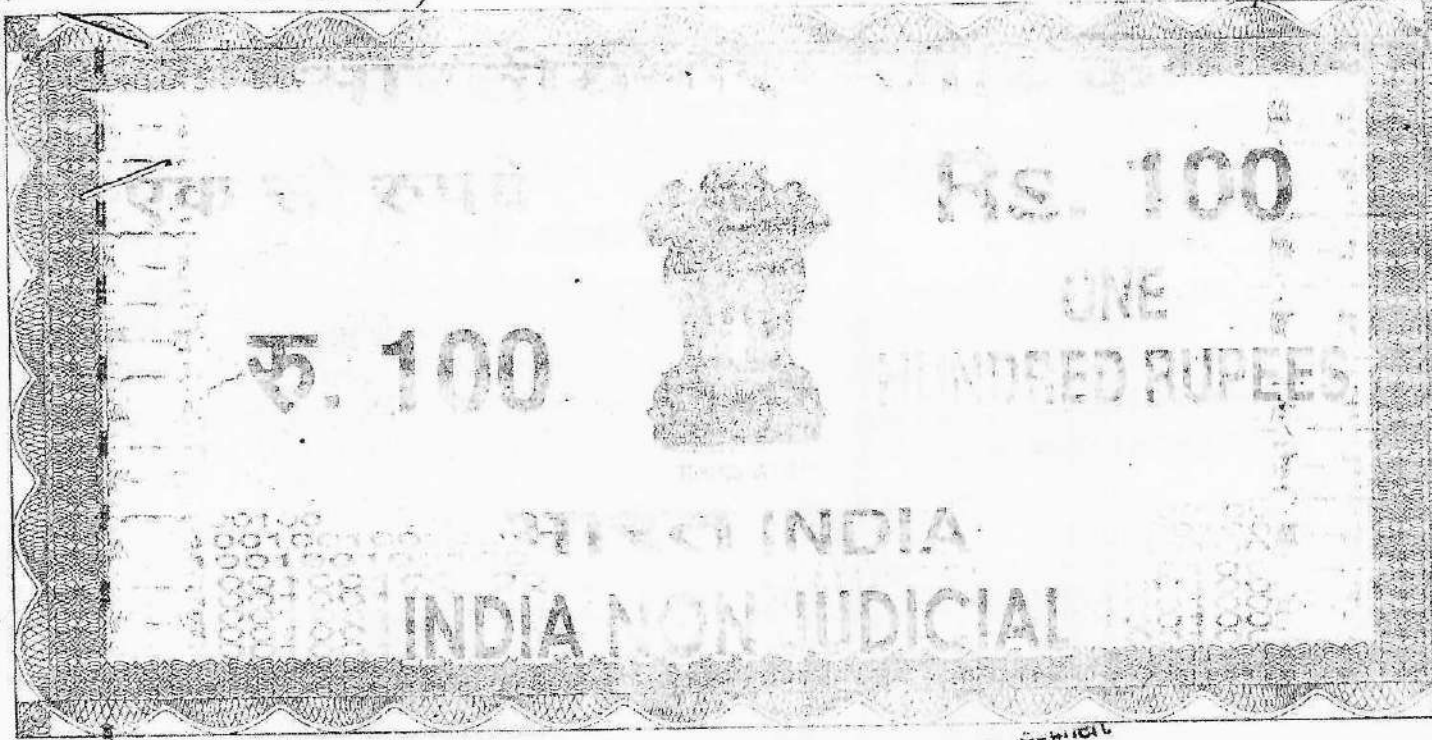


5894

C-5901/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Notary Public for West Bengal
Notary & the Signature Officer
affiliated with the documents
are valid & not tampered

AS 583079

12-32 p.m.
06/10/2024

Additional District Sub-Registrar
Kamranga, Paschim Bardhaman

18 NOV 2024

8002562963/2024
8-8002815131/2024

Query No.

