

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 857927

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

16 APR 2025

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, MR. BIKASH
GORAI, [PAN -AHHPG4245M] Son of Motor Gorai, By Caste:
Hindu, Occupation: Business, resident of Annapurna Nagar,
Benachity, Post Office: Benachity, P.S.- Durgapur, District:-
Paschim Bardhaman, State- West Bengal, India, PIN - 713213,
do hereby state and declare as follows:-

N. No. 982 Date 09/04/25
Sd/- Bikash Gonnai
Address Durgapur - 13
Value of Stamp 50
Date of purchase of the stamp paper
from Treasury 13 MAR 2025
Name of the Treasury from
Durgapur

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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

16 APR 2025

WHEREAS out of 8 Katha or 13.2 decimal, 4 Katha land was purchased by one Chittaranjan Chanda son of Late Sudhir Chanda from Bibekananda Singha son of Anil Kumar Singha vide deed-2750 for the year 2007 of A.D.S.R. Durgapur and after that said Chittaranjan Chanda son of Late Sudhir Chanda transferred the same in fvaour of Ranjit Saha son of Late Sudhir Saha & Sanjit Saha son of Sri Ranjit Saha vide deed No- 1486 for the year 2008 of A.D.S.R. Durgapur and thereafter said Ranjit Saha son of Late Sudhir Saha & Sanjit Saha son of Sri Ranjit Saha transferred the same in fvaour of Bikash Gorai son of Motor Chandra Gorai i.e. present owner vide deed No-2551 for the year 2010 of A.D.S.R. Durgapur and rest 4 Katha land out of 8 Katha or 13.2 decimal was purchased by one Bikash Gorai son of Motor Chandra Gorai from Bibekananda Singha son of Anil Kumar Singha vide deed-2751 for the year 2007 of A.D.S.R. Durgapur and mutated his name in L.R.R.O.R.

AND WHEREAS I entered into a Development Agreement with "**MAA KAMAKHYA DEVELOPERS**" [PAN- ABSFM6016H] (a partnership firm) having its office at House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213 **represented by its Partners namely (1) MR. PRITAM MONDAL, [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.- Nadiha, & P.S.- Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713218, **(2) MR. SOMNATH PAUL, [PAN- BGHPP4489C]** Son of Sri. Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India PIN-713219, **(3) MRS. SUCHARITA GHOSH, [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd



Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213 **(4) MR. ABHIJIT DEY, [PAN- AMJPD2312B]** son of Mr. Babul Kumar Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Sukantapally, South Dhadka Road, Asansol, P.O.- Dakhin Dhadka, & P.S.- Asansol, District- Paschim Bardhaman, PIN- 713302, West Bengal, India, and the same has been duly registered before the **A.D.S.R. Durgapur vide deed no. I-230600218 for the year 2023, Serial No- 216 for the year 2023, Page no. 4332 to 4356, Volume No. 2306-2023.**

AND WHEREAS I do hereby nominate, constitute and appoint, "**MAA KAMAKHYA DEVELOPERS**" **[PAN- ABSFM6016H]** (a partnership firm) having its office at House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213 **represented by its Partners namely (1) MR. PRITAM MONDAL, [PAN- BPFPM5430K]** Son of Late Prabir Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Village- Biharpur, P.O.- Nadiha, & P.S.- Kanksa, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713218, **(2) MR. SOMNATH PAUL, [PAN- BGHPP4489C]** Son of Sri. Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident Sagarbhangra, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India PIN-713219, **(3) MRS. SUCHARITA GHOSH, [PAN-ARMPG3626M]** Wife of Mr. Abhijit Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of House No-6, 2nd Street Gurudwara Road, Post Office: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713213 **(4) MR. ABHIJIT DEY, [PAN- AMJPD2312B]** son of Mr. Babul Kumar Dey, by faith Hindu, by occupation Business, by Nationality- Indian, resident of



Sukantapally, South Dhadka Road, Asansol, P.O.- Dakhin Dhadka, & P.S.- Asansol, District- Paschim Bardhaman, PIN- 713302, State- West Bengal, India, as my Lawful constituted Attorney to do and perform the following acts, deeds and things on my behalf in connection upon my Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Durgapur Municipal Corporation or B.L.& L.R.O or any Govt. Offices or any offices for any purpose in connection of development of said land and erection of flat and building thereon.
2. To manage and supervise the construction of multi storied building to be raised on our landed property (details of which has given in the schedule below). That will be constructed at the risk and cost of the Developer i.e. **"MAA KAMAKHYA DEVELOPERS"**.
3. To represent me before the concerned Registrar Office for registering, Sale/agreement for Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc all of which will be constructed over and above my Land Property mentioned in the schedule, save and except that portion, which is allotted in my favour through clause 1.8 of Development Agreement registered before the **A.D.S.R. Durgapur vide deed no. I- 230600218 for the year 2023, Serial No- 216 for the year 2023, Page no. 4332 to 4356, Volume No. 2306-2023.**
4. 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 at their own liability.



