

SL No- 3489/2025

[Page- 1]

D-0102035/8/2025

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 864210

06.08.25

14.02

Certified that the document is admitted for registration. The signature sheet and the endorsement sheet (s) attached with the document are the part of this document.

D.No. 8002255762/2025

### DEVELOPMENT POWER OF ATTORNEY

Additional District Sub-Registrar  
Bankura

06 AUG 2025

9  
100%

KNOW ALL MEN BY THESE PRESENTS We, (1) **SRI. BARUN KUMAR GHATAK**, [PAN-ADQPG4710N] Son of Late Bishnu Prasad Ghatak, by Nationality Indian, by faith-Hindu, by occupation-Others, resident of Rampur, Manahartola, P.O., P.S. & District-Bankura, State- West Bengal, India, PIN-722101, (2) **SMT. SUBHA CHAKRABORTY**, [PAN-BPNPC2533M] Wife of Sri. Subir Chakraborty, by Nationality Indian, by faith-Hindu, by occupation- Housewife, resident of Village & P.O.- Narrah, District- Bankura, State- West Bengal, India, PIN- 722176, do hereby state and declare as follows:-

31 JUL 2025  
Sl. No. 4171 Date  
Sold to Barun Kumar Ghatak  
Address Bankura - Pin-722101  
Value of Stamp 50  
Date of Purchase of the stamp paper  
from Treasury 22 JUL 2025  
Name of the Treasury from  
Durgapur  
Chatterjee  
Somnath Chatterjee  
Stamp Vendar  
A.D.S.R. Office, Durgapur-16  
Licence No.-1/2016-17



Ujjwal Kumar Chatterjee  
Villpo - Chamosin  
P.S - Bisnupur  
Dist - Bankura  
Pin - 722157

Additional District Sub-Registrar  
Bankura

06 AUG 2025

**WHEREAS** the present landowner has been owning and possessing a land measuring about 30.75 (Thirty Point Seven Five) decimal under Mouza- Junbedia, J.L. No- 229, R.S. Plot No- 748, L.R. Plot No-748, L.R. KhatianNo.-2993, 2995 under the jurisdiction of Junbedia Gram Panchyat, Dist-Bankura. The property particularly mentioned and described in the schedule is acquired by Bishnu Prasad Ghatak by way of gift vide deed No-9555 for the year 1980 of D.S.R. Bankura. After death of Bishnu Prasad Ghatak he left behind his son Barun Kumar Ghatak, his wife Bela Ghatak and his six daughters namely Smt. Sudipta Dutta (Ghatak), Smt. Jayanti Banerjee, Smt Soumi Ghatak (Banerjee), Kumari Sucheta Ghatak, Smt Basanti Ghatak (Ghosal), Subha Chakraborty as his legal heirs and after that legal heirs of Bishnu Prasad Ghatak started to enjoy their respective shares by virtue of amicable settlement and a major portion of said land was already transferred by Sudipta Dutta(Ghatak), Smt. Jayanti Banerjee, Smt Soumi Ghatak (Banerjee), Kumari Sucheta Ghatak, Smt Basanti Ghatak (Ghosal) & Bela Ghatak and Subha Chakraborty by different kabala and now Subha Chakraborty & Barun Kumar Ghatak offered 30.75 decimal land for Development and out of 30.75 decimal land, 10.25 decimal land is offered by Subha Chakraborty & 20.50 decimal land is offered by Barun Kumar Ghatak. It is pertinent to mention that aforementioned land is already converted Sole to Bastu/Commercial Bastu, vide conversion case No- CN/2022/102/5557 & CN/2022/102/5558 of S.D. L. & L.R.O. Sadar Bankura AND, conversion case no- CN/2022/102/5559 of B.L. & L.R.O. Bankura-2.

**AND WHEREAS** We, entered, into a Development Agreement with "PADMA CONSTRUCTION" [PAN- AYSPP4176C] A Proprietorship Firm having its office at AN-95/B, Yurigagarin Path, P.O.- Bidhannagar, P.S.-

New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its **Proprietor MR. CHANDAN POBI [PAN-AYSPP4176C]** Son of Late Apurba Pobi, by faith-Hindu, by nationality Indian, by occupation- Business, resident of Karangapara, P.O.- Durgapur, P.S.- Coke-Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713201, and the same has been duly registered before the **A.D.S.R. Bankura vide deed no. I- 010204687 for the year 2023, Serial No- 4599 for the year 2023, Page no. 77468 to 77491, Volume No. 0102-2023.**