8002815131/2024

(1)

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT AGREEMENT IS MADE ON THIS THE
1st October DAY OF October, 2024,

BETWEEN

3713 10/9/24 100/-

NO. 3713
Vendor's Name: Nav Praxet
Raniganj

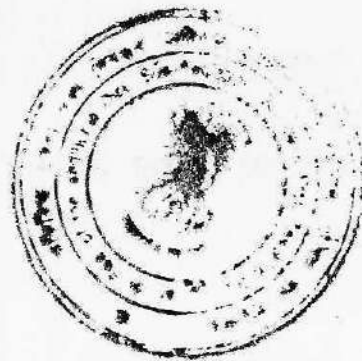
Stamp Vendor's Name: Ajoy Kumar Chandra

AJOY KUMAR CHAND
STAMP VENDOR

A. D. S. R. Office, Raniganj
Lic. No. 1 of 1969

Purchased On: 05 SEP 2024
From Asansol Treasury

05 SEP 2024



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

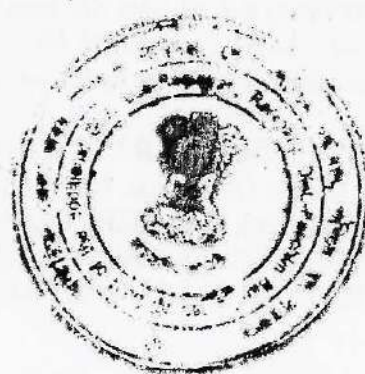
06 NOV 2024

(2)

1. **SUSHIL KUMAR GANERIWALLA (PAN. ACZPG7773P & AADHAR. 208769165655) ALIAS SUSHIL KUMAR GANERIWALLA** son of Late Dina Nath Ganeriwala, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation ;
2. **PARESH CHANDRA CHATTERJEE (PAN. ACDPC3952E & AADHAR. 725817990264)** son of Late Shyama Pada Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality , business by occupation;
3. **KALYAN CHATTERJEE (PAN. AEHPC7260H & AADHAR. 565267512212)** son of Paresh Chandra Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB) Hindu by Religion, Indian by Nationality, business by occupation; **ALL OF THREEs (SI Nos)** are hereinafter called the **"PRINCIPAL" / Land Owner.**

AND

1. **NAV PROJECT (PAN. AAVFN5820E)** a partnership Firm, having it's office at AA/91 Road/Street: N.S.B. ROAD EAST Locality/Sub Locality: Searsole RAJBARI City/Town/ Village: Raniganj District: Paschim Bardhaman State: West Bengal PIN Code: 713358, represented by its partners, 1. **SUSHIL KUMAR GANERIWALLA (PAN. ACZPG7773P & ADHAR. 208769165655) ALIAS SUSHIL KUMAR GANERIWALLA** son of Late Dina Nath Ganeriwala, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation ;
2. **PULKIT GANERIWALLA (PAN. DJPPG1491E & AADHAR. 364113535923)** son of **SUSHIL KUMAR Ganeriwala**, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation;
3. **PARESH CHANDRA CHATTERJEE (PAN. ACDPC3952E & AADHAR. 725817990264)** son of Late Shyama Pada Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality , business by occupation
4. **KALYAN CHATTERJEE (PAN. AEHPC7260H & ADHAR. 565267512212)** son of Paresh Chandra Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB) Hindu by Religion, Indian by Nationality, business by occupation – **ALL OF FOURSS (SI Nos)** are hereinafter called the **"ATTORNEY" / Developer.**



Additional District Sub-Registrar
Renukarni, Paschim Bardhaman

06 NOV 2024

New

(3)

AND WHEREAS abovenamed "PRINCIPAL" (ALL OF THREEs) had purchased land measuring 0.13 Acre _____, having permanent, heritable and transferable right, title and interest therein

