

S.No. 4915/24

1-5065/2024



पश्चिम बंगाल WEST BENGAL

8-8/1305300

AS 006658

Certified that this document is
admitted to registration
The signature sheet and the
endorsement sheet attached here
with are the parts of the document

Chattopadhyay

Asst Commissioner
Ranchi District

District Sub-Registrar-1
Paschim Medinipur
27 MAY 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
DEVELOPMENT CONSTRUCTION BEING NO- 5062**

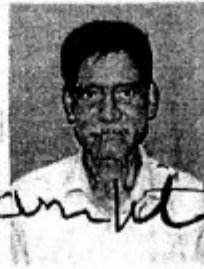
KNOW ALL MEN BY THESE PRESENTS WE,

TVASTE REAL ESTATE
Dour Prasad Sin
PART

TVASTE REAL ESTATE
Asoke Kr Pathak
PART



Asit Baran Pramanik



Ranjit Pramanik



Barun Pramanik



Asoke Pathak

Asit Baran Pramanik
Ranjit Pramanik

1. ASIT BARAN PRAMANIK, PAN – FXYP2916J, AADHAR No. – 9429 9895 6400, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,
2. RANJIT PRAMANIK, PAN – FXYP2915M, AADHAR No. – 8111 4024 6804, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,

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PART

We are the Sole and absolute Owners and have absolutely seized and possessed of or otherwise well and sufficiently entitled to the Lands hereditaments and premises, existing Structure free from all encumbrances, charges, liens, attachments, trusts whatsoever to howsoever more fully described in the entire First Schedule hereunder written [hereinafter referred to as the 'SAID PREMISES'].

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Barun Pramanik
PART

A. WHEREAS the Schedule mentioned Property, being R.S. Plot No. 117,115,116, L.R. Plot No. 226, 224, 225, L.R. Khatian No. 101/1, 1658/1 measuring an area of 0.1144 Acre (more or less) of Bastu Land of Mouza: Miyabazar, J.L. No.: 173, within P.S.: Midnapore District: Paschim Medinipur, within the limit of Midnapore Municipality, acquired by Ananta Ram Pramanik, by way of purchasing and being owner and possessor recorded his name in the Revisional Settlement and also acquired an independent right, title and interest over the Property in question and while he was enjoying and possessing the said Property, he transferred to his son Subal Chandra Pramanik, father of the Present Land Owners, by virtue of one deed of gift vide gift deed no 4715 for the year 1957 duly registered at the office of the Sub-Registrar Midnapore. Thereafter sad demise of said Subal Chandra Pramanik, Land Owners along with other legal heirs inherited all the properties left by said Subal Chandra Pramanik. Subsequently Asit Baran Pramanik, the first Land Owner filed a Partition Suit against other legal heirs in the Court of Ld. Civil Judge, Senior Division, Midnapore being Title suit No. 111 of 2020 in regard to all the properties left by said Subal Chandra Pramanik and the suit concluded with a 'Solenama' filed by the parties of the suit thereby passing a decree by the Court of Ld. Civil Judge, Senior Division, Midnapore allotting the Said Premises in favour of the Land Owners of this present deed. Present Owners have become absolute owner and possessor landed property and they also mutated their name L.R.R.O.R. and being absolute owners of the

Asit Baran Pramanik
Ranjit Pramanik

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Banan Pramanik
PAF

Landed Property and also acquired an independent right, title and interest over the Property in question and while they were enjoying and possessing the said Landed Property, they got their names duly recorded in the Present L.R. Records of Rights, under L.R. Khatian Nos. 101/1 and 1658/1 of Mouza: Mianbazar, J.L. No. 173, within P.S.: Kotwali, District: Paschim Medinipur, as Owners and Possessors thereof.