**AND WHEREAS** We, do hereby nominate, constitute and appoint, **"PADMA CONSTRUCTION" [PAN- AYSPP4176C]** A Proprietorship Firm having its office at AN-95/B, Yurigagarin Path, P.O.- Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, Represented by its **Proprietor MR. CHANDAN POBI [PAN-AYSPP4176C]** Son of Late Apurba Pobi, by faith-Hindu, by nationality Indian, by occupation- Business, resident of Karangapara, P.O.- Durgapur, P.S.- Coke-Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713201, as our Lawful constituted Attorney to do and perform the following acts, deeds and things on our behalf in connection upon our Landed property either solely or jointly:

1. To submit building plan or revised plan or letter or documents or to receive any letter in our name and to sign therein after receipt before Junbedia Gram Panchyat 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.

8/5/23

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. **"PADMA CONSTRUCTION"**.
3. To represent our 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 our Land Property mentioned in the schedule, save and except 3 Nos. of Flats, as per clause 1.9 of Development Agreement registered before the **A.D.S.R. Bankura vide deed no. I- 010204687 for the year 2023, Serial No- 4599 for the year 2023, Page no. 77468 to 77491, Volume No. 0102-2023, particular of aforementioned flats as follows:- Flat No. 10-F admeasuring an Super Built up area 1260 Sq. Ft. 10<sup>th</sup> Floor, Flat No. 2-G admeasuring an Super Built up area 1257 Sq. Ft. 2<sup>nd</sup> Floor & Flat No. 7-G admeasuring an Super Built up area 1257 Sq. Ft. 7<sup>th</sup> Floor and 1 (One) Car parking space admeasuring an area 120 (One Hundred Twenty) Sq. Ft.**
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.

*[Handwritten signature]*

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 our 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 Junbedia Gram Panchyat 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 Junbedia Gram Panchyat 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 Junbedia Gram Panchyat or B.L & L.R.O or any Govt. Offices or any offices

*[Handwritten signature]*

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** We, do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising powers given to them, 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 **Bastu** land admeasuring about **30.75 (Thirty Point Seven Five) Decimal** under **Mouza- Junbedia, J.L. No- 229, R.S. Plot No- 748, R.S. Plot No- 748, L.R. Plot No-748 measuring 20.50 Decimal under L.R. Khatian No.- 2993 & L.R. Plot No-748 measuring 10.25 Decimal under L.R. Khatian No.- 2995, P.S. Bankura, under the jurisdiction of Junbedia Gram Panchyat, Dist-Bankura,**

##### **Entire land is Butted and Bounded by:**

North : Plot No- 752 & Plot No-749  
South : 120 Feet wide Bypass Road  
East : Plot No- 748  
West : Plot No- 748 & Plot No-749

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 6<sup>th</sup> Day of August, 2025 before A.D.S.R. Bankura in free and fare state of mind and health.

**WITNESSES :**

Ujjwal Kumar Chatterjee  
Village - Chumasing  
PS - Bisnampur  
Dist - Bankura  
Pin - 722154

Gopal Chandra Das  
Abhayan Mohan Das  
Karan Singh  
Bankura.

*Banum Kumar Ghatak*

*Sulha Chakraborty*

**EXECUTANT**

*Chandan Pobi*

**Signature of Attorney Holders**

*Banum Kumar Ghatak*  
*Sulha Chakraborty*

**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*  
*Adv.*

SUBRATA MUKHERJEE  
ADVOCATE  
Durgapur Court  
Enroll No.- WB/506/2007.

# SPECIMEN FORM FOR TEN FINGERPRINTS



Chaudan Pobi

SELLER

|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand  |               |             |               |             |       |
| Right Hand |               |             |               |             |       |

Signature

Chaudan Pobi

PADMA CONSTRUCTION



Basu Kumar Ghosh

SELLER/ BUYER

|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand  |               |             |               |             |       |
| Right Hand |               |             |               |             |       |

Signature

Basu Kumar Ghosh



Sushma Chakraborty

SELLER/ BUYER

|            | Little Finger | Ring Finger | Middle Finger | Fore Finger | Thumb |
|------------|---------------|-------------|---------------|-------------|-------|
| Left Hand  |               |             |               |             |       |
| Right Hand |               |             |               |             |       |

Signature

Sushma Chakraborty

PHOTO

SELLER/ BUYER

Signature



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260198765568

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192025260198765568  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 06/08/2025 14:20:43 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 2743163635356       | BRN Date:           | 06/08/2025 14:20:57     |
| Gateway Ref ID:   | IGATDJYKW3          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 060820252019876555  | Payment Init. Date: | 06/08/2025 14:20:43     |
| Payment Status:   | Successful          | Payment Ref. No:    | 8002255762/3/2025       |
|                   |                     |                     | [Query No*/Query Year]  |

