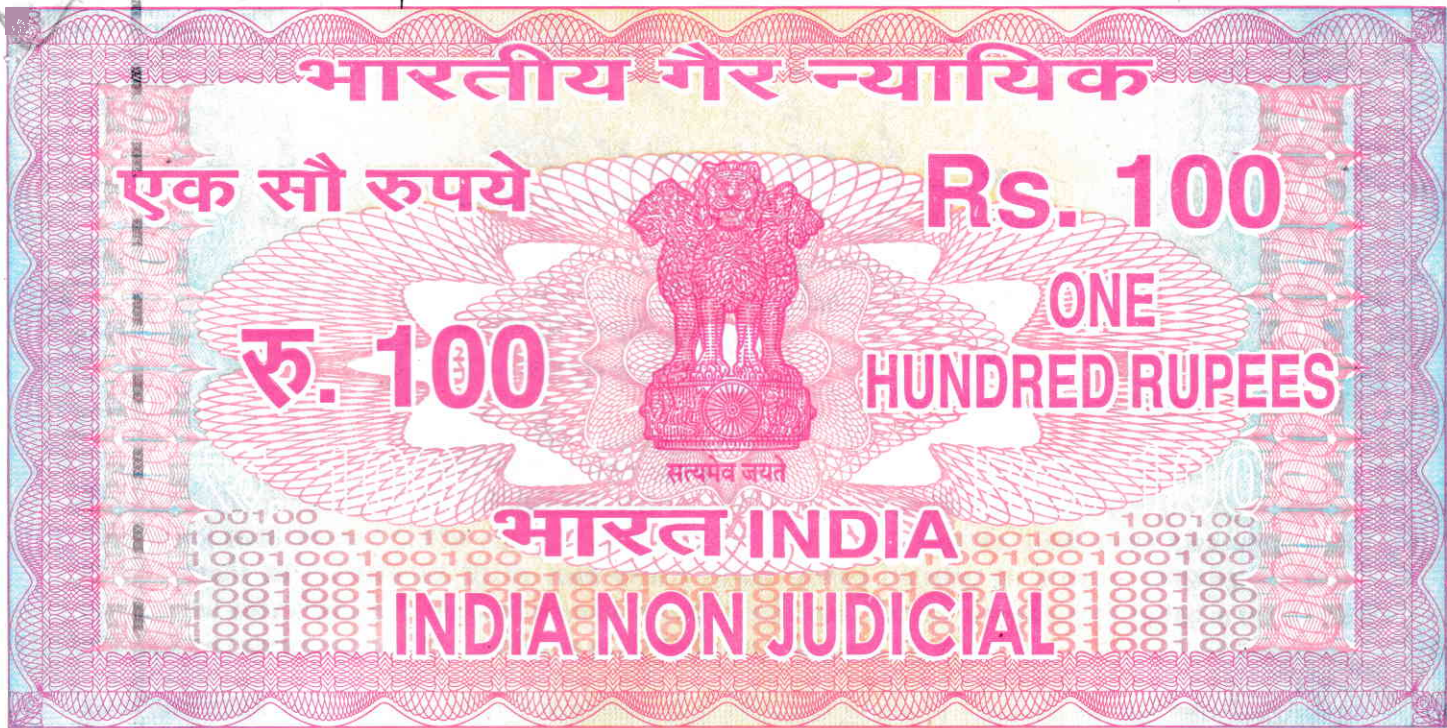


SL-3114/2024

I-3506/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 8.800/523 505/2024 AP 915499

20.06.2024
12:47 pm

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.

