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R 2768/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 491157

Certified that the Document
is Admitted to Registration the
Signature Sheet and the Endr-
osements Attached with this
Documents are the Part of this
Document.

A.D.S.R. Durgapur
Paschim Bardhaman

17 MAR 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, Smt. Dulali Roy (PAN No.- CABPR5263B) [Aadhaar No- 7264 3902 0952] Daughter of Late Nakul Chandra Bahattacharjee, Wife Of Sudhansu Shekor Roy, by faith: Hindu, by nationality: Indian, Occupation: Housewife, residing at 7/14, Saptarshi Park, Shankarpur West, Bidhannagar, P.O.- Durgapur ABL Township So, P.S.-Durgapur, Dist.- Paschim Bardhaman, Pin. 713206, West Bengal, do hereby state and declare as follows:-

WHEREAS the afore stated Land Owner is now the absolute owner of the below schedule mention property by way of sale

Sl. No. 989 Date 10/03/2025
Sold to K. C. Associates.
Address D8713
Value of Stamp 1071
Date of Purchase of the stamp paper
from Treasury 27 FEB 2025
Name of the Treasury from
Durgapur

Somnath Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur 16
Licence No.-1/2016-17



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

17 MAR 2025

deed as hitherto; as firstly the original owner of the said plot of land was Makhan Chandra Gope @ Makhanlal. After the demise of Makhan Chandra Gope @ Makhanlal his only son namely Bikram Gope, his name had been recorded R.S.R.O.R vide khatin no. 67, mouza- Sankarpur, measuring about 3.58 acre or 358 satak. During his life time he transfer his share to Bachhu Bhakat measuring about 01 acre out of 3.58 acre or 358 satak by way of sale deed vide sale deed no. 2347/1951, since purchased he possess and enjoy the land measuring about 01 acre out of 3.58 acre or 358 satak after the purchased the above mention land Bachhu Bhakat is/was enjoying and possessing the same and after the demise of Bachhu Bhakat his legal heirs namely Sorju Bhakat (son) and Sri Gopal Bhakat (son) and Sonichari Bhakat (wife) are possessing and enjoying the same and subsequently on 17/12/1956 this above mention legal heirs transfer 01acre out of 3.58 acre or 358 Satak to Smt. Radharani Dasi @ Radharani Majhi, W/o. Amluya Majhi by way of registered sale deed vide book no. 01, volume no. 56, pages 135 to 137, being no. 5535 in year 1956. After the purchased Smt. Radharani Dasi @ Radharani Majhi is/was the sole owner of demarcated 01 acre property and she recoded his name before the competent authority and she possess and enjoy the above mention land and paying the taxes and free from all such encumbrances. After that Smt. Radharani Dasi @ Radharani Majhi transfer the land more or less 4.5 katha or 07 satak to Smt. Dulali Ray, W/o Sudhansu Sekhar Ray by way of registered sale deed vide deed no.622/1990, registered before Additional District Sub-Registrar Durgapur. And after the purchased Smt. Dulali Roy and subsequently this present Land Owner recorded her name(s) in the L.R.R.O.R., vide L.R. Khatian No.- 2013, under mouza- sankarpur, P.S.- New Township, Dist.- Paschim Bardhaman. Since then the Land Owner have been in possession and enjoyment of the schedule mention property and paying taxes and levies thereon and is free from all such encumbrances, liens and appendages thereto and without any interferences, objection or interruption from anybody having permanent, heritable and transferrable, title and interest therein as she became the owner(s) of the land forming part of R.S. Plot No.- 71, appertaining to L.R. Plot No.- 271, total measuring about **4.5 (Four point Five) khata or 07 (Seven) satak** more-fully described in the schedule hereto.

*By
Smt. Dulali Ray*

WHEREAS the Land Owner as aforementioned is the absolute and lawful owner of the immovable property as schedule below and since then she is in absolute lawful, peaceful, physical possession and occupation over the same without any kind of let, hindrance or disturbances from any corner, which is a recorded property in the L.R.R.O.R, of which the said property was entered in the name(s) of the Land Owner(s) in the records of the Landlord, the State and which has being exercising all acts of ownership over said landed property without any disturbances from any corner and by the payment of due land revenue for the said property to the Landlord the State and obtain receipts thereof in its own name and have been occupying the said landed property by exercise of all acts of ownership thereto.