Purchaser	Vide Deed No
SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA	1541, year 2004, Additional District Sub-registrar Raniganj, Burdwan
SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA	2092/74 year 2005, Additional District Sub-registrar Raniganj, Burdwan
PARESH CHANDRA CHATTERJEE AND KALYAN CHATTERJEE	230102054/2023, Additional District Sub-registrar Raniganj, Paschim Burdwan

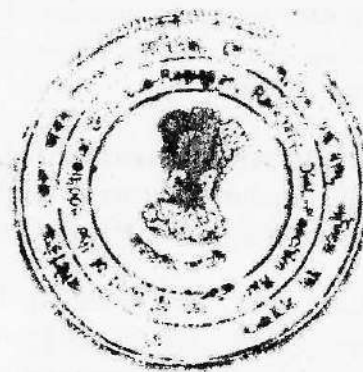
AND WHEREAS in the manner aforesaid (ALL OF THREEs) "PRINCIPAL" become the sole, absolute and exclusive owner of all that land measuring 0.13 Acre transferable right, title and interest therein.

AND WHEREAS abovenamed (ALL OF THREEs) "PRINCIPAL" become the sole, absolute and exclusive owner of all that land measuring 0.13 Acre having permanent, heritable and transferable right title and interest therein.

WHEREAS (ALL OF THREEs) "PRINCIPAL" have entered into a Development Agreement Dated. 13.09.2024 with NAV PROJECT being Document No. 5124 for the year 2024 and the same was registered in the office of the Additional District Sub-registrar Raniganj, Paschim Burdwan.

AND WHEREAS (ALL OF THREEs) "PRINCIPAL, Represented by all of three Owners, do hereby nominate, constitute and appoint the Developer, "NAV PROJECT", represented by its ALL FOUR PARTNERS (JOINTLY); 1. SUSHIL KUMAR GANERIWALLA (PAN. ACZPG7773P & ADHAR. 208769165655) ALIAS SUSHIL KUMAR GANERIWALA son of Late Dina Nath Ganeriwalla, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation ; 2. PULKIT GANERIWALLA (PAN. DJPPG1491E & AADHAR. 364113535923) son of SUSHIL KUMAR Ganeriwalla, having its address at 03, Chotelal Marwari Lane, P.O and PS. Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality, business by occupation; 3. PARESH CHANDRA CHATTERJEE (PAN. ACDPC3952E & AADHAR. 725817990264) son of Late Shyama Pada Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB), Hindu by Religion, Indian by Nationality., business by occupation AND 4. KALYAN CHATTERJEE (PAN. AEHPC7260H & ADHAR. 565267512212) son of Paresh Chandra Chatterjee, having its address at (Old-14) New- 08, NSB Road (West), Sishubagan More, P.O and PS Raniganj, Pin No. 713347, Dist. Paschim Burdwan (WB) Hindu by Religion, Indian by Nationality, business by occupation; as true and lawful attorney to act in the matters deeds and things particularly with respect to the Schedule Property.

1. To appear for and represent us before all Municipal corporation, Development authority, panchayat, Development offices, settlement offices, before any Magistrate and in all court having civil criminal, original, appellate, revisional or special jurisdiction before any tribunal and/or other authorities and in all govt/semi Govt Department/office in respect of any matter relating to the Scheduled land only.



D

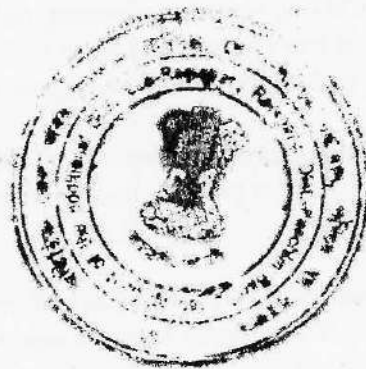
Additional District Sub-Registrar
Ranajit, Paschim Bardhaman

06 NOV 2024

(4)

