee & 4) Shyamapada Bhattacharjee.

Sarajini Debi in her life time Executed a WILL dt- 02.10.1965, in favour of her four sons , in respect of her property.

Sankaripada Bhattacharjee died leaving behind his wife Kamala Bhattacharjee, sons (2)Satya Narayan Bhattacharjee (3)Deb Narayan Bhattacharjee(4) Joy Narayan Bhattacharjee (5) Rup Narayan Bhattacharjee & daughters (6) Chandana Bhattacharjee (7) Bandana Mukherjee.

(1)Smt. Kamala Bhattacharjee W/o Late Sankari Pada Bhattacharjee(2)Satya Narayan Bhattacharjee(3)Deb Narayan Bhattacharjee(4) Joy Narayan Bhattacharjee no – 2,3&4 all sons of Late Sankari Pada Bhattacharjee(5) Minor Rup Narayan Bhattacharjee S/o LateSankari Pada Bhattacharjee(6) Minor Chandana Bhattacharjee D/o Late Sankari Pada Bhattacharjee, the minors are represented by through their NaturalGuardian Mother –Smt. Kamala Bhattacharjee W/o Late Sankari Pada Bhattacharjee(7)Smt. Bandana Mukherjee W/o Sanat Kumar Mukherjee and/or D/o Late Sankari Pada Bhattacharjee.

Rabindra Narayan Bhattacharjee

Sachindra Narayan Bhattacharjee

Somendra Narayan Bhattacharjee

SHRI NATRAJ CONSTRUCTION

Nitesh Burman
Amr Dobh Kamdar
Partner

Sold out their ¼ th share in the Property by Registered Sale Deed no –2274 (13821) for 1972, dated – 05/08/1972, D.S.R. Purulia.

In favour of – (1) Smt. Anima Bhattacharjee W/o Chandi Pada Bhattacharjee.

In respect of **(1)** In Mouza – Nadiha, , area – 4 Katha & **(2)** In Mouza – Dulmi, Area – area – 1.90 acre Shaktipada Bhattacharjee in his life time executed a WILL dt- 24.08.1998 in favour of Smt Anima Bhattacharjee W/o Chandi Pada Bhattacharjee, in respect of his ¼ th share in the property. Shaktipada Bhattacharjee died unmarried & issue less .

After the death of Chandi Pada Bhattacharjee his ¼ th share in the property devolves upon his wife Smt Anima Bhattacharjee & three sons **(1) Rabindra Narayan Bhattacharjee (2) Sachindra Narayan Bhattacharjee (3) Somendra Narayan Bhattacharjee, all sons of Late Chandipada Bhattacharjee,**

Shyamapada Bhattacharjee died leaving behind his wife (1) Smt. Anjana Bhattacharjee two sons (2) Santanu Bhattacharjee (3) Goutam Bhattacharjee & daughter (4) Kumari Payel Bhattacharjee

(1) Smt. Anjana Bhattacharjee W/o Late Shyamapada Bhattacharjee (2) Santanu Bhattacharjee (3) Goutam Bhattacharjee no – 2 & 3 both sons of Late Shyamapada Bhattacharjee (4) Kumari Payel Bhattacharjee D/o Late Shyamapada Bhattacharjee.

Sold out a (¼ th share in the property) of their by Registered Sale Deed no –1055 for 2006, dated – 21/03/2006, A.D.S.R. Purulia.

In favour of – (1) Smt. Anima Bhattacharjee W/o Chandi Pada Bhattacharjee.

In respect of 1) In Mouza – Dulmi, area – 62 Katha. & 2) In Mouza – Nadiha, area – 1½ Katha / ¼ th share .

By the aforesaid Deed & Documents mentioned above Smt. Anima Bhattacharjee became the owner of the entire property left by Mahatap Chandra Bhattacharjee.