Adm. District Sub-Registrar
09/07/24

Dilip Kumar Das

Bibekananda Das

Manas Mohan Das

By the son of Late Rasbihari Das

Ashok Kumar Das

Dipak Das

Hirak Kumar Das

Sibananda Das

SHIVAY CONSTRUCTION

Partner

PARTNER

SHIVAY CONSTRUCTION

DEVELOPERS ROWER OF ATTORNEY

(After Registered Development Agreement)

1) Sri Dilip Kumar Das (PAN- ADIPD3207B) son of Late Rasbihari Das 2) Bibekananda Das. (PAN- AXWPD7270L) son of Late Rasbihari Das 3) Sri Manas Mohan Das (PAN-ANVPD7873N) all are sons of Late Late Rasbihari Das, resident of G C Adhikary Road, Upar Nadiha, Purulia, P.O. Dulmi Nadiha, P. S. Purulia(Town) Dist. Purulia, West Bengal, Pin. 723102, 4. Sri Ashok Kumar Das (PAN-ADOPD1740K) son of Late Rasbihari Das, residing at Sahana Apartment, third floor, flat no. 1, lower Chelidanga, Asansol, P.O. U C Danga, P.S. Asansol, Dist. Paschim Bardhaman, West Bengal, Pin 713304, 5. Sri Dipak Das (PAN-ARIPD3088J) son of Late Rasbihari Das, residing at Village Janta, P.O. Tilla, P. S. Nimdih, Dist Saraikela Kharsowan, Jharkhand, Pin. 832401, 6) Sri Hirak Kumar Das (PAN-ADFPD0966J) son of late Rashbihari Das, residing at G6 Doctor S Quarter, M G Campus, Murshidabad Medical College and Hospital, Behrampore Station Road, P.O. & P.S. Behrampore, Dist Murshidabad, West Bengal, Pin-742101, 7) Sri Sibananda Das (PAN-ALXPD1744Q) son of Late Rasbihari Das, resident of G C Adhikary Road, Upar Nadiha, Purulia, P.O. Dulmi Nadiha, P. S. Purulia(Town) Dist Purulia, West Bengal, Pin-723102, all are by faith Hindu, Indian Citizen. hereinafter called and referred to as the **LAND LORD/ OWNER/PRINCIPAL**

Dileep Kumar Das
Bibekanda Das
Manoj Mohan Das of
The Son of Samarendra Mahanta
Asha Kumar Das
Dipak Das.
Hirak Kumar Das -
Shibananda Das

SHIVAY CONSTRUCTION
Amar Nath Karmakar
Nitesh Burman.
PARTNER

SHIVAY CONSTRUCTION
PARTNER

WHEREAS the property in Mouza Nadiha J. L. No. 291/3 under Purulia Municipality Ward no. 5, being holding no. 1846, being C.S. Plot no. 1507 part corresponding to R.S. Plot No. 1028 under measuring area of 04 Cottahs 15 Chhatak 22 Sq. ft. land with a single storied building an area of 2399 Square feet constructed over it which is lying and situated at Jail Khana Road, Purulia, previously recorded in the name of Rasbihari Das accordingly his name was published in R.S. Khatian No. 620.

AND WHEREAS after demise of said Rasbihari Das aforesaid property acquired by the Principals/Land Owners by way of inheritance and the Principals/Land Owners also recorded their name in present L R settlement and their name has recorded in L R Khatian nos. 4237, 4242, 4239, 4238, 4240, 4241 & 4243 respectively.

AND WHEREAS the Schedule property, is under the possession of the Principals/Land Owners having valid right, title, interest therein free from all encumbrances, attachment, mortgage, charges and liens pendants and any other liabilities of any nature whatsoever and howsoever and the owners are in peaceful possession of the said property, the owners have assured the developer that they have marketable and saleable right and title over the schedule property.