- B. AND WHEREAS being Owners and Possessors, the Owners has mutated and took all necessary initiatives to mutate and recorded their own names in respect of the entire Schedule Property and also paid up all due revenue to the competent authorities in respect of the said property and obtained a good marketable right, title and interest over the Schedule Property. Hence the OWNERS have acquired a good marketable as well as an indefeasible title over the Schedule Property without any interference or intervention of any or by any other person.
- C. THAT there is a large portion of land was lying for past years which was unmaintained and thereby the OWNERS have jointly and unanimously taken decision to construct multistoried residential building/buildings along with residential building cum housing complex inclusive of Flats/Residential Units and Car Parking Spaces by constructing building/s and to develop the premises which is not being looked after by the OWNERS due to their inexperience in the field of maintenance of property and also occupational dilemma as well as ill health and habitation uncertainty in Midnapore and thereby the OWNERS have jointly unanimously taken decision to demolish the present Structure

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TVASTE REAL ESTATE

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and to construct of Residential Building / Buildings along with residential building cum housing complex comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises.

D. THAT the OWNERS subsequently found that the process of construct of Residential Building / Buildings along with residential building cum housing complex comprised of Multiple Flats/Residential Units/Car Parking Spaces and to develop the premises is draining huge amount of money from their pockets and for such they stopped the process instantly and realized that the OWNERS neither have the capacity nor have the ability both financially and technically and also nor have any experience nor has the adequate and appropriate skill and knowledge to develop or to construct the new building/buildings along with residential building cum housing complex by erecting multistoried residential building/buildings along with residential building cum housing complex thereon inclusive of Flats and Car Parking Spaces.

- E. That the DEVELOPER is itself is a Partnership Firm having better-will, respect in the sector of Development and promoting and experience, knowledge and skill to develop the same. So, the OWNERS of the Schedule mentioned property gave offer to the DEVELOPER to develop the Schedule properties as mentioned below, [in response to that offer the DEVELOPER has accepted on the following terms and conditions as stated below to develop the property with a project for construction of a building residential purpose.

Asit Baran Prasad
Ramesh Prasad

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PAF

AND WHEREAS,

1. **Asit Baran Pramanik**, PAN – FXYPP2916J, AADHAR No. – 9429 9895 6400, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Miyabazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal,
2. **Ranjit Pramanik**, PAN – FXYPP2915M, AADHAR No. – 8111 4024 6804, S/o- Subal Pramanik, by nationality - Indian, by faith - Hindu, Occupation Business, resident of Mianbazar, P.O. & P.S. – Midnapore, Dist. – Paschim Medinipur, PIN – 721101, West Bengal, enter into a registered development agreement in respect of the schedule mention property with M/S TVASTE REAL ESTATE, a Partnership Firm, governed by the provisions of Indian Partnership Act, 1932 and duly registered at the office of the A.D.S.R. Paschim Medinipur being registration no. 07/2024, PAN No. – AAVFT9031B, having its Head Office at Room No. – 13, Ground Floor "Golden Tower", Duck Bunglow Road , P.O. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101, represented by one of it's Managing Partner Mr. Barun Prasad Singh, S/o – Lt. Bijay Prasad Singh, by nationality - Indian, by faith - Hindu, occupation - Business, resident of Satbankura, P.O. – Chandrakona Road, P.S. – Garbeta, Dist. – Paschim Medinipur, West Bengal – 721253,

Asit Baran Pramanik

Ranjit Pramanik

TVASTE REAL ESTATE
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AND WHEREAS referencing the above registered agreement for development, and for smooth development work, the principle/ land owner/s appointing **M/S TVASTE REAL ESTATE**, a Partnership Firm, governed by the provisions of Indian Partnership Act, 1932 and duly

TVASTE REAL ESTATE
Barun Prasad Singh

registered at the office of the A.D.S.R. Paschim Medinipur being registration no. 07/2024, PAN No. – AAVFT9031B, having its Head Office at Room No. – 13, Ground Floor “Golden Tower”, Duck Bunglow Road , P.O. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101, represented by one of it’s Managing Partner **M/S TVASTE REAL ESTATE, PAN No. – AAVFT9031B**, a Partnership Firm, governed by the provisions of Indian Partnership Act, 1932 and duly registered at the office of the A.D.S.R. Paschim Medinipur being registration no. 07/2024, having its Head Office at Room No. – 13, Ground Floor “Golden Tower”, Duck Bunglow Road , P.O. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101, represented by its Partners