Smt. Anima Bhattacharjee died leaving behind her three sons **(1) Rabindra Narayan Bhattacharjee (2) Sachindra Narayan Bhattacharjee (3) Somendra Narayan Bhattacharjee, all sons of Late Chandipada Bhattacharjee, who obtained the share in the property & became the Owner**

The Schedule property of Rabindra Narayan Bhattacharjee was recorded in the 1) L.R Parcha, dt- 22.03.2023, in the name of Rabindra Narayan Bhattacharjee , S/O- Chandipada Bhattacharjee in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 289, L.R. Plot – 679part Area - 0.116 acre. Classified as ' Bastu'

Rabindra Narayan Bhattacharjee

Sachindra Narayan Bhattacharjee

Somendra Narayan Bhattacharjee

SHRI NATRAJ CONSTRUCTION

Nitesh Bhunia
Anon Debi Kumar
Partner

2) L.R Parcha, dt- 22.03.2023, in the name of Sachindra Narayan Bhattacharjee , S/O- Chandipada Bhattacharjee, in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 1306, L.R. Plot – 679,part Area - 0.116 acre. Classified as ‘ Bastu’

3) L.R Parcha, dt- 22.03.2023, in the name of Somendra Narayan Bhattacharjee , S/O- Chandipada Bhattacharjee, in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 1306/1, L.R. Plot – 679,part Area - 0.116 acre. Classified as ‘ Bastu’

The said property made Conversion vide 4) Conversion Certificate Vide Conversion Case no- CN/2024/1401/854, dt- 29.11.2024, in the name of Rabindra Narayan Bhattacharjee , S/O- Chandipada Bhattacharjee in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 289, L.R. Plot – 679,part Area - 0.0430 acre, Classified as ‘ Flat’ issued from B.L & L.R.O Purulia.

5) Conversion Certificate Vide Conversion Case no- CN/2024/1401/855, dt- 29.11.2024, in the name of Sachindra Narayan Bhattacharjee, S/O- Chandipada Bhattacharjee in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 1306, L.R. Plot – 679,part Area - 0.0430 acre, Classified as ‘ Flat’ issued from B.L & L.R.O Purulia.

6) Conversion Certificate Vide Conversion Case no- CN/2024/1401/853, dt- 29.11.2024, in the name of Somendra Narayan Bhattacharjee, S/O- Chandipada Bhattacharjee in respect of the property situated at District – Purulia, P.S. – Purulia(T), J.L. no – 3, Mouza –Nadiha, L.R Khatian- 1306/1, L.R. Plot – 679,part Area - 0.0430 acre, Classified as ‘ Flat’ issued from B.L & L.R.O Purulia.
And Paid taxes .

AND WHEREAS the Landlords/ owners have been in peaceful uninterrupted possession over the aforementioned property which will be mentioned in the schedule herein below. Presently in the L.R. Settlement the schedule property have been recorded in our names in L.R Khatian- 289, 1306, 1306/1 respectively.

AND WHEREAS for the benefit of ourselves and also for the development of the property, We the landlord/owner/Principal have decided to erect and/or construct a multi-storied building/apartment over the aforesaid property mentioned in the schedule herein below but due to insufficient fund and other sufficient reasons and lack of technical expertise, We have entered into an agreement dated 10/02/2025 with “**SHRI NATRAJ CONSTRUCTION**”(PAN-AFNFS1638E) a partnership firm, having its registered office at-Zilla School More,opposite Aguyan Club,Tamli Para **DURGA MANDIR,ward no.23 purulia.723101(wb) P.O-purulia, Dist-Purulia, West Bengal**, herein after called and referred to as the **DEVELOPER** (which expression shall, unless excluded by or repugnant to the context, be deemed to mean and include his/her heirs, executors,

Babursha Narayan Bhattacharya

Sankar Narayan Bhattacharya

Somendra Narayan Bhattacharya

SHRI NATRAJ CONSTRUCTION
Nitesh Burman
Amar Nath Karmakar
Partner

administrators, legal representatives, assignees etc. in office) of the **OTHER PART**, being represented by . 1) Sri Nitesh Burman(PAN-AIDPB4177A), son of Sri Bholanath Burman, Hindu by Religion, Indian citizen, Business by occupation, residing at Nilkuthi danga ward no.14, S. C. Sen Road, , Purulia, West Bengal, Pin-723101 (the first Partner).2) Sri Amar Nath Karmakar (PAN-CMHPK2504A), Son of Late Shibal Karmakar Hindu by Religion, Indian citizen, Business by occupation, residing at. Namopara Rathtala, ward no-12 purulia.723103.(the second partner)

West Bengal(hereinafter called as "Developers/ Attorneys") which was duly registered on 10/02/2025, registered in the office of the A D S R, Purulia and recorded as Deed No. 140200439/2025 Book I, Volume 1402/2025, for development of the said land by constructing multi-storied building thereon on the terms and condition and stipulations contained in the said Agreement.