2. To bring commence, prosecute or defend and carry through judgment and execution, all actions or any other proceedings throughout India in which I may be interested and for such purpose to appoint Advocates, Barristers, Solicitors, Attorney, Pleaders, Mukhtars, Revenue Agents, or any other class of legal Practitioners and in connection thereof to sign paints, affidavits, written statement, petitions including petition of compromise or to furnish securities if necessary on my behalf or to refer any matter arising therein to arbitration for me and on my behalf in respect of any matter relating to the schedule land only.
3. To make payment/deposit of khazna, installments and/or any other taxes as may be levied with respect to the schedule property by the concerned authority/ies.
4. To execute all such deeds and documents required for obtaining project finance from any bank or financial institute against the below scheduled property as and when required.
5. And be it noted that this power is being executed in favour of the Attorney to construct residential cum commercial building on the schedule land.
6. To sell or transfer the commercial space, residential flat and parking space to be constructed on the below scheduled land with all right, title, interest and easements thereto and to execute and sign proper sale deed/s in respect of the total constructed area and present the sale deed for registration in any registration office as mentioned in development Agreement and the Attorney shall after receiving the entire consideration remit the 40% Share (as below Mentioned) to the the Landowners.

1. SUSHIL KUMAR GANERIWALLA	- 20%
ALIAS SUSHIL KUMAR GANERIWALA	
2. PARESH CHANDRA CHATTERJEE	- 10%
3 .KALYAN CHATTERJEE	- 10 %)
7. And the Principal hereby agrees, confirms and ratifies all such acts, deeds and proceedings done legally and in a bonafide manner by the said Attorney in respect of the schedule land only by virtue of these presents and the same shall be binding on the Principal and be of full force and effect as if the same was done /executed by the Principal .



Additional District Sub-Registrar
Rangpur, Paschim Bardhaman

05 NOV 2024

(5)

SCHEDULE

All that or parcel of vacant Vastu land measuring 0.13 Acre.

MOUZA= SEARSOLE, JL NO. 17, PS. RANIGANJ (Paschim Burdwan)

Out of ==

<u>Owner Name</u>	<u>Khatiyon No.</u>	<u>L.R. Plot No.</u>	<u>R.S. Plot No.</u>	<u>Area in (Acres)</u>	
SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA	5090	2462	1795	0.0602	✓
	5090	2465	1798	0.0038	✓
PARESH CHANDRA CHATTERJEE	9927	2462	1795	0.0299	✓
	9927	2465	1798	0.0031	✓
KALYAN CHATTERJEE	9915	2462	1795	0.0299	✓
	9915	2465	1798	0.0031	✓

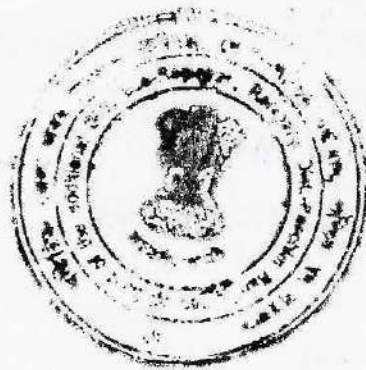
The land is bounded and butted as follows:-

NORTH- Land of Dinanath Lohia

SOUTH- 15' wide road

EAST- 15' wide road

WEST- Building of Susanta Mondal



Additional District Sub-Registrar
Renukerry, Paschim Bardhaman

06 NOV 2024

(6)
IN WITNESS WHEREOF the abovenamed principal and Attorney in good health and
conscious mind have put our signatures on this power of Attorney on this 1st October 2024 th day

1. Sushil Kumar Ganeriwalla Alias Sushil Kumar Ganeriwalla
(SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA)

2. Pareesh Chandra Chatterjee
(PARESH CHANDRA CHATTERJEE)

3. Kalyan Chatterjee
(KALYAN CHATTERJEE)

SIGNATURE OF THE OWNERS / PRINCIPAL(S)