5. 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.
6. 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 by any third party 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.
7. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
8. To appear before any office or authority of the Govt. or Durgapur Municipal Corporation dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
9. 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 Durgapur Municipal Corporation 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.
10. To deposit any fees or charges in the office of Durgapur Municipal Corporation 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.



11. To receive building plan or revised plan after sanction from the competent authority.
12. To apply and obtain loan from any Bank for the purpose of Development of my Schedule mentioned land and, for this purpose, the Developer will be entitled to mortgage my Schedule mentioned Land with any Bank subject to exclusive responsibility of repaying such loan by themselves at their own effort/endeavor and, the Landowner will not be liable for any claims whatsoever concerning such mortgage or loan, if arises in future.
13. To apply for any type of connection (water, electricity, Gas, etc) either in their own name or in the name of firm at their own cost.
14. To enter into agreement for construction or painting of building with any contractor and to dismiss the said contractor if they deem necessary at their own liability.
15. To bring any proceeding or any suit on my behalf if necessary, in connection with said plot against any person(s) or any authorities before any court of law with prior written consent from me.
16. 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.
17. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
18. 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.



19. To execute any affidavit or bond or any documents in favour of customer or office.
20. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.
21. 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. To mortgage the Developer's allocation before any bank or financial institution for obtaining financial assistance for the Development project and present the same before appropriate authority for registration, whenever applicable and put their signature on behalf of the Land owner(s).
22. To allow any tenancy or lease in respect of the Developer's Allocation of the project to third parties and present the same before appropriate authority for registration, whenever applicable and put their signature on behalf of the Land owner(s).
23. 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.
24. 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 powers given to him, on my behalf and for protecting my interest involved, in connection with the powers already specifically enumerated herein above.



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.

This Power of Attorney is revocable after handing over all the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of Baid land admeasuring about **13.2 (Thirteen point Two) Decimal** under **Mouza- Dhandabag**, P.S.: Durgapur, J.L. No-118, R.S. Plot no.-789, **L.R. Plot No-459, L.R. Khatian No-5875** under the jurisdiction of Durgapur Municipal Corporation, Dist-Paschim Bardhaman, Entire land is Butted and Bounded by:

North : 20 Feet wide Road
South : Nala
East : Land of Gaitri Bala Panja
West : 16Feet wide Road

SECOND SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LANDOWNERS ALLOCATION)

Floor No.	Flat No.	Salable Area in Sq. Ft.
3 rd Floor	3-A	980 (Nine Hundred Eighty)
3 rd Floor	3-B	600 (Six Hundred)
3 rd Floor	3-C	1212 (One Thousand Two Hundred Twelve)
3 rd Floor	3-D	830 (Eight Hundred Thirty)
Two Nos. of Shop i.e. Shop no. 2 & 4 Ground Floor of The Building.		
One medium size Four wheeler Car parking space in the Ground Floor of The Building		



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.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this the 16th Day of April, 2025 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sonu, Huan
Sk. Huan Huan
Viv. Angura. No. 15
P.S. - Congover, Sri. Paim Paim

② Apurba Saha
S/O Anu K. Saha
Vill - Purnima
P.S. - Durgapur - 7

Brikash Gossai
EXECUTANT

Maa Kamakhya Developers
Ritam Mondal
Partner

Maa Kamakhya Developers
Somnath Paul
Partner

Maa Kamakhya Developers
Sanchita Ghosh
Partner

Maa Kamakhya Developers
Abhijit Dey
Partner

Signature of Attorney Holders

Brikash Gossai
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.

Subrata Mukherjee
SUBRATA MUKHERJEE
ADVOCATE
Durgapur Court

CS ✓

DETAILS OF IDENTIFIER WITH PHOTO

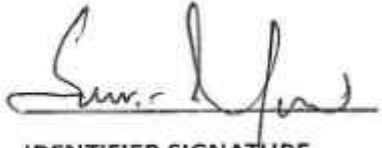
1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/HUSBAND NAME : MANORANJAN MONDAL
(পিতা / স্বামীর নাম)
3. OCCUPATION (পেশা) : LAW CLERK
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
5. VILLAGE/TOWN (গ্রাম) : ANGADPUR
6. POST OFFICE (পোস্ট অফিস) : ANGADPUR
- POLICE STATION (থানা) : COKE – OVEN PIN : 713215
- DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
7. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) Okun
8. AADHAAR NO : 7372 4361 9968

আমি (শনাক্তকারী) Development Lawer of Attorney এ দলিলে (Query No.)
Bikash Goswami Data বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed
(Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						


IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Pratik Paul</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Pratik Paul

Left hand						 <i>Somnath Paul</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Somnath Paul

Left hand						 <i>Pritham Mondal</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Pritham Mondal

Left hand						 <i>Abhijit Dey</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Abhijit Dey