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 20/06/2024 with "SHIVAY CONSTRUCTION" (PAN-AEMFS6155G) a partnership firm having its head office at Sarat sen Compound, Purulia Municipality Ward No. 5, P.O. Dulmi Nadiha, P.S. Purulia(T), Dist. Purulia, W. B. Pin. 723102, represented by it's partners (a) Sri Amarnath Karmakar (PAN- CMHPK2504A) S/o Late Shibalal Karmakar, by faith Hindu, Indian Citizen, by occupation Business, resident of Sonu Tower, Namopara, Rathtala, Purulia, P.O.-Namopara, P.S.- Purulia (T), Dist.- Purulia, West Bengal, PIN- 723103, (b) Sri Nitesh Burman(PAN- AIDPB4177A) S/o Bhojanath Burman resident of Nilkhuthidanga ward no.10, P.O. Purulia, P.S. Purulia(Town), Dist. Purulia, PIN - 723101, West Bengal, (c) Sri Tinku Prasad Gupta (PAN-AMCPG8878Q) son of Sri Mangal Gupta, by faith hindu, Indian Citizen, by occupation Business, resident of Old Police Line More, Purulia, ward no. 10, P.O. Purulia, P.S. Purulia(Town), Dist. Purulia (hereinafter called as "Developers") which is duly registered on 20/03/2024, registered in the office of the A D S R, Purulia and vide Deed No. 2999/2024 recorded in Book I, Volume 1402-2024, Serial no. 3096/2024 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 will 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.

Dilip Kumar Das,

Bibekanda Das

Manoj Mohan Das by
the Pen of Samarendra Mohanty

Ashok Kumar Das

Dipak Das.

3 H-rak Kumar Das -

Shibananda Das

SHIVAY CONSTRUCTION

Anur Das Kumar
Nitesh Kumar,
PARTNER

SHIVAY CONSTRUCTION
Tinku Das
PARTNER

Terms and Conditions of Development Power:

1. To look after, manage, control, supervise and protect the said property in such manner as my 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, Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.
3. To appear before and represent 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. 2999/2024)** 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. 2999 of 2024)** 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 my 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 my 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 my 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 my 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.

Dilip Kumar Das -

Bibekanda Das

Manas Mohan Das by
the Pen of Samarendra Mohan

Ashutosh Kumar Das

Ditak Das -

Hare Kumar Das -

Shibananda Das

4

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for demolish the existing building and 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.
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 such terms and conditions as my 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. 2999 of 2024) 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 compensation and statutory allowance for the allocated share of the developers and the land lord will get the share of his own property allocation 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.

SHIVAY CONSTRUCTION

Anurag Kumar
Nitesh Kumar -
PARTNER

Shivay Construction
10 km East of Jharkhand
PARTNER

Dileep Kumar Das,

Bibekanda Das

Navod Mahan Das

By the Son of Samant
Moloko

Ashok Kumar Das

Dipak Das.

Hirak Kumar Das -

5

Shibananda Das

SHIVAY CONSTRUCTION
Anur Das Kumar
Nitesh Kumar,
PARTNER

SHIVAY CONSTRUCTION
Tinku Das Gupta,
PARTNER

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. 2999 of 2024), and to give valid and effectual receipts and discharges for the same.
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 me 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 complaints, 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 me 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 my property building or documents, which may arise hereafter between me and any other person, firm or company on such terms as my 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 my/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 my/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 I, could do the same by me personally. Any amount being received on account of allocated share of mine will have to be transferred to me in due time.
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 I, myself could do personally.

Dilip Kumar Das,

Bibekchand Das

Manoj Mahan Das

By the Pen of

Samadip Mahapatra

Ashok Kumar Das

Dipak Das.

6

Shivananda Das

SHIVAY CONSTRUCTION
Anirban Kumar
Nitesh Kumar
PARTNER

SHIVAY CONSTRUCTION
Tijendra Kumar
PARTNER

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 my said Attorney(s), for their allocated share in the property.

19. We , do hereby agree and confirm that my 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 owner as the owner is personally present and do the same himself.

And the owner 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 20th day of June 2024.

SCHEDULE

All that a landed property within Mouza: Bhatbandh being J.L. No. 291/3 Pargana Chharrah, at Chaibasa Road, Purulia under Purulia Municipality Ward No. 5, being Holding No. 1846 R.S. Khatian No. 620, Corresponding to L R Khatian nos. 4237, 4242, 4239, 4238, 4240, 4241 & 4243 C.S. Plot No.1507 corresponding to R.S. Plot no. 1028 measuring landed area of 04 Cottahs 15 Chhatak 22 Sq. ft. with single storied building of 2399 sq.ft. constructed over it land for which we appoint the developer as our constituted attorney of developer allocation portion after completion of construction work as described in the aforesaid deed of development agreement.