AND WHEREAS one of the condition contained in the said agreement is that We shall grant Development Power of Attorney in favour of the Developer(s) to carry out the Development work and also for transfer the flats/ Garage/units to the intending Purchaser/s from the Developer's Allocation as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore appoint the said **Developer(s)**, described in this deed above, as our true and lawful Attorney(s) for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained.

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as our said Attorney(s) shall think fit and proper.
2. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said property as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all Plans including sanctioned Building plan, Addition Plan, Alteration Plan,

Rabinchandra Narayan Chattercharya

Sachin Narayan Chattercharya

Sandeep Narayan Chattercharya

SHRI NATRAJ CONSTRUCTION
Nitesh Kumar
Partner

3. Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
4. To appear before and represent me/us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M.(L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Service Tax and Income Tax Authority in respect of land and Tax matter and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said property.
4. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference **Development Agreement(Deed No. 140200439/2025 of 2025)** and also for development work in respect of entire Scheduled property, described fully herein below, which includes the Owners' Allocation, and Developer's Allocation, fully described in the reference **Development Agreement(Deed no. 140200439/2025 of 2025)** and also in respect of the proportionate share in the land in the said property, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney(s) and/or in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and condition as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of our said Attorney(s) and in respect of the said multi-storied building to be constructed in the said property at such price and on such terms and conditions as our said Attorney(s) shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale lease or disposal as aforesaid containing such covenants and conditions as our said Attorney(s) shall think fit and proper.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.
6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.

Rabinchre Narayan Bhattacharya

Sachin Narayan Bhattacharya

Somenra Narayan Bhattacharya

SHRI NATRAJ CONSTRUCTION

Nitesh Burman
Ajmer Path Kamal
Partner

7. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and no such terms and conditions as our said Attorney(s) shall think fit and proper.
8. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said property .
9. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
10. In terms of the said reference **Development Agreement**(Deed no 140200439/2025 of 2025) and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said property, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as our said Attorney(s) shall think fit and proper to admit receipts of consideration and to execute and to register the same according to the provisions of law.
11. In case of acquisition or requisitions either by State Government or Central Government of the said land in the said property as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.
12. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said property and/or the said multistoried building and all matters relating thereto.
13. To ask, demand sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said property, fully described in reference Development Agreement(Deed no. 140200439/2025 of 2025), and to give valid and effectual receipts and discharges for the same.