Amit Boren Pramonik

1. **BARUN PRASAD SINGH, PAN- ANVPS8876Q, Aadhaar No. 5563 0614 3650** S/o – Lt. Bijay Prasad Singh, by nationality - Indian, by faith - Hindu, occupation - Business, resident of Satbankura, P.O. – Chandrakona Road, P.S. – Garbeta, Dist. – Paschim Medinipur, West Bengal – 721253,

2. **ASOKE KUMAR PATHAK, PAN- AFNPP8673E, Aadhaar No. 2960 0596 0251** S/o – Lt. Ram Bishnu Pathak, by nationality - Indian, by faith - Hindu, occupation - Business; resident of Ashok Nagar, P.O. + P.S. – Midnapore, Dist. – Paschim Medinipur, West Bengal – 721101. Hereinafter called and referred as the DEVELOPERS (which express on shall unless excluded their and each of their legal representative, respective Heirs, Executors, administrators and assigns) of the party of the **SECOND PART**

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Asoke kr Pathak

TVASTE REAL ESTATE
Barun Prasad Singh

1. To appear and represented before the authorities of Midnapore Municipality, W.B.S.E.D.C.L, Department of pollution & Land Reforms, Income Tax Department Authorities, under the Town and Count Planning Act, Assurance of Calcutta, District Register Paschim Midnapore, Additional district Sub- Register, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s do all the needful as per the terms and conditions mentioned in the aforesaid registered Agreement for Development for Allotment/ registration and sale/ conveyance of Flats, garage space of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permission from the necessary authorities as to expending for sanction, modification and/or alternation of the development, plans, and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint- Engineers, Architects and other Agents and Sub- Contractor for the aforesaid purpose as the said Attorney think fit and proper.
3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign verity and file applications, forms, buildings, plans and revised building plans for multi-storied building/s, deeds, documents, and papers in respect of said project as mentioned in the development agreement, before Midnapore municipality or before any other Statutory authorities for the purpose of maintenance, protection, preservation and construction of

Asst. Barrister-at-Law
Ranabir Prasad

TVASTE REAL ESTATE
Asst. Barrister-at-Law

TVASTE REAL ESTATE
Barrister-at-Law

building/s over and above the said premises.

5. To pay all Municipal and other Statutory Taxes, Rates, and Charges in respect of the said land and premises on our behalf and in our names as and when the same will become due and payable according to terms of develop agreement.
6. To enter in to any Agreement for sale/Conveyance, Memorandum of Understanding in respect of Flat/s, units and /or car parking spaces and also execute deed of sale/conveyance in respect of Flat/s, units and /or car parking spaces within Developer's Allocation as well as owner's allocation in favor of intending purchaser or purchasers and receive consideration amount from the intending purchaser or purchasers and thereafter developer will pay share of Consideration amount to the owners in respects of their share.
8. To executed deed of amalgamation with neighbor's plot of land free from encumbrances. The developers shall have right to give any signature in any mortgage paper in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from developer's Allocation as well as Owner Allocation and to sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding in respect of sale of Flat/s, shop/s, unit and or car parking spaces in the proposed building/s in favor of the intending purchaser/s relating to Developer's Allocation as well as Owner's Allocation.

Asit- Baron Premnath
Renuit Premnath

TVASTE REAL ESTATE
Alok K. Patra

TVASTE REAL ESTATE
Bhuvan Prasad Sin

9. To receive the consideration money in cash or by cheque/ draft from the intending purchaser or purchasers for booking of flat/s, shops/garages or units, or car parking spaces relating to developer's Allocation as well as owner's allocation and to grant receipts thereof and to give full discharges to the purchasers/s as our lawful representative.
10. To do all the needful according to the condition mentioned in the said Registered Agreement for development regarding negotiation, agreement/ contract for sale/ conveyance of flats, garages covered spaces and car parking spaces within the Developer's Allocation as well as owner allocation.
11. To instruct the Advocate/ Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid agreement for Development, as may be necessary for the purpose for sale of the flat/s units and car parking spaces in the said building/s relating to Developer's Allocation in our said premises.
12. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of matter concerning the said premises or portion thereof.
13. To sign, declare and or affirm any plaint, written statement, Petition, Affidavit, Verification, Vakalatnama, Memo of Appeal or any other documents or papers in any way connected therewith, arising out of the agreement and relating to the construction to be made in the premises.