1. Sushil Kumar Ganeriwalla Alias Sushil Kumar Ganeriwalla
(SUSHIL KUMAR GANERIWALLA ALIAS SUSHIL KUMAR GANERIWALA)

2. Pulkit Ganeriwalla

(PULKIT GANERIWALLA)

3. Pareesh Chandra Chatterjee
(PARESH CHANDRA CHATTERJEE)

4. Kalyan Chatterjee
(KALYAN CHATTERJEE)

FOR, "NAV PROJECT"
SIGNATURE OF THE ATTORNEY(S)

WITNESS--

1. Purnima Kanti Chatterjee
Lt. Shakti Prada Chatterjee
8/6, Rabindra Sarani, Singarpally.
Dist: Paschim Bardhaman
Pin- 713213.

2.

Sumit Chakraborty
C/o - Papari Chakraborty
Madabir Colony Sakabkhi
Dist- paschim Bardhaman.
pin 713347.

Drafted by me as per instructions of the
Parties, Read over and Explained :

Moloy Kumar Mazi
(MOLOY MAZI)
DEED WRITER



Additional District Sub-Registrar
Rangpur, Paschim Bardhaman

05 NOV 2024

TEN FINGERS TIPS CHAPH

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Sushil Kumar Chakraborty

Pass port size photograph & singer print of both hands attested by me. Signature *Sushil Kumar Chakraborty*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Parekh Chandra Chatter

Pass port size photograph & singer print of both hands attested by me. Signature *Parekh Chandra Chatter*

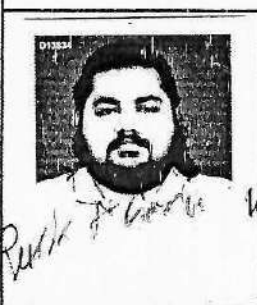
Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Kalyan Chatterjee

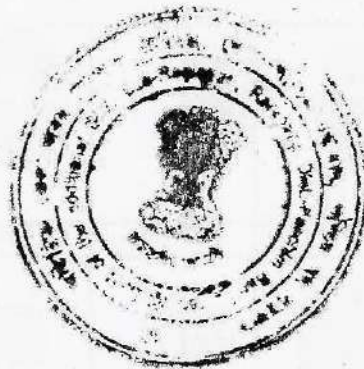
Pass port size photograph & singer print of both hands attested by me. Signature *Kalyan Chatterjee*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pulkit Gargiwal

Pass port size photograph & singer print of both hands attested by me. Signature *Pulkit Gargiwal*



Additional District Sub-Registrar
Renukari, Paschim Bardhaman

06 NOV 2024

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম): Pijush Kanti Chattopadhyay
2. FATHER / HUSBAND NAME: U. Shakti Pada Chattopadhyay
(পিতা/স্বামীর নাম)
3. OCCUPATION (পেশা): Service
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা) 8/6, Rabindra Sarani, Sonagon Pally
Durgam - 713213, Paschim Burdwan
- VILLAGE / TOWN (গ্রাম): Durgam - 713213
- POST OFFICE (পোস্ট অফিস): Durgam - 713213
- POLICE STATION (থানা): Durgam PIN 713213
- DISTRICT (জেলা): Paschim Burdwan STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH Executant Friends
6. AADHAR NO: 8783 4902 2861

PAN: _____

EPIC NO: _____

আমি (শনাক্তকারী) Pijush Kanti Chattopadhyay অএ দলিলের (Query No.)