Rebinder Narayan Babarchoyji

Sachin Narayan Babarchoyji

Somendra Narayan Babarchoyji

SHRI NATRAJ CONSTRUCTION

Nitesh Baraman

Amur Babarchoyji

Partner

14. To commence, prosecute, defend and continue all actions suits, appeals and other legal proceeding or which may hereafter be commenced by or against us individual or joint capacity in and outside the union or India in any court of justice, civil criminal or Revenue, both appellate and original, in respect of the said property and to appear before all Magistrates and other officers for the recovery of any debt or other sum of money, right, title interest property matter or thing whatsoever now due or payable or deliverable or in anywise belonging to us in respect of the said property by any means or on any means or any account whatsoever to prosecute, defend or discontinue or become non-suited therein to settle, compromise and refer to arbitration any suits, appeal, actions or proceeding to appoint solicitors, council, advocates, pleaders or other legal agents and to sign Vakalatnama and to sign and verify plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in and outside the union of India.
15. To adjust, settle, compromise all disputes, accounts or any other matter regarding our property building or documents, which may arise hereafter between us and any other person, firm or company on such terms as our said Attorney(s) may think fit and proper.
16. To execute and registrar necessary Deed of Conveyance in favour of the intending purchaser or purchasers on our behalf and to present any such conveyance or conveyances for registration to admit, execute before the registering authority for and to have the said Deed of Conveyance registered in respect of the Developer's Allocation in the said property as per Development Agreement stated above and to do all acts, deeds and things which our said Attorney(s) shall consider necessary for conveying the said property or newly constructed multi-storied building and/or any part thereof on the basis of the aforesaid Development Agreement and other things, which our said Attorney(s) shall consider necessary for conveying the said Developer's Allocation in favour of the intending purchaser or purchasers, fully and effectually in all respect as We, could do the same by us personally.
17. Generally, to do all other acts, deeds, matters and things whatsoever in and about the said property and the affairs relating thereto as effectually as we, ourselves could do personally.
18. We do hereby ratify and confirm and agree and covenant with our said Attorney(s) shall lawfully do or execute or purport to do or execute or about the premises by virtue hereof and hereby declare that every such act deed matter or things lawfully done or execute or purporting to be lawfully done or executed by our said Attorney(s).

Rabindra Narayan Bhattacharya

Sandhya Kumar Mukherjee

Somendra Narayan Bhattacharya

SHRI NATRAJ CONSTRUCTION
Nitesh Bhowmik
Amitabh Kumar
Partner

19. We, do hereby agree and confirm that our Attorney(s) in every respect if he/she/they wanted to do so and vice-versa in respect of every affair of the below mentioned scheduled property including having authority to sign solely as developer(s).

And generally to do all other acts, deeds and things which in the opinion of the owners ought to be done and all acts, deeds and things lawfully done by the developer shall be construed as the acts, deeds and things done by the owners as the owners is personally present and do the same themselves.

And the owners does hereby ratify and confirm and agrees to ratify and confirm all the lawful acts of the developer which will be done by virtue of this development agreement and general power of Attorney hereby conferred and on the strength of this deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on this the 11th day of February 2025.

SCHEDULE OF PROPERTY

(Said Property)

All That piece and parcel of residential land measuring about **area- 0.1290 acre or area 7 katha 13 chhatak** more or less, lying and situated at Mouza Nadiha J.L. No. 03, with in Purulia Municipality ward no. 06, Holding no- 221, 221/A, 221/B within District Purulia, P.S. Purulia(Town) under the Jurisdiction of A.D.S.R. , Purulia, being L.R Khatian- 289, 1306, 1306/1 , L.R. Plot nos 679/PART .

Bounded by

N- Land of Owners

E- Hill view Ground & Land of Owners

S- Land of Bankim Chakraborty

W- Amdiha Road

(Road width)

Robindra Narayan Bhattacharya

Robindra Narayan Bhattacharya

Somendra Narayan Bhattacharya

Note:- Signature with photo and fingers' print of the owners/ Principals and the developers are affixed on the specimen copy annexed with this Deed.

Witnesses

1. Samareethi Mahabo
S/O Kamala Kantar Mahabo
with + K.O - Chakya,
D.S + Dright - Purulia.

2. Kailash Ch. Sanyal.
S/O Sri Ramnath Sanyal.
Dandakem.

Robindra Narayan Bhattacharya

Robindra Narayan Bhattacharya

Somendra Narayan Bhattacharya
Signature of the landowner/Principals

SHRI NATRAJ CONSTRUCTION
Nitesh Barmann.
Anwar Dalu Karmukar
Partner

Signature of the Developer/Attorneys












Scribe - The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand and fingers

Drafted by












Basudeb Bakshi

Basudeb Bakshi(Adv)
District Judges' Court, Purulia
Enrolment No.
F/785/772/1989












Photo with Signature & Finger's impression of the representative of the Principal & Attorney