Asit Baran Pramanik
Ranjet Pramanik

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Asoke Kr Patra

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Barun Prasad Sin

14. For all/any of the purpose herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises as per the condition mentioned in the present Development Agreement.

15. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Agreement for development.

For all or any of the purposes arising out of the said Registered Agreement for Development and hereinabove before stated and to appear and represents us before all concerned authorities having Jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY, to act as my-Attorney in relation to all matters touching our said property and, on our behalf, to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorney appointed under this power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/ transaction as per the said registered Agreement for development.

Asst- Baran Promonik
Ravite Parmik

TVASTE REAL ESTATE
Agoke Kr Patrak

TVASTE REAL ESTATE
Baran Promonik

THE FIRST SCHEDULE ABOVE REFERETO

ALL THAT PIECE AND PARCEL OF THE LAND District: Paschim Medinipur,
P.S. & ADSR: Midnapore within the limit of Midnapore Municipality
Ward No. 13, Mahalla: Miyabazar Holding No. 3/1 & 3/2 of Mouza:
Miyabazar, J.L. No.: 173, L.R. Khatian Nos. 101/1 Raity Jot.

R.S. Plot No. 117, L.R. Plot No. 226, area 2.50 dec. Bastu.

R.S. Plot No. 116, L.R. Plot No. 225, area 3.22 dec. Kala Doyem.

L.R. Khatian No. 1658/1 Raity Jot.

R.S. Plot No. 117, L.R. Plot No. 226, area 2.50 dec. Bastu.

R.S. Plot No. 115, L.R. Plot No. 224, area 0.80 dec. Vita

R.S. Plot No. 116, L.R. Plot No. 225, area 2.42 dec. Kala Doyem.

Total measuring an Area of 0.1144 Acre = 11.44 Satak (more or less) of
Bastu Land appertaining,

AND THE SAID PREMISES IS BUTTED AND BOUNDED BY.

On the North: Municipality water pump.

On the South: Kajal Pramanik's plot.

On the East: 25'ft Municipality road with drain

On the West: Bari Saheb's Land

**TOTAL AREA OF LAND GIVEN FOR DEVELOPMENT;- 0.1144Acre = 11.44
Satak (more or less) (more or less) of Bastu Land.**

IN WITNESS WHEREOF We have put and subscribed our hands and seals
hereunder on this 10th day of May, 2024

Asit Baran Pramanik
Renuka Renuka

TVASTE REAL ESTATE
Alok Verfatlak

TVASTE REAL ESTATE
Bannu Prasad Sin

DRAFTED BY ME:

Shankha Roy (Deed writer)
Mirzabazar,
Midnapur.
Werno - 1434 (Sadar)

WITNESSES:

1) Shankha Roy
S/o - Late Golo K Behari Roy
at - Mirzabazar,
Midnapur.

2) Subhas Atta.
Mirzabazar
Medinipur

Adelhar no - 8252XXXX5558

TYPED BY ME:

Pradip Sen

(Pradip Sen) M/s Medini Infotech

This Deed of Development Power of Attorney has been typed 13 pages including one stamp papers and two witnesses have signed in this Deed. Two Extra page for Fingers of Principal and Attorney Holder is also annexed here with. This page is Treated as one part of this deed.