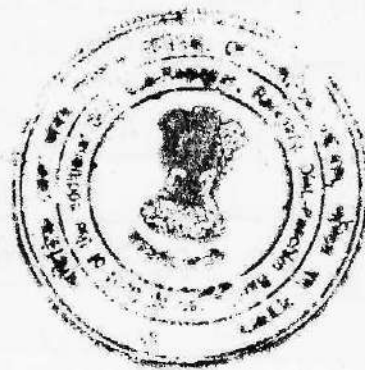
8002562963 / 24 বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

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

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Pijush Kanti Chattopadhyay
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



८

Additional District Sub-Registrar
Renukarni, Paschim Bardhaman

05 NOV 2024

Major Information of the Deed

Deed No.	I-2304-05901/2024	Date of Registration	06/11/2024
Query No./Year	2304-8002815131/2024	Office where deed is registered	
Query Date	06/11/2024 12:46:15 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	MALAY KUMAR MAJI RANIGANJ, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9832170134, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
SetForth value	Market Value		
	Rs. 61,10,000/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230405124/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

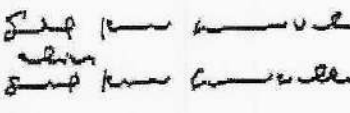
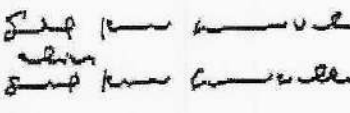
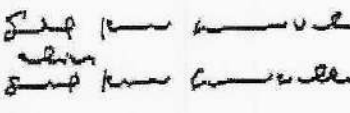
Land Details :

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole, Pin Code : 713358

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-2462	LR-5090	Other Commercial Usage	Baid	0.0602 Acre	28,29,400/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2462	LR-9915	Other Commercial Usage	Baid	0.0299 Acre	14,05,300/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2462	LR-9927	Other Commercial Usage	Baid	0.0299 Acre	14,05,300/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2465	LR-5090	Other Commercial Usage	Danga	0.0038 Acre	1,78,600/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2465	LR-9915	Other Commercial Usage	Danga	0.0031 Acre	1,45,700/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :

L6	LR-2465	LR-9927	Other Commercial Usage	Danga	0.0031 Acre		1,45,700/-	Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			13Dec	0 /-	61,10,000 /-	
		Grand Total :			13Dec	0 /-	61,10,000 /-	

Principal Details :

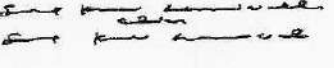
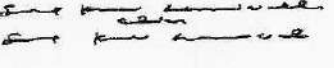
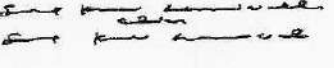
Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri SUSHIL KUMAR GANERIWALA, (Alias: SUSHIL GANERIWALA) (Presentant) Son of DINA NATH GANERIWALA Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>06/11/2024</td><td></td><td>LTI 06/11/2024</td><td>06/11/2024</td></tr> </tbody> </table> 3, CHOTELAL MARWARI LANE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx3P, Aadhaar No: 20xxxxxxxx5655, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri SUSHIL KUMAR GANERIWALA, (Alias: SUSHIL GANERIWALA) (Presentant) Son of DINA NATH GANERIWALA Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office		 Captured		06/11/2024		LTI 06/11/2024	06/11/2024
Name	Photo	Finger Print	Signature										
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06/11/2024		LTI 06/11/2024	06/11/2024										
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office </td><td>  </td><td>  Captured </td><td>  </td></tr> <tr> <td>06/11/2024</td><td></td><td>LTI 06/11/2024</td><td>06/11/2024</td></tr> </tbody> </table> N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx0H, Aadhaar No: 56xxxxxxxx2212, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Name	Photo	Finger Print	Signature	Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office		 Captured		06/11/2024		LTI 06/11/2024	06/11/2024
Name	Photo	Finger Print	Signature										
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06/11/2024		LTI 06/11/2024	06/11/2024										

3	Name Shri PARESH CHANDRA CHATTERJEE Son of SHYAMA PADA CHATTERJEE Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	06/11/2024		LTI 06/11/2024	06/11/2024
N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx2E, Aadhaar No: 72xxxxxxxx0264, Status :Individual, Executed by: Self, Date of Execution: 01/10/2024 , Admitted by: Self, Date of Admission: 06/11/2024 ,Place : Office				