Bounded by:

North- House of Babulal Dutta

South- Chaibasa Road

East- House of Gagan Sen

West- 12 feet wide Road.

Dilip Kumar Das

Bibekangda Das

Manab Mahan Das

By the Pen of

Samaranath Mahato

Aghor Kumar Das

Dipak Das.

Hari Kumar Das.

Shibananda Das

7

SHIVAY CONSTRUCTION
Aman Das Kumar
Nitesh Burman.
PARTNER

SHIVAY CONSTRUCTION
Tinku Das
PARTNER

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

Witnesses

1. Samaranath Mahato
S/o Kamalakanda Mahato
Walt + P.O. Chakraborty
P.S + Dist - Purulia.

2. Raghu nandan Das
S/o - Dilip Kumar Das
Upper Nadiha
P.O. - Dulmi Nadiha
Dist - Purulia

Dilip Kumar Das.

Signature of the landowner/Principal

1. Aman Das Kumar

2. Nitesh Burman.

3. Tinku Das

Signature of the Developer/Attorneys

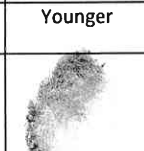
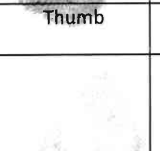
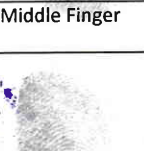
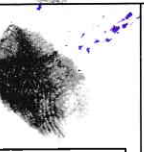
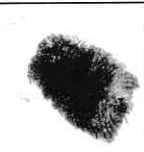
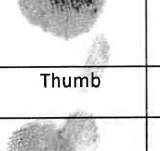
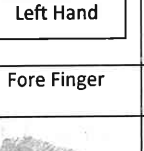
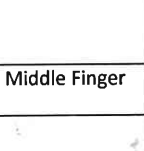
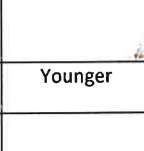
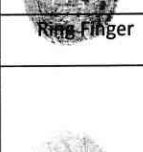
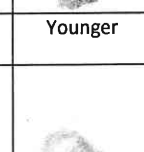
Scribe - The Deed has been drafted as per the instruction of the Parties and the writings of this deed read over and explained to the Parties who having been fully understood the meaning and purport of this writing of this Deed, put their respective signature and Fingers impression by their own hand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

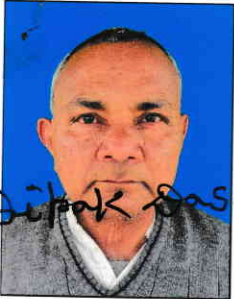
Saroj Panda

Saroj Panda(Advocate)
District Judges Court Purulia
Enrollment No.F-500/425/2000

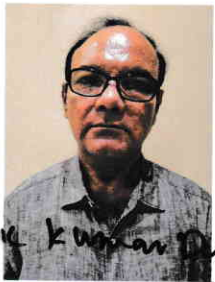
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Photo with Ten Finger's Impression of the Principals/Owners and Developers/Attorneys

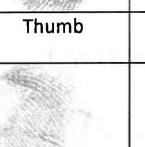
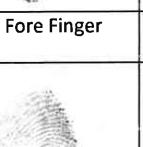
						Dilip Kumar Das
Dilip Kumar Das						
						Bibekananda Das
Bibekananda Das						
						Manoj Mohan Das by the Pen of Samarresh Mallick
Manoj Mohan Das by the Pen of Samarresh Mallick						
						Aslok Kumar Das
Aslok Kumar Das						

 <i>Dipak Das</i>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

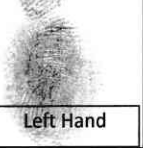
Dipak Das

 <i>Hirak Kumar Das</i>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

Hirak Kumar Das

 <i>Shibananda Das</i>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

Shibananda Das

 <i>Anurupa Das</i>					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

Anurupa Das

					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				
					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Younger
					
	Right Hand				

Nitesh Barmen.

Nitesh Barmen.