TVASTE REAL ESTATE

Banun Prasad Sen
PART

Abit Baran Poromonik
Ramnik Poromonik

TVASTE REAL ESTATE

Abovekr Pathak
PART

Abit Baran Poromonik

Ramnik Poromonik

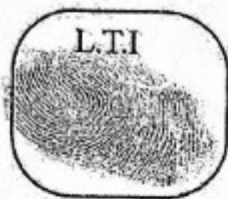
TVASTE REAL ESTATE

Abovekr Pathak
PART

TVASTE REAL ESTATE

Banun Prasad Sen
PART

Left Hand finger Impression

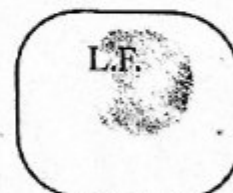


Right Hand finger Impression

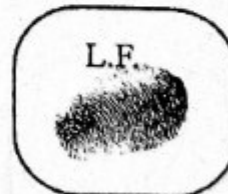


Ajit Boren pramank
Signature

Left Hand finger Impression



Right Hand finger Impression



Ranid Prank
Signature

Left Hand finger Impression



Right Hand finger Impression



Banun Panna Si

Signature

Left Hand finger Impression



Right Hand finger Impression



Ashu kr Pathak

Signature

Major Information of the Deed

Deed No :	I-1001-05065/2024	Date of Registration	27/05/2024
Query No / Year	1001-8001305300/2024	Office where deed is registered	
Query Date	27/05/2024 12:22:46 PM	D.S.R. - I PASCIM MIDNAPORE, District: Paschim Midnapore	
Applicant Name, Address & Other Details	Shankha Roy Mirzabazar, Thana : Medinipur, District : Paschim Midnapore, WEST BENGAL, PIN - 721101, Mobile No. : 9153164684, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 1,55,28,845/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 100105062/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/1 Pin Code : 721101

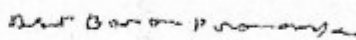
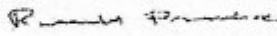
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-226	LR-101/1	Commercial Vastu	2.5 Dec		32,70,792/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-225	LR-101/1	Commercial Kala Doyem	3.22 Dec		44,93,630/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				5.72Dec	0/-	77,64,422 /-	

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/2 Pin Code : 721101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L3	LR-226	LR-1658/1	Commercial Vastu	2.5 Dec		32,70,792/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-224	LR-1658/1	Commercial Bhita	0.8 Dec		11,16,430/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :

L5	LR-225	LR-1658/1	Commercial	Kala Doyem	2.42 Dec	33,77,201/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			5.72Dec	0 /-	77,64,423 /-
		Grand Total :			11.44Dec	0 /-	155,28,845 /-

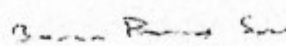
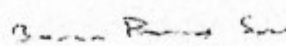
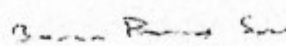
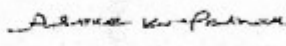
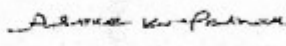
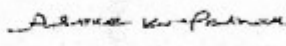
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Asit Baran Pramanik (Presentant) Son of Subal Pramanik Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	Photo  27/05/2024	Finger Print  Captured LTI 27/05/2024	Signature  27/05/2024
Miyabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: fxxxxxxx6j,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office				
2	Name Ranjit Pramanik Son of Subal Pramanik Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office	Photo  27/05/2024	Finger Print  Captured LTI 27/05/2024	Signature  27/05/2024
Miyabazar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: fxxxxxxx5m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/05/2024 , Admitted by: Self, Date of Admission: 27/05/2024 ,Place : Office				

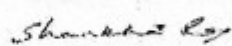
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TVASTE REAL ESTATE Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101 , PAN No.:: AAxxxxxx1B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Barun Prasad Singh Son of Late Bijay Prasad Singh Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td><td>  May 27 2024 12:38PM </td><td>  Captured LTI 27/05/2024 </td><td>  27/05/2024 </td></tr> </tbody> </table> Satbankura, City:- , P.O:- Chandrakona Road, P.S:-Garbeta, District:-Paschim Midnapore, West Bengal, India, PIN:- 721253, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: anxxxxxx6q,Aadhaar No Not Provided Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)	Name	Photo	Finger Print	Signature	Barun Prasad Singh Son of Late Bijay Prasad Singh Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:38PM	 Captured LTI 27/05/2024	 27/05/2024
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2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office </td><td>  May 27 2024 12:38PM </td><td>  Captured LTI 27/05/2024 </td><td>  27/05/2024 </td></tr> </tbody> </table> Ashok Nagar, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx3e,Aadhaar No Not Provided Status : Representative, Representative of : TVASTE REAL ESTATE (as Partners)	Name	Photo	Finger Print	Signature	Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:38PM	 Captured LTI 27/05/2024	 27/05/2024
Name	Photo	Finger Print	Signature						
Asoke Kumar Pathak Son of Late Ram Bishnu Pathak Date of Execution - 10/05/2024, , Admitted by: Self, Date of Admission: 27/05/2024, Place of Admission of Execution: Office	 May 27 2024 12:38PM	 Captured LTI 27/05/2024	 27/05/2024						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Shankha Roy Son of Late Golak Bihari Roy Mirzabazar, City:- , P.O:- Midnapur, P.S:-Medinipur, District:-Paschim Midnapore, West Bengal, India, PIN:- 721101	 27/05/2024	 Captured 27/05/2024	 27/05/2024

