



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 577128

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
sement attached with this
Document are the Part of this
Document.

0 5 MAR 2024 A.D.A.L. Surgeon
Surgeon

POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

This Power of Attorney after registration of Development
Agreement made on the day, month and year as written
below.

KNOW ALL MEN BY THESE PRESENTS THAT,

[1] **PRADIP CHANDRA** [Pan No-CFUPC0571H, Aadhaar No-239075458897] by Occupation- Service,

[2] **RAJIB CHANDRA** [Pan No-AGYPC9515G, Aadhaar No-95025186 6576] by Occupation- Service,

[3] **SUDIP CHANDRA** [Pan No-AHFPC7482E, Aadhaar No-410642091221] by Occupation- Service, Sr. no-1 to 3 son of Late Bholanath Chandra,

[4] **REKHA DUTTA** [Pan No-AXAPD6156H, Aadhaar No-911090313434] by Occupation- Housewife,

[5] **BELA SEN** [Pan No-EJCPS8655G, Aadhaar No- 383104427038] by Occupation-Housewife Sr. no-4,5 daughter of Late Bholanath Chandra,

All are by faith: Hindu, by nationality: Indian, residing Vill-Shankarpur, P.O.-Arraha, Durgapur-713212, P.S- Kanksa, District- Paschim Bardhaman, West Bengal.

DO HEREBY NOMINATE APPOINT AND CONSTITUTE

SHANKARA BUILDERS AND DEVELOPERS [Pan No-AFEFS6390C], a Partnership Firm having its office at Shankarpur, P.S- Newtownship, P.O.- Arrah, District- Paschim Bardhaman, Pin-713212, Represented by its Partners [1] **MR. AVIJIT GHOSH** [PAN No-BJDPG1855J] [Aadhar No-940653057607] son of Mr. Gajanan Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman, (W.B.), Pin-713212, [2] **MR. KINGSHUK PATRA** [PAN No-DVVPP2850N] [Aadhar No-489732782586] son of Mr. Ramendra Nath Patra, by faith- Hindu, by occupation-Business, Indian Citizen, resident of Shankarpur, P.O.-Arrah, P.S.-New Township, Dist-Paschim Bardhaman (W.B.), Pin-713212. [3] **BUDHAN MONDAL** [PAN No-AUCPM9716B] [Aadhar No-403735549568], Kartik Chandra Mondal by faith- Hindu, by occupation-Business, Indian Citizen, resident of Arrah P.O.-Arrah, P.S.-Kanksa, Dist-Paschim Bardhaman (W.B.), Pin-713212 as our lawful attorney.

And whereas the schedule below land originally belongs to Bhola Nath Chandra which he acquired by way of Regd Deed of Sale being no- 600 of 2000 from Sri Falguni Mukherjee and thereafter Bhola Nath Chandra died leaving behind the present landowners as his name legal heirs and successors as per Hindu succession and inheritance act and name of the present landowners duly recorded in the role of BL & LRO under Khatian No- LR- 3019, 3018, 3017, 3016, 3015 and they are owning, possessing and seizing the "First schedule property" without any encumbrances from any persons.

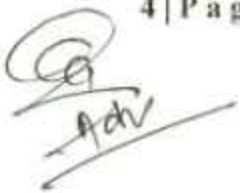
AND WHEREAS we have already entered into an agreement **Development Agreement vide deed no- 230602116 of 2024, Vol No-2306 of 2024, Page No- 36031 to 36054** of the land and by construction of a multi-storied building up to maximum limit consisting of so many flats, and garages, etc. by the Gram Panchayat and/or any other concerned Authority/Authorities but due to our engagement in other affairs and lack of sufficient time and we are not be able to appear in each and every time before any office or registration Office or to take any steps for the said development and as such we are in need to execute this power of attorney by appointing our developer company.

By force of this Power of Attorney our lawful attorney shall be able to do any acts as follows either singly or jointly :-

1. To appear before the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection with development of land and construction of flat building thereon.
2. To submit any building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Jemua Gram Panchayat or B.L.& L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.



3. To deposit any fees or charges in the office of Jemua Gram Panchayat or B.L & L.R.O or any Govt Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
5. To receive the any building plan or revised plan after sanction from the competent authority.
6. To apply for any type of connection either in their own name or in the name of firm.
7. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
8. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
9. To appear and act in all courts or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in our name or in the name of firm.
10. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
11. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or BL & LRO or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
12. To execute any affidavit or bond or any documents in favour of customer or office.


Adv

13. To give or to create mortgage of any erected flat area for grant of loan in respect of erection of multistoried building.
14. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
15. To appear before any office / Registration office in connection with erected flat for sale or execution of agreement to sale in respect of Developer allocation.
16. To execute any sale deed or agreement to sale in favour of his customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
17. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.
18. By force of Registered **Development Agreement being no-230602116 of 2024, Vol No-2306 of 2024, Page No- 36031 to 36054** our attorney has every right to get loan by creating mortgage of the property as described in schedule for completion of the total project at time own risk.
19. This power of attorney does not create any right title interest & possession in favour of the attorney holder.
20. This power of attorney is revocable in nature after completion and handover of the project.