AND WHEREAS I entered into a Development Agreement with **K C ASSOCIATES (PAN No.- AAKFK5269M)** a partnership firm having its registered office at Shyam Complex, P.O: Benachity, Durgapur-13, P.S.- Durgapur, District:- Paschim Bardhaman, Pin-713213, West Bengal, represented by its partners [1] **MD NASIM KHAN (PAN No. ANHPK8226A) Aadhaar No- 4683 3541 5012]** Son of Late MD Muslim Khan, by faith Muslim, by Nationality Indian, by Occupation: Business, resident of A1/2, Ashiyana, Naim Nagar, PO: Durgapur, PS & ADSR: Durgapur, Dist: Paschim Bardhaman, Pin: 713203, [2] **Mr. MANOJ CHOUDHUARY [Pan No-AFYPC4626H] [Aadhaar No- 975601815019]** son of Late Surendra Choudhury, by faith-Hindu, By Occupation-Business, by nationality-Indian, residing at 3/10, S.C Path, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal, Pin-713216, and the same has been duly registered before the **Additional District Sub Registrar Office, Durgapur, on 13th day of March, 2025, being Deed serial no. 2306002546 and Deed no. I - 230602724 for the year 2025.**

AND WHEREAS due to my pre-occupation and other limitations it is not possible for me to ensure personal attendance of me in all occasion to complete the formalities in related to my property described in the schedule below and as such, I have decided to

execute this **Development Power of Attorney** in favour of **K C ASSOCIATES** as aforesaid.

AND WHEREAS I do hereby authorized and nominate, constitute and appoint **K C ASSOCIATES (PAN No.- AAKFK5269M)** a partnership firm having its registered office at Shyam Complex, P.O: Benachity, Durgapur-13, P.S.- Durgapur, District:- Paschim Bardhaman, Pin-713213, West Bengal, represented by its partners [1] **MD NASIM KHAN (PAN No. ANHPK8226A Aadhaar No- 4683 3541 5012)** Son of Late MD Muslim Khan, by faith Muslim, by Nationality Indian, by Occupation: Business, resident of A1/2, Ashiyana, Naim Nagar, P.O: Durgapur, P.S & ADSR: Durgapur, Dist: Paschim Bardhaman, Pin: 713203, [2] **Mr. MANOJ CHOUDHARY [Pan No- AFYPC4626H] [Aadhaar No- 975601815019]** son of Late Surendra Choudhury, by faith-Hindu, By Occupation-Business, by nationality-Indian, residing at 3/10, S.C Path, City Centre, P.O-Durgapur-16, P.S- Durgapur, Dist- Paschim Bardhaman, West Bengal, Pin-713216, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection with my Landed property either solely or jointly.

NOW THEREFORE BY THIS DEVELOPMENT POWER OF ATTORNEY, I do here by authorized and empowered my said constitute lawful attorney to do and execute the following acts, deeds or things for me and on my behalf and in my names

1. To develop and sell except owner's allocation buildings consisting of flats for residential purpose in the said schedule property and the Developers agrees to the name of the proposed Multistoried Building Complex / Apartment commonly known as "URVASI PHASE -II".
2. To apply, receive and modify sanctioned plan from 'Jemua Gram Panchayat' and/or such other authority or authorities.
3. To manage and supervise the construction of multi storied building to be raised on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**K C ASSOCIATES**".

4. To enter in to any agreement for sale, memorandum of understanding, deed conveyance and/or any other instrument and document in respect of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s except the area to be retained by me in terms of the Agreement for Development. To take financier/ loan in the name of the Authority and/or any nominated purchaser or purchasers of the attorney from any financial concern by depositing and mortgaging flat/ flats/shops from Developer's allocation and to sign in the papers and documents for the said purpose.
5. To represent me before the concerned Registrar Office for registering, agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above my Landed Property mentioned in the schedule.
6. To book the flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developers.
7. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
8. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
9. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
10. To appear before any office or authority of the Govt. or 'Jemua Gram Panchayat' or 'Asansol Durgapur Development Authority'

(ADDA) or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.

11. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before 'Jemua Gram Panchayat' or 'Asansol Durgapur Development Authority' (ADDA) 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.
12. To deposit any fees or charges in the office of before 'Jemua Gram Panchayat' or 'Asansol Durgapur Development Authority' (ADDA) 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.
13. 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.
14. To receive the any building plan or revised plan after sanction from the competent authority.
15. To apply for any type of connection either in their own name or in the name of firm.
16. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
17. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
18. To appear and act in all court or in any office and to sign verify and file plaint, written statement, written objection in connection with any case or proceeding in my name or in the name of firm.
19. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.

20. To submit any application before office of District Magistrate, Office Of B.D.O or D.L. & L.R.O or B.L & L.R.O or police station or court for any purpose in connection of development of land and erection of flat and building thereon.
21. To execute any affidavit or bond or any documents in favour of customer or office.
22. To apply for and obtain electricity and water connection from the WBSEDCL and/or WBSEB Ltd. and/or DPL and/or DVC and/or Durgapur Municipal Corporation/ Jemua Gram Panchayat and to execute the necessary cooperation lease agreement in respect of a portion of the said premises for installation of electrical equipment for supply to the entire apartment buildings and install separate meters in respect of Developer allocation.
23. 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.
24. To execute any sale deed or agreement for sale in favour of their customer or intending purchaser and to present any deed before respective registrar office for purpose of Registration in respect of Schedule mention property.
25. To receive or acknowledge any amount towards sale consideration of erected flat or garage in respect of Developer allocation.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him/them.