Identifier Of Asit Baran Pramanik, Ranjit Pramanik, Barun Prasad Singh, Asoke Kumar Pathak

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Asit Baran Pramanik	TVASTE REAL ESTATE-2.5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Asit Baran Pramanik	TVASTE REAL ESTATE-3.22 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-2.5 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-0.8 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Ranjit Pramanik	TVASTE REAL ESTATE-2.42 Dec

Land Details as per Land Record

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/1 Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 226, LR Khatian No:- 101/1	Owner:রাজিত প্রামাণিক, Gurdian:মুন্সলুদা , Address:মিরা , Classification:বাগ, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 225, LR Khatian No:- 101/1	Owner:রাজিত প্রামাণিক, Gurdian:মুন্সলুদা , Address:মিরা , Classification:কলা ভাঙ্গা, Area:0.03220000 Acre,	Owner Name not selected by applicant.

District: Paschim Midnapore, P.S:- Midnapore, Municipality: MIDNAPORE, Mouza: Miyabajar, , Ward No: 13, Holding No:3/2 Pin Code : 721101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L3	LR Plot No:- 226, LR Khatian No:- 1658/1	Owner:রাজিত প্রামাণিক, Gurdian:মুন্সলুদা , Address:মিরা , Classification:বাগ, Area:0.02500000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 224, LR Khatian No:- 1658/1	Owner:রাজিত প্রামাণিক, Gurdian:মুন্সলুদা , Address:মিরা , Classification:ভিটা, Area:0.01550000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 225, LR Khatian No:- 1658/1	Owner:রাজিত প্রামাণিক, Gurdian:মুন্সলুদা , Address:মিরা , Classification:কলা ভাঙ্গা, Area:0.02420000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 100105065 / 2024

On 27-05-2024

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.

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

Presented for registration at 12:30 hrs on 27-05-2024, at the Office of the D.S.R. - I PASCIM MIDNAPORE by Asit Baran Pramanik , 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 1,55,28,845/-

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

Execution is admitted on 27/05/2024 by 1. Asit Baran Pramanik, Son of Subal Pramanik, Miyabazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business, 2. Ranjit Pramanik, Son of Subal Pramanik, Miyabazar, P.O: Midnapore, Thana: Medinipur, , City/Town: MIDNAPORE, Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by Profession Business

Indetified by Mr Shankha Roy, , Son of Late Golak Bihari Roy, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 27-05-2024 by Barun Prasad Singh, Partners, TVASTE REAL ESTATE, Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Mr Shankha Roy, , Son of Late Golak Bihari Roy, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

Execution is admitted on 27-05-2024 by Asoke Kumar Pethak, Partners, TVASTE REAL ESTATE, Room No. 13, Ground Floor, Golden Tower, Duck Bunglow Road, City:- Midnapore, P.O:- Midnapore, P.S:-Medinipur, District:- Paschim Midnapore, West Bengal, India, PIN:- 721101

Indetified by Mr Shankha Roy, , Son of Late Golak Bihari Roy, Mirzabazar, P.O: Midnapur, Thana: Medinipur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721101, by caste Hindu, by profession Deed Writer

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2145, Amount: Rs.100.00/-, Date of Purchase: 09/05/2024, Vendor name: Satya Ch Ghosh

Sravan Bhattacharya

**Sravan Bhattacharya
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM
MIDNAPORE
Paschim Midnapore, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1001-2024, Page from 100902 to 100923
being No 100105065 for the year 2024.



Sravan Bhattacharya

Digitally signed by SRABONI BHATTACHARYA
Date: 2024.05.28 15:29:16 +05:30
Reason: Digital Signing of Deed.

(Sravani Bhattacharya) 28/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I PASCIM MIDNAPORE
West Bengal.