I further agree that all acts, deeds and things done by our said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by me and I agree to ratify and confirm all such acts, deeds and things whatsoever our said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

And Generally to do all acts deeds and thing which our said attorney or think fit and necessary for any purpose as above said as fully and effectually in all respects as I could do the same.

SCHEDULE ABOVE REFERRED TO

(Description of Land)

ALL THAT piece and parcel of **4 Decimal** comprising in **Plot No-LR-895, RS Plot No-136/498** under **LR Khatian No-3019, 3018, 3017, 3016, 3015** under Mouza-Shankarpur, JL No-109, P.S-Newtownship, Dist-Paschim Barddhaman, West Bengal within Gram Panchayat which is butted and bounded as follows : North: Land of Ashim Kumar Dey. East : Land of K D Mukherjee. West: Land of Babu Roy. South : 24 ft wide Pucca Road.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of all the LANDOWNERS and Developer are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

In the witness whereof Executants & constituted attorney have put **their** respective signatures and execute this at ADSR office, Durgapur on this **29th day of February 2024.**

Witnesses:

1. *Bhaskar Lal,*
8/2- Bandyopadhyay Lal,
Durgam 8-2-16
2. *Ranjit Lal.*
Dh-16

Pradip Chandra
Rajit Chandra
Sudip Chandra,
Rishu Dutta
Bela Sen

SIGNATURE OF THE EXECUTANT



SHANKARA BUILDERS AND DEVELOPERS

Amit Ghosh

Partner

SHANKARA BUILDERS AND DEVELOPERS

Kingshuk Patra

Partner

SHANKARA BUILDERS AND DEVELOPERS

Bisakamal Mondal

Partner

Signature of our attorney duly

Attested by us

*Pradip Chandra
Rajis Chandra
Sudip Chandra
Sakha Sutta
Bela Sen*

SIGNATURE OF THE EXECUTANT

Drafted and typed by me

Prasanta Mandyapadhyay
Advocate, Durgapur Court

En No-WB-733 of 2011

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Prady Chandra



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Rishi Chandra



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Sudip Chandra



হস্তাঙ্গুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature Rakha Sutta



হস্তদুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finge
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Deansen
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Arjit Ghosh
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Kingshuk Patra
Signature

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by :

স্বাক্ষর Beulah am munde
Signature

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : Bhakti Pal.
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : Bhimyanti Pal.
3. OCCUPATION (পেশা) : Law Clerk.
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) : Gourbarm.
POST OFFICE (পোস্ট অফিস) : Gourbarm.
POLICE STATION (থানা) : Fundpur PIN : 713377
DISTRICT (জেলা) : P. Bannu STATE (রাজ্য) : W.B.
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রয়/দাতা গনকে সহিত সম্পর্ক) :
6. AADHAR NO : 4697 0974 9013
PAN :
EPIC NO :

আমি (শনাক্তকারী) :

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

অএ দলিলের (Query No.)

as identifier identifying the executants of the concerned deed (Query No.)

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					



Bhakti Pal.

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)



Government of West Bengal

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

OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068000569824/2024

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	Mr Pradip Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal			 29/02/24
2	Mr Rajib Chandra Shankarpur, City:- Not Specified, P.O:- Arrha, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal			 29/02/24
3	Mr Sudip Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal			 29/2.1.24

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

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mrs Rekha Dutta Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal			 29/2/24
5	Mrs Bela Sen Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Principal			 29/2/24
6	Mr Avijit Ghosh Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [Shankara Builders And Developers]			 29/02/2024

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
7	Mr Kingshuk Patra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [Shankara Builders And Developers]			Kingshuk Patra 29/02/24
8	Mr Budhan Mondal Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [Shankara Builders And Developers]			Budhan Mondal 29/2/24
Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bhakta Pal Son of Mr Baidyanath Pal DURGAPUR COURT, CITY CENTRE, City:- Durgapur, P.O:- CITY CENTRE, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216	Mr Pradip Chandra, Mr Rajib Chandra, Mr Sudip Chandra, Mrs Rekha Dutta, Mrs Bela Sen, Mr Avijit Ghosh, Mr Kingshuk Patra, Mr Budhan Mondal			Bhaktu Pal. 29/2/24

(Santanu Pal)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
DURGAPUR
Paschim Bardhaman, West
Bengal