Tinku

Tinku had Supra

Major Information of the Deed

Deed No :	I-1402-03506/2024	Date of Registration	09/07/2024
Query No / Year	1402-8001523505/2024	Office where deed is registered	
Query Date	20/06/2024 1:00:02 PM	A.D.S.R. PURULIA, District: Purulia	
Applicant Name, Address & Other Details	SAROJ PANDA D.B. ROAD, PURULIA,Thana : Purulia Town, District : Purulia, WEST BENGAL, PIN - 723101, Mobile No. : 9932262327, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,18,18,611/-	
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]:- 140202999/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

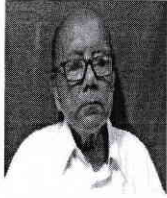
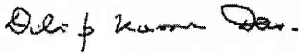
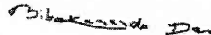
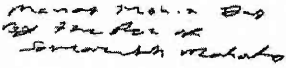
District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 5, Holding No:1846 Pin Code : 723102

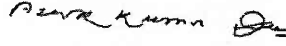
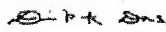
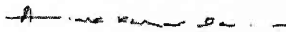
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1028		Commercial Bastu	4 Katha 15 Chatak 22 Sq Ft		93,89,624/-	Property is on Road , Project Name :
Grand Total :				8.1973Dec	0 /-	93,89,624 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2399 Sq Ft.	0/-	24,28,987/-	Structure Type: Structure
Gr. Floor, Area of floor : 2399 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2399 sq ft	0 /-	24,28,987 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Dilip Kumar Das (Presentant) Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: adxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
2	Name Shri Bibekananda Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.:: axxxxxxx0l,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
3	Name Shri Manas Mohan Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: anxxxxxx3n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				

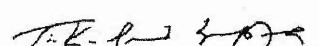
4	Name Shri Ashok Kumar Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
Sahana Apartment Third Floor, Lower Chelidanga, Asansol, City:- , P.O:- U C Danga, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: adxxxxxx0k,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
5	Name Shri Dipak Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
City:- , P.O:- Tilla, P.S:-NIMDH, District:-Sareikela Kharsawan,Jharkhand, India, PIN:- 832401 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX5 , PAN No.:: arxxxxx8j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
6	Name Shri Hiral Kumar Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
G 6 Doctors Quarter, M G Campus MMCH, City:- Berhampore, P.O:- Behrampur, P.S:-Baharampur Town, District:-Murshidabad, West Bengal, India, PIN:- 742101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: adxxxxxx6j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office				
7	Name Shri Shibananda Das Son of Late Rasbihari Das Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office	Photo  20/06/2024	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024

G C Adhikary Road Upar Nadiha Purulia, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:- Purulia, West Bengal, India, PIN:- 723102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.: alxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 20/06/2024 , Admitted by: Self, Date of Admission: 20/06/2024 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SHIVAY CONSTRUCTION Sarat Sen Compound, Purulia, Ward No 5, City:- , P.O:- Dulmi Nadiha, P.S:-Purulia Town, District:-Purulia, West Bengal, India, PIN:- 723102 Date of Incorporation:XX-XX-2XX1 , PAN No.: AExxxxx5G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Amarnath Karmakar Son of Late Shibal Karmakar Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	Photo  Jun 20 2024 3:41PM	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
	Sonu Tower Namopara Rathtala Purulia, City:- , 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 : SHIVAY CONSTRUCTION (as PARTNER)			
2	Name Shri Nitesh Burman Son of Bholanath Burman Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	Photo  Jun 20 2024 3:42PM	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024
	Nilkuthidanga Purulia Ward No 10, City:- , 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 : SHIVAY CONSTRUCTION (as PARTNER)			
3	Name Shri Tinku Prasad Gupta Son of Shri Mangal Gupta Date of Execution - 20/06/2024, , Admitted by: Self, Date of Admission: 20/06/2024, Place of Admission of Execution: Office	Photo  Jun 20 2024 3:43PM	Finger Print  Captured LTI 20/06/2024	Signature  20/06/2024