Attorney Details :

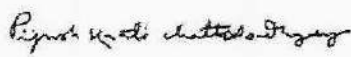
Sl No	Name,Address,Photo,Finger print and Signature
1	NAV PROJECT AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358 Date of Incorporation:XX-XX-2XX3 , PAN No.: AAxxxxxx0E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <td> Name Shri SUSHIL KUMAR GANERIWALA Son of DINA NATH GANERIWALA Date of Execution - 01/10/2024 , , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office </td> <td> Photo  </td> <td> Finger Print  Captured </td> <td> Signature  </td> </tr> <tr> <td></td> <td>Nov 8 2024 3:22PM</td> <td></td> <td>LTI 06/11/2024</td> </tr> </table>	Name Shri SUSHIL KUMAR GANERIWALA Son of DINA NATH GANERIWALA Date of Execution - 01/10/2024 , , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 		Nov 8 2024 3:22PM		LTI 06/11/2024
Name Shri SUSHIL KUMAR GANERIWALA Son of DINA NATH GANERIWALA Date of Execution - 01/10/2024 , , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 						
	Nov 8 2024 3:22PM		LTI 06/11/2024						
3, CHOTELAL MARWARI LANE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: ACxxxxxx3P, Aadhaar No: 20xxxxxxxx5655 Status : Representative, Representative of : NAV PROJECT (as PARTNER)									

2	Name	Photo	Finger Print	Signature
	Shri KALYAN CHATTERJEE Son of PARESH CHANDRA CHATTERJEE Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 Nov 6 2024 3:22PM	 Captured LTI 06/11/2024	 06/11/2024
N S B ROAD, SISHUBAGAN, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AExxxxxx0H, Aadhaar No: 56xxxxxxxx2212 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr PULKIT GANERIWALA Son of SUSHIL KUMAR GANERIWALA Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 Nov 6 2024 3:25PM	 Captured LTI 06/11/2024	 06/11/2024
3 CHOTELAL MARWARI LANE, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-2XX2 , PAN No.:: DJxxxxxx1E, Aadhaar No: 36xxxxxxxx5923 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				
4	Name	Photo	Finger Print	Signature
	Mr PARESH CHANDRA CHATTERJEE Son of SHYAMA PADA CHATTERJEE Date of Execution - 01/10/2024, , Admitted by: Self, Date of Admission: 06/11/2024, Place of Admission of Execution: Office	 Nov 6 2024 3:24PM	 Captured LTI 06/11/2024	 06/11/2024
NSB ROAD SISHUBAGAN MORE, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: ACxxxxxx2E, Aadhaar No: 72xxxxxxxx0264 Status : Representative, Representative of : NAV PROJECT (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PIJUSH KANTI CHATTOPADHYAY Son of Late SHAKTI PADA CHATTOPADHYAY 8/6, RABINDRA SARANI, DURGAPUR, City:- Durgapur, P.O:- DURGAPUR, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213	 06/11/2024	 Captured 06/11/2024	 06/11/2024

Identifier Of Shri SUSHIL KUMAR GANERIWALA, Shri KALYAN CHATTERJEE, Shri PARESH CHANDRA CHATTERJEE, Shri SUSHIL KUMAR GANERIWALA, Shri KALYAN CHATTERJEE, Mr PULKIT GANERIWALA, Mr PARESH CHANDRA CHATTERJEE

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri SUSHIL KUMAR GANERIWALA	NAV PROJECT-6.02 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri KALYAN CHATTERJEE	NAV PROJECT-2.99 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA CHATTERJEE	NAV PROJECT-2.99 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Shri SUSHIL KUMAR GANERIWALA	NAV PROJECT-0.38 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Shri KALYAN CHATTERJEE	NAV PROJECT-0.31 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Shri PARESH CHANDRA CHATTERJEE	NAV PROJECT-0.31 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: ASANSOL MC, Road: Unnamed Municipal Road (Raniganj),
Mouza: Searsole, Pin Code : 713358