 <i>Rabinchandra Narayan Bhattacharya</i>		Left Hand						
								
		Middle Finger		Ring Finger		Younger		
			Right Hand					
								
		Middle Finger		Ring Finger		Younger		






















Rabinchandra Narayan Bhattacharya

 <i>Sachin Kumar Narayan Bhattacharya</i>		Left Hand						
								
		Middle Finger		Ring Finger		Younger		
			Right Hand					
								
		Middle Finger		Ring Finger		Younger		

Sachin Kumar Narayan Bhattacharya

 <i>Somendra Narayan Bhattacharya</i>		Left Hand						
								
		Middle Finger		Ring Finger		Younger		
			Right Hand					
								
		Middle Finger		Ring Finger		Younger		

Somendra Narayan Bhattacharya

 <p>Nitesh Burman</p>		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		 Right Hand			
		 Left Hand			
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
		 Right Hand			

Nitesh Burman

Anurag Kumar

(Live Data As On 11/02/2025,15:20:45)

জে.এল নং 003 থানা পুরুলিয়া-1

দাগ নং	শ্রেণী	জমির মোট পরিমাণ(একর)	দাগের ম্যাপ
679	বাস্ত	0.64	

খতিয়ান নং	রায়তের নাম	পিতা/স্বামী	অংশ	অংশ পরিমাণ(একর)	মন্তব্য
289	রবীন্দ্র নারায়ন ভট্টাচার্য	চন্ডীপদ	0.1812	0.1160	Nil
1306	শচীন্দ্র নারায়ন ভট্টাচার্য	চন্ডীপদ	0.1812	0.1160	Nil
1306/1	সোমেন্দ্র নারায়ন ভট্টাচার্য	চন্ডীপদ	0.1812	0.1160	Nil

Major Information of the Deed



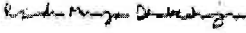


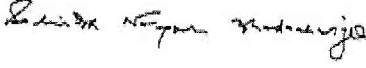


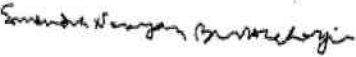
Deed No :	I-1402-00800/2025	Date of Registration	06/03/2025
Query No / Year	1402-8000418585/2025	Office where deed is registered	
Query Date	11/02/2025 12:41:47 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	BASUDEB BAKSHI DISTRICT JUDGES COURT, PURULIA,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9933651679, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 96,75,000/-		
Stampduty 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]:- 140200439/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Amdiha Road, Mouza: Nadiha, , Ward No: 6,
Holding No:221 221A 221B Pin Code : 723102

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-679	LR-289	Bastu	Bastu	4.3 Dec		32,25,000/-	Width of Approach Road: 36 Ft., , Project Name :
L2	LR-679	LR-1306	Bastu	Bastu	4.3 Dec		32,25,000/-	Width of Approach Road: 36 Ft., , Project Name :
L3	LR-679	LR-1306/1	Bastu	Bastu	4.3 Dec		32,25,000/-	Width of Approach Road: 36 Ft., , Project Name :
		TOTAL :			12.9Dec	0 /-	96,75,000 /-	
		Grand Total :			12.9Dec	0 /-	96,75,000 /-	