Old Police Line More Purulia Ward Non10, City:- , 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-1XX0 , PAN No.:: amxxxxxx8q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SHIVAY 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	
	20/06/2024	20/06/2024	20/06/2024

Identifier Of Shri Dilip Kumar Das, Shri Bibekananda Das, Shri Manas Mohan Das, Shri Ashok Kumar Das, Shri Dipak Das, Shri Hirak Kumar Das, Shri Shibananda Das, Shri Amarnath Karmakar, Shri Nitesh Burman, Shri Tinku Prasad Gupta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
2	Shri Bibekananda Das	SHIVAY CONSTRUCTION-1.17104 Dec
3	Shri Manas Mohan Das	SHIVAY CONSTRUCTION-1.17104 Dec
4	Shri Ashok Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
5	Shri Dipak Das	SHIVAY CONSTRUCTION-1.17104 Dec
6	Shri Hirak Kumar Das	SHIVAY CONSTRUCTION-1.17104 Dec
7	Shri Shibananda Das	SHIVAY CONSTRUCTION-1.17104 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Dilip Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
2	Shri Bibekananda Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
3	Shri Manas Mohan Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
4	Shri Ashok Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
5	Shri Dipak Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
6	Shri Hirak Kumar Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft
7	Shri Shibananda Das	SHIVAY CONSTRUCTION-342.71428600 Sq Ft

Land Details as per Land Record

District: Purulia, P.S:- Purulia Town, Municipality: PURULIA, Road: Chaibasa Road, Road Zone : (Digudi More -- Nadiha Post Office) , Mouza: Nadiha, , Ward No: 5, Holding No:1846 Pin Code : 723102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1028		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 140203506 / 2024

On 20-06-2024

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

Presented for registration at 12:47 hrs on 20-06-2024, at the Office of the A.D.S.R. PURULIA by Shri Dilip Kumar Das , 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 1,18,18,611/-

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

Execution is admitted on 20/06/2024 by 1. Shri Dilip Kumar Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 2. Shri Bibekananda Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 3. Shri Manas Mohan Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others, 4. Shri Ashok Kumar Das, Son of Late Rasbihari Das, Sahana Apartment Third Floor, Lower Chelidanga, Asansol, P.O: U C Danga, Thana: Asansol, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others, 5. Shri Dipak Das, Son of Late Rasbihari Das, P.O: Tilla, Thana: NIMDH, , Sareikela Kharsawan, JHARKHAND, India, PIN - 832401, by caste Hindu, by Profession Others, 6. Shri Hirak Kumar Das, Son of Late Rasbihari Das, G 6 Doctors Quarter, M G Campus MMCH, P.O: Behrampur, Thana: Baharampur Town, , City/Town: BHERAMPUR, Murshidabad, WEST BENGAL, India, PIN - 742101, by caste Hindu, by Profession Others, 7. Shri Shibananda Das, Son of Late Rasbihari Das, G C Adhikary Road Upar Nadiha Purulia, P.O: Dulmi Nadiha, Thana: Purulia Town, , Purulia, WEST BENGAL, India, PIN - 723102, by caste Hindu, by Profession Others

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 20-06-2024 by Shri Nitesh Burman, PARTNER, SHIVAY CONSTRUCTION, Sarat Sen Compound, Purulia, Ward No 5, City:- , 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 20-06-2024 by Shri Tinku Prasad Gupta, PARTNER, SHIVAY CONSTRUCTION, Sarat Sen Compound, Purulia, Ward No 5, City:- , 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 20-06-2024 by Shri Amarnath Karmakar, PARTNER, SHIVAY CONSTRUCTION, Sarat Sen Compound, Purulia, Ward No 5, City:- , 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

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 5456, Amount: Rs.100.00/-, Date of Purchase: 20/06/2024, Vendor name:
PRAVASH BANERJEE



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

On 09-07-2024

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.



Ruhul Amin
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 1402-2024, Page from 64768 to 64787

being No 140203506 for the year 2024.



Ruhul

Digitally signed by Ruhul Amin
Date: 2024.07.19 19:47:12 +05:30
Reason: Digital Signing of Deed.

(Ruhul Amin) 19/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.