That by virtue of this power of attorney my said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

The Land Owner or I have or shall have every right to revoke and/or rescind this Development Power of Attorney after completion of all individual registration of the intending buyer(s) or purchaser(s) of the

said multistoried building complex on the below mention Schedule Land.

AND I THE ABOVENAMED DO HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever act or acts my said attorney will do in relation to the schedule premises under the power in our behalf and shall lawfully do or cause to be done executed and performed in connection with related to develop the said schedule property or the schedule premises either jointly and/or severally aforesaid by virtue of this Development Power Attorney and I do hereby declare that I shall not to do anything inconsistent with the Development Power of Attorney.

AND all acts, deeds and things done lawfully my said attorney will be constructed as acts deeds and things done by me as I personally present, I the above executant do hereby agree to ratify and confirm by virtue of the power hereby give.

THE FIRST SCHEDULE ABOVE REFERRED
(DESCRIPTION OF THE LAND)

ALL THAT Pieces and Parcel of the Plot of Land situated under the jurisdiction of 'Jamua Gram Panchayat', P.S.- New Township within Mouza- Sankarpur, J.L. No.- 109, over **R.S. Plot No.- 71**, appertaining to **L.R. Plot No.- 271** comprised in **L.R. Khatian No.- 2013** within Additional District Sub-Registrar Office and Sub-division at Durgapur, District- Paschim Bardhaman, West Bengal,

That the total land that has being offered is of an area admeasuring **4.5(Four point Five) khata or 07 (Seven) satak** be the same a little more or less classified as '**Baid**' and to be used as 'residential purpose' being delivered to the afore stated Developers for construction of multi-storied building/Housing complex(s) by the Land Owner(s) which is **Butted and Bounded as hereto:-**

On the North	Land of Niyati Pandey;
On the South	House of Amitabha Roy;
On the East	20 ft. Pucca Road;
On the West	Land of K.C. Associates;

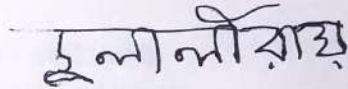
It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder is attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this Deed of Development Power of Attorney by Land owner in favour of Developer.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 17th Day of March, 2025 before Additional District Sub-Registrar Office, Durgapur in free and fare state of mind and health

WITNESSES :

1) Santanu Pandit
s/o Late Krishnadhram Bharam Pandit
2/10 Michael Sarani, Subhas Pally
Benoachity, Durgapur - 13

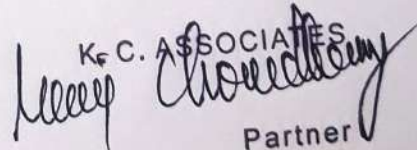
2) Buddhadev Roy
S/o Sushanta Ghosh Roy
Saptshi Park,
Durgapur - 6



EXECUTANT

K. C. ASSOCIATES
MD. Nasim Khan

Partner


K. C. ASSOCIATES
Partner

Signature of Attorney

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Attested by the Executant

Drafted by me and Typed at my office & I read over & Explained in Mother Languages to all Parties to this deed and all of them admit that the Same has been correctly written as per their instruction.

Drafted by me

Arnab Halder



Arnab Halder (Advocate)

Durgapur Court, City Centre

Enrollment No.- F/1102/953/2015

Ph. No.- 9563474658 / 8617578430

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা 2nd Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



স্বাক্ষর
Signature: *সুজনা সীতারায়*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature: *সুজনা সীতারায়*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা 2nd Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



স্বাক্ষর
Signature: *H.D. Nazim Khan*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature: *H.D. Nazim Khan*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা 2nd Finger	অনামিকা Ring Finger	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



স্বাক্ষর
Signature: *Amir Choudhury*

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।
Pass port size photograph & Finger Print of both hand attested by me

স্বাক্ষর
Signature: *Amir Choudhury*

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল Thums	তর্জনী 1st Finger	মধ্যমা 2nd 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:

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) Santu Pandit
2. FATHER/HUSBAND NAME Mr Kris Chandra Parit
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 2/10 Herikal Sonan
VILLAGE / TOWN (গ্রাম) Durga
POST OFFICE (পোস্ট অফিস) Durga - 13
POLICE STATION (থানা) Dur
DISTRICT (জেলা) Pachin Bardhaman
STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER / BUYER (দলিলের বিক্রেতা / দাতা গণের সহিত সম্পর্ক)
6. AADHAR NO.....
- PAN
- EPIC NO WB/37/339381

আমি (শনাক্তকারী) অত্র দলিলের (Query No.)
..... বিক্রেতা / দাতা গণকে শনাক্ত করিলাম
I as identifier identifying
the executants of the concerned deed (Query no.)