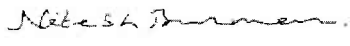


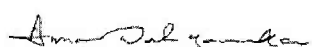
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Rabindra Narayan Bhattacharjee (Presentant) Son of Late Chandi Pada Bhattacharjee Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured	
	11/02/2025	11/02/2025	11/02/2025	11/02/2025
Amdiha Road Ward No 6 Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.:: alxxxxx2d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office				
2	Name Shri Sachindra Narayan Bhattacharjee Son of Late Chandi Pada Bhattacharjee Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 06/03/2025 ,Place : Office		 Captured	
	06/03/2025	06/03/2025	06/03/2025	06/03/2025
Amdiha Road Ward No 6 Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: adxxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 06/03/2025 ,Place : Office				
3	Name Shri Somendra Narayan Bhattacharjee Son of Late Chandi Pada Bhattacharjee Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office		 Captured	
	11/02/2025	11/02/2025	11/02/2025	11/02/2025
Amdiha Road Ward No 6 Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: ayxxxxxx0d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/02/2025 , Admitted by: Self, Date of Admission: 11/02/2025 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SHRI NATRAJ CONSTRUCTION Zila School More Near Aguyan Club Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Date of Incorporation:XX-XX-2XX5 , PAN No.:: afxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Nitesh Burman Son of Shri Bholanath Burman Date of Execution - 11/02/2025, , Admitted by: Self, Date of Admission: 11/02/2025, Place of Admission of Execution: Office		 Captured	 11/02/2025
	Feb 11 2025 6:08PM LTI 11/02/2025 Nilkuthidanga Purulia Ward No 14, City:- Purulia, P.O:- Purulia, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: aixxxxx7a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRI NATRAJ CONSTRUCTION (as PARTNER)			
2	Name Shri Amar Nath Karmakar Son of Late Shiblal Karmakar Date of Execution - 11/02/2025, , Admitted by: Self, Date of Admission: 11/02/2025, Place of Admission of Execution: Office		 Captured	 11/02/2025
	Feb 11 2025 6:09PM LTI 11/02/2025 Namopara Rathala Purulia, City:- Purulia, P.O:- Namopara, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723103, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: cmxxxxx4a,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHRI NATRAJ CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samaresh Mahato Son of Mr Kamala Kanta Mahato Village:- Chakra, P.O:- Chakra, P.S:- Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723149		 Captured	 11/02/2025
Identifier Of Shri Rabindra Narayan Bhattacharjee, Shri Sachindra Narayan Bhattacharjee, Shri Somendra Narayan Bhattacharjee, Shri Nitesh Burman, Shri Amar Nath Karmakar			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Rabindra Narayan Bhattacharjee	SHRI NATRAJ CONSTRUCTION-4.3 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Shri Sachindra Narayan Bhattacharjee	SHRI NATRAJ CONSTRUCTION-4.3 Dec
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Shri Somendra Narayan Bhattacharjee	SHRI NATRAJ CONSTRUCTION-4.3 Dec

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Amdiha Road, Mouza: Nadiha, , Ward No: 6, Holding No:221 221A 221B Pin Code : 723102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 679, LR Khatian No:- 289		Owner Name not selected by applicant.
L2	LR Plot No:- 679, LR Khatian No:- 1306		Owner Name not selected by applicant.
L3	LR Plot No:- 679, LR Khatian No:- 1306/1		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 140200800 / 2025

On 11-02-2025

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

Presented for registration at 14:00 hrs on 11-02-2025, at the Office of the A.D.S.R. PURULIA by Shri Rabindra Narayan Bhattacharjee , 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 96,75,000/-

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

Execution is admitted on 11/02/2025 by 1. Shri Rabindra Narayan Bhattacharjee, Son of Late Chandī Pada Bhattacharjee, Amdīha Road Ward No 6 Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Retired Person, 2. Shri Somendra Narayan Bhattacharjee, Son of Late Chandī Pada Bhattacharjee, Amdīha Road Ward No 6 Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Service

Indetified by Mr Samaresh Mahato, , , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

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

Execution is admitted on 11-02-2025 by Shri Nitesh Burman, PARTNER, SHRI NATRAJ CONSTRUCTION, Zila School More Near Aguyan Club Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Mr Samaresh Mahato, , , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

Execution is admitted on 11-02-2025 by Shri Amar Nath Karmakar, PARTNER, SHRI NATRAJ CONSTRUCTION, Zila School More Near Aguyan Club Purulia, City:- Purulia, P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102

Indetified by Mr Samaresh Mahato, , , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others



SANDIP PAL
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

On 06-03-2025

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.

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

Execution is admitted on 06/03/2025 by Shri Sachindra Narayan Bhattacharjee, Son of Late Chandī Pada Bhattacharjee, Amdīha Road Ward No 6 Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , City/Town: PURULIA, Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Retired Person

Indetified by Mr Samaresh Mahato, , , Son of Mr Kamala Kanta Mahato, P.O: Chakra, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723149, by caste Hindu, by profession Others

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 84266, Amount: Rs.100.00/-, Date of Purchase: 07/02/2025, Vendor name:
Ramesh Prasad Bhakat



SANDIP PAL
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
Purulia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1402-2025, Page from 17529 to 17549

being No 140200800 for the year 2025.



Sandip

Digitally signed by SANDIP PAL
Date: 2025.03.26 10:54:43 +05:30
Reason: Digital Signing of Deed.

(SANDIP PAL) 26/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. PURULIA
West Bengal.