Major Information of the Deed

Deed No :	I-2306-02379/2024	Date of Registration	05/03/2024
Query No / Year	2306-8000569824/2024	Office where deed is registered	
Query Date	29/02/2024 2:46:32 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Prasanta Bandyopadhyay Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8250537504, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 14,51,515/-		
Rs. 50/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 7/- (Article:E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230602116/2024		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-895 (RS -)	LR-3019	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L2	LR-895 (RS -)	LR-3015	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L3	LR-895 (RS -)	LR-3017	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L4	LR-895 (RS -)	LR-3016	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
L5	LR-895 (RS -)	LR-3018	Bastu	Danga	0.8 Dec		2,90,303/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
TOTAL :					4Dec	0/-	14,51,515/-	
Grand Total :					4Dec	0/-	14,51,515/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Pradip Chandra (Presentant) Son of Late Bholanath Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: cfxxxxxx1h, Aadhaar No: 23xxxxxxxx8897, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence
2	Mr Rajib Chandra Son of Late Bholanath Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: agxxxxxx5g, Aadhaar No: 95xxxxxxxx6576, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence
3	Mr Sudip Chandra Son of Late Bholanath Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ahxxxxxx2e, Aadhaar No: 41xxxxxxxx1221, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence
4	Mrs Rekha Dutta Daughter of Late Bholanath Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: axxxxxxx6h, Aadhaar No: 91xxxxxxxx3434, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence
5	Mrs Bela Sen Daughter of Late Bholanath Chandra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ejxxxxxx5g, Aadhaar No: 38xxxxxxxx7038, Status :Individual, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 29/02/2024 Admitted by: Self, Date of Admission: 29/02/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Shankara Builders And Developers Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: afxxxxxx0c, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Avijit Ghosh Son of Mr Gajanan Ghosh Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bxxxxxx5j, Aadhaar No: 94xxxxxxxx7607 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)
2	Mr Kingshuk Patra Son of Mr Ramendra Nath Patra Shankarpur, City:- Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: dvxxxxxx0n, Aadhaar No: 48xxxxxxxx2586 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)
3	Mr Budhan Mondal Son of Mr Kartik Chandra Mondal Arrah, City:- Not Specified, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: auxxxxxx6b, Aadhaar No: 40xxxxxxxx9568 Status : Representative, Representative of : Shankara Builders And Developers (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bhakta Pal Son of Mr Baldyanan Pal DURGAPUR COURT, CITY CENTRE, City:- Durgapur, P.O:- CITY CENTRE, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218			
Identifier Of Mr Pradip Chandra, Mr Rajib Chandra, Mr Sudip Chandra, Mrs Rekha Dutta, Mrs Bela Sen, Mr Avijit Ghosh, Mr Kingshuk Patra, Mr Budhan Mondal			

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Pradip Chandra	Shankara Builders And Developers-0.8 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Rajib Chandra	Shankara Builders And Developers-0.8 Dec

Transfer of property for L3

Sl.No	From	To, with area (Name-Area)
1	Mr Sudip Chandra	Shankara Builders And Developers-0.8 Dec

Transfer of property for L4

Sl.No	From	To, with area (Name-Area)
1	Mrs Rekha Dutta	Shankara Builders And Developers-0.8 Dec

Transfer of property for L5

Sl.No	From	To, with area (Name-Area)
1	Mrs Bela Sen	Shankara Builders And Developers-0.8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 895, LR Khatian No:- 3019		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 895, LR Khatian No:- 3015		Seller is not the recorded Owner as per Applicant.
L3	LR Plot No:- 895, LR Khatian No:- 3017		Seller is not the recorded Owner as per Applicant.
L4	LR Plot No:- 895, LR Khatian No:- 3016		Seller is not the recorded Owner as per Applicant.
L5	LR Plot No:- 895, LR Khatian No:- 3018		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 230602379 / 2024

On 29-02-2024

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

Presented for registration at 18:00 hrs on 29-02-2024, at the Private residence by Mr Pradip Chandra, 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 14,51,515/-

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

Execution is admitted on 29/02/2024 by 1. Mr Pradip Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 2. Mr Rajib Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 3. Mr Sudip Chandra, Son of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Service, 4. Mrs Rekha Dutta, Daughter of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife, 5. Mrs Bela Sen, Daughter of Late Bholanath Chandra, Shankarpur, P.O: Arrah, Thana: New Township, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, DURGAPUR COURT, CITY CENTRE, P.O: CITY CENTRE, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-02-2024 by Mr Budhan Mondal, Partner, Shankara Builders And Developers, Shankarpur, City: Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, DURGAPUR COURT, CITY CENTRE, P.O: CITY CENTRE, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-02-2024 by Mr Avijit Ghosh, Partner, Shankara Builders And Developers, Shankarpur, City: Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, DURGAPUR COURT, CITY CENTRE, P.O: CITY CENTRE, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-02-2024 by Mr Kingshuk Patra, Partner, Shankara Builders And Developers, Shankarpur, City: Not Specified, P.O:- Arrah, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Identified by Mr Bhakta Pal, Son of Mr Baidyanath Pal, DURGAPUR COURT, CITY CENTRE, P.O: CITY CENTRE, Thana: Durgapur, City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Law Clerk

Santanu Pal

**Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal**

On 05-03-2024

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 50.00/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 5470, Amount: Rs.50.00/-, Date of Purchase: 29/02/2024, Vendor name: SOMNATH CHATTERJEE

Santanu Pal

Santanu Pal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 46959 to 46980
being No 230602379 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.03.14 13:19:28 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 14/03/2024

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.