ছবি সহ দশ আঙুলের টিপ ছাপ

LEFT HAND						 <u>Santu Pandit</u>
RIGHT HAND						

Santu Pandit
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed



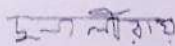
Deed No :	I-2306-02768/2025	Date of Registration	17/03/2025
Query No / Year	2306-8000766677/2025	Office where deed is registered	
Query Date	17/03/2025 2:26:58 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	ARNAB HALDER DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9563474658, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 23,18,410/-		
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]- 230602724/2025		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

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-271 (RS :-)	LR-2013	Bastu	Baid	7 Dec		23,18,410/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
Grand Total :					7Dec	0/-	23,18,410/-	

Principal Details :






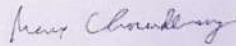
SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs Dulali Roy (Presentant) Daughter of Late Nakul Chandra Bhattacharjee Executed by: Self, Date of Execution: 17/03/2025 Admitted by: Self, Date of Admission: 17/03/2025, Place : Office		 Captured	
		17/03/2025	RTI 17/03/2025	17/03/2025

7/14, Saptarshi Park, Shankarpur West, Bidhannagar, City:- Durgapur, P.O:- Durgapur ABL Township, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: caxxxxx3b, Aadhaar No: 72xxxxxxx0952, Status :Individual, Executed by: Self, Date of Execution: 17/03/2025
 , Admitted by: Self, Date of Admission: 17/03/2025 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	K C Associates Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX0 , PAN No.:: aaxxxxx9m,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Md Nasim Khan Son of Late Mohd Muslim KHan Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	Photo  <small>Mar 17 2025 3:48PM</small>	Finger Print  Captured <small>LTI 17/03/2025</small>	Signature  <small>17/03/2025</small>
A1/2, Ashiyana, Naim Nagar,, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713203, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX4 , PAN No.:: anxxxxx6a, Aadhaar No: 46xxxxxxx5012 Status : Representative, Representative of : K C Associates (as Partner)				
2	Name Mr Manoj Choudhury Son of Late Surendra Choudhury Date of Execution - 17/03/2025, , Admitted by: Self, Date of Admission: 17/03/2025, Place of Admission of Execution: Office	Photo  <small>Mar 17 2025 3:36PM</small>	Finger Print  Captured <small>LTI 17/03/2025</small>	Signature  <small>17/03/2025</small>
3/10, ScC Path, City Center, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: afxxxxx6h, Aadhaar No: 97xxxxxxx5019 Status : Representative, Representative of : K C Associates (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Santanu Pandit Son of Late Krishnadhan Dharam Pandit 2/10, Mishel Sarani, Subhas Pally, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213		 Captured	
	17/03/2025	17/03/2025	17/03/2025

Identifier Of Mrs Dulali Roy, Md Nasim Khan, Mr Manoj Choudhury

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Dulali Roy	K C Associates-7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Sankarpur, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 271, LR Khatian No:- 2013	Owner: दुलाली राय, Gurdian: सुबांगु , Address: निज , Classification: बाईद, Area:0.07000000 Acre,	Mrs Dulali Roy

Endorsement For Deed Number : I - 230602768 / 2025

On 17-03-2025

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.

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

Presented for registration at 15:03 hrs on 17-03-2025, at the Office of the A.D.S.R. DURGAPUR by Mrs Dulali Roy ,Executant.

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 23,18,410/-

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

Execution is admitted on 17/03/2025 by Mrs Dulali Roy, Daughter of Late Nakul Chandra Bhattacharjee, 7/14, Saptarshi Park, Shankarpur West, Bidhannagar, P.O: Durgapur ABL Township, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession House wife

Identified by Mr Santanu Pandit, , Son of Late Krishnadhan Dharam Pandit, 2/10, Mishel Sarani, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Private Service

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

Execution is admitted on 17-03-2025 by Md Nasim Khan, Partner, K C Associates, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Santanu Pandit, , Son of Late Krishnadhan Dharam Pandit, 2/10, Mishel Sarani, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Private Service

Execution is admitted on 17-03-2025 by Mr Manoj Choudhury, Partner, K C Associates, Shyam Complex, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Santanu Pandit, , Son of Late Krishnadhan Dharam Pandit, 2/10, Mishel Sarani, Subhas Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Private Service

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 989, Amount: Rs.100.00/-, Date of Purchase: 10/03/2025, 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 2306-2025, Page from 53573 to 53590
being No 230602768 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.03.19 12:00:36 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 19/03/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.