FINGER PRINT & PHOTOCOPY

Left hand						 <i>Sucharita Ghosh</i>
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me *Sucharita Ghosh*

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Left hand						
	Little	Ring	Middle	fore	Thumb	
Right hand						
	Thumb	fore	Middle	Ring	Little	

Signature & Photograph is duly attested by me

Major Information of the Deed

Deed No :	I-2306-03648/2025	Date of Registration	16/04/2025
Query No / Year	2306-8001014124/2025	Office where deed is registered	
Query Date	16/04/2025 11:22:20 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713207, Mobile No. : 8101891226, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 57,75,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230600218/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slp.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh),
Mouza: Dhandabagh, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-459 (RS :-)	LR-5875	Bastu	Baid	13.2 Dec		57,75,000/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
Grand Total :					13.2Dec	0/-	57,75,000 /-	

Principal Details :

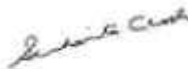
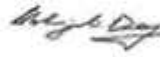
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIKASH GARAI (Presentant) Son of Mr MOTOR GORAI Executed by: Self, Date of Execution: 16/04/2025 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office		 Captured	
		16/04/2025	LT1 16/04/2025	16/04/2025

Annapurna Nagar, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: AHxxxxxx5M, Aadhaar No: 45xxxxxxxx0274, Status :Individual, Executed by: Self, Date of Execution: 16/04/2025
 , Admitted by: Self, Date of Admission: 16/04/2025 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA KAMAKHYA DEVELOPERS House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX1 , PAN No.:: ABxxxxxx8H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr PRITAM MONDAL Son of Late PRABIR MONDAL Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	Photo  Apr 16 2025 4:04PM	Finger Print  Captured LTI 16/04/2025	Signature  16/04/2025
	Village- Biharpur, City:- Not Specified, P.O:- Nadiha, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: BPxxxxxx0K, Aadhaar No: 50xxxxxxxx8933 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)			
2	Name Smt SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	Photo  Apr 16 2025 4:06PM	Finger Print  Captured LTI 16/04/2025	Signature  16/04/2025
	House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)			
3	Name Mr ABHIJIT DEY Son of Mr BABUL KUMAR DEY Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office	Photo  Apr 16 2025 4:06PM	Finger Print  Captured LTI 16/04/2025	Signature  16/04/2025

Sukantapally, South Dhadka Road, Asansol, City:- Asansol, P.O:- Dakhin Dhadka, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AMxxxxxx2B, Aadhaar No: 88xxxxxxxx6128 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 16/04/2025, , Admitted by: Self, Date of Admission: 16/04/2025, Place of Admission of Execution: Office		 Captured	
		Apr 16 2025 4:03PM	LTI 16/04/2025	16/04/2025

Sagarbhangha, Gopinathpur, City:- Durgapur, P.O:- Sagarbhangha, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : MAA KAMAKHYA DEVELOPERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surajit Mondal Son of Mr Manoranjan Mondal VIII Angadpur, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	16/04/2025	16/04/2025	16/04/2025

Identifier Of Mr PRITAM MONDAL, Smt SUCHARITA GHOSH, Mr ABHIJIT DEY, Mr BIKASH GARAI, Mr SOMNATH PAUL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BIKASH GARAI	MAA KAMAKHYA DEVELOPERS-13.2 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Unassessed Road (Dhandabagh), Mouza: Dhandabagh, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 459, LR Khatian No:- 5875	Owner:বিকশ গরাই, Gurdian:বটর চক, Address:খুলনা রট (কোলাইডি) খুলনা ১৩ পশ্চিম বর্ধমান, Classification:বাড়ি, Area:0.13200000 Acre,	Mr BIKASH GARAI

Endorsement For Deed Number : I - 230603648 / 2025

On 16-04-2025

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 14:29 hrs on 16-04-2025, at the Office of the A.D.S.R. DURGAPUR by Mr BIKASH GARAI ,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 57,75,000/-

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

Execution is admitted on 16/04/2025 by Mr BIKASH GARAI, Son of Mr MOTOR GORAI, Annapurna Nagar, Benachity, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Others

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

Execution is admitted on 16-04-2025 by Mr PRITAM MONDAL, PARTNER, MAA KAMAKHYA DEVELOPERS, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Others

Execution is admitted on 16-04-2025 by Smt SUCHARITA GHOSH, PARTNER, MAA KAMAKHYA DEVELOPERS, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Others

Execution is admitted on 16-04-2025 by Mr ABHIJIT DEY, PARTNER, MAA KAMAKHYA DEVELOPERS, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Others

Execution is admitted on 16-04-2025 by Mr SOMNATH PAUL, PARTNER, MAA KAMAKHYA DEVELOPERS, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, 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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 982, Amount: Rs.50.00/-, Date of Purchase: 09/04/2025, 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 70479 to 70497

being No 230603648 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.04.17 14:14:50 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 17/04/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.