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2462, LR Khatian No:- 5090	Owner: সুশীল গনেশীওয়াল, Gurdian: বীননাথ , Address: নিজ , Classification: বাইদ, Area: 0.06020000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2462, LR Khatian No:- 9915	Owner: কল্যান চ্যাটার্জী , Gurdian: গরেশ চন্দ্র চ্যাটার্জী, Address: পিণ্ডুবাগান , Classification: বাইদ, Area: 0.02990000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2462, LR Khatian No:- 9927	Owner: গরেশ চন্দ্র চ্যাটার্জী, Gurdian: শ্যামাসদ , Address: পিণ্ডুবাগান, রাশীগঞ্জ , Classification: বাইদ, Area: 0.02990000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2465, LR Khatian No:- 5090	Owner: সুশীল গনেশীওয়াল, Gurdian: বীননাথ , Address: নিজ , Classification: ডাঙ্গা, Area: 0.00380000 Acre,	Owner Name not selected by applicant.

L5	LR Plot No:- 2465, LR Khatian No:- 9915	Owner: কল্যাণ চ্যাটোপাধ্যায়, Gurdian: শ্রীমতী চ্যাটোপাধ্যায়, Address: পিতৃবাগান, Classification: ডাঙ্গা, Area: 0.00310000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2465, LR Khatian No:- 9927	Owner: শ্রীমতী চ্যাটোপাধ্যায়, Gurdian: শ্রীমতী চ্যাটোপাধ্যায়, Address: পিতৃবাগান, রানীগঞ্জ, Classification: ডাঙ্গা, Area: 0.00310000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230405901 / 2024

On 06-11-2024

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 12:32 hrs on 06-11-2024, at the Office of the A.D.S.R. RANIGANJ by Shri SUSHIL KUMAR GANERIWALA Alias SUSHIL GANERIWALA, 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 61,10,000/-

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

Execution is admitted on 06/11/2024 by 1. Shri SUSHIL KUMAR GANERIWALA, Alias SUSHIL GANERIWALA, Son of DINA NATH GANERIWALA, 3, CHOTELAL MARWARI LANE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 2. Shri KALYAN CHATTERJEE, Son of PARESH CHANDRA CHATTERJEE, N S B ROAD, SISHUBAGAN, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business, 3. Shri PARESH CHANDRA CHATTERJEE, Son of SHYAMA PADA CHATTERJEE, N S B ROAD, SISHUBAGAN, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6, RABINDRA SARANI, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Service

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

Execution is admitted on 06-11-2024 by Shri SUSHIL KUMAR GANERIWALA, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Indetified by Mr PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6, RABINDRA SARANI, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Service

Execution is admitted on 06-11-2024 by Shri KALYAN CHATTERJEE, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Indetified by Mr PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6, RABINDRA SARANI, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Service

Execution is admitted on 06-11-2024 by Mr PULKIT GANERIWALA, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Indetified by Mr PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6, RABINDRA SARANI, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Service

Execution is admitted on 06-11-2024 by Mr PARESH CHANDRA CHATTERJEE, PARTNER, NAV PROJECT, AA/91, N S B ROAD, City:- Raniganj, P.O:- SEARSOLE RAJBARI, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713358

Indetified by Mr PIJUSH KANTI CHATTOPADHYAY, , Son of Late SHAKTI PADA CHATTOPADHYAY, 8/6, RABINDRA SARANI, DURGAPUR, P.O: DURGAPUR, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 14.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3713, Amount: Rs.100.00/-, Date of Purchase: 10/09/2024, Vendor name: Ajoy Kumar Chand



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2024, Page from 106725 to 106742
being No 230405901 for the year 2024.



Digitally signed by SANKHA BANDYOPADHYAY
Date: 2024.11.12 14:26:51 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 12/11/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
West Bengal.