Depositor Details

|                           |                                 |
|---------------------------|---------------------------------|
| Depositor's Name:         | Mr Barun Kumar Ghatak And Other |
| Address:                  | Bankura                         |
| Mobile:                   | 8918016431                      |
| Period From (dd/mm/yyyy): | 06/08/2025                      |
| Period To (dd/mm/yyyy):   | 06/08/2025                      |
| Payment Ref ID:           | 8002255762/3/2025               |
| Dept Ref ID/DRN:          | 8002255762/3/2025               |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C Description                  | Head of A/C        | Amount (₹) |
|---------|-------------------|------------------------------------------|--------------------|------------|
| 1       | 8002255762/3/2025 | Property Registration- Registration Fees | 0030-03-104-001-16 | 800        |
| Total   |                   |                                          |                    | 800        |

IN WORDS: EIGHT HUNDRED ONLY.

PAID



Govt. of West Bengal  
Directorate of Registration & Stamp  
Revenue  
GRIPS eChallan



192025260199059798

GRN Details

|                   |                     |                     |                         |
|-------------------|---------------------|---------------------|-------------------------|
| GRN:              | 192025260199059798  | Payment Mode:       | SBI Epay                |
| GRN Date:         | 06/08/2025 16:09:02 | Bank/Gateway:       | SBIePay Payment Gateway |
| BRN :             | 9776944408039       | BRN Date:           | 06/08/2025 16:09:16     |
| Gateway Ref ID:   | IGATDKHGX3          | Method:             | State Bank of India NB  |
| GRIPS Payment ID: | 060820252019905978  | Payment Init. Date: | 06/08/2025 16:09:02     |
| Payment Status:   | Successful          | Payment Ref. No:    | 8002255762/8/2025       |

[Query No\*Query Year]

Depositor Details

|                           |                       |
|---------------------------|-----------------------|
| Depositor's Name:         | Mr Barun Kumar Ghatak |
| Address:                  | Bankura               |
| Mobile:                   | 8918016431            |
| Period From (dd/mm/yyyy): | 06/08/2025            |
| Period To (dd/mm/yyyy):   | 06/08/2025            |
| Payment Ref ID:           | 8002255762/8/2025     |
| Dept Ref ID/DRN:          | 8002255762/8/2025     |

Payment Details

| Sl. No. | Payment Ref No    | Head of A/C<br>Description        | Head of A/C        | Amount (₹) |
|---------|-------------------|-----------------------------------|--------------------|------------|
| 1       | 8002255762/8/2025 | Property Registration- Stamp duty | 0030-02-103-003-02 | 30         |
| Total   |                   |                                   |                    | 30         |

IN WORDS: THIRTY ONLY.

### Major Information of the Deed

|                                                                                   |                                                                                                                       |                                    |            |
|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------|------------|
| Deed No :                                                                         | I-0102-03518/2025                                                                                                     | Date of Registration               | 06/08/2025 |
| Query No / Year                                                                   | 0102-8002255762/2025                                                                                                  | Office where deed is registered    |            |
| Query Date                                                                        | 06/08/2025 11:55:37 AM                                                                                                | A D S R. BANKURA, District Bankura |            |
| Applicant Name, Address & Other Details                                           | Chinmoy Mishra<br>Bagneja, Thana Bankura, District Bankura, WEST BENGAL, Mobile No. 8918016431<br>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 : 3]                                                 |                                    |            |
| Set Forth value                                                                   | Market Value                                                                                                          |                                    |            |
|                                                                                   | Rs. 1,66,05,000/-                                                                                                     |                                    |            |
| Stampduty Paid(SD)                                                                | Registration Fee Paid                                                                                                 |                                    |            |
| Rs. 80/- (Article 48(g))                                                          | Rs. 800/- (Article E, E)                                                                                              |                                    |            |
| Remarks                                                                           | Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 010204687/2023               |                                    |            |

### Land Details :

District: Bankura, P.S. - Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, Pin Code: 722101

| 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-748      | LR-2993        | Commercial            | 20.5 Dec     |                         | 1,10,70,000/-         | Width of Approach Road: 120 Ft., Adjacent to Metal Road, . Project Name |
| L2            | LR-748      | LR-2995        | Commercial            | 10.25 Dec    |                         | 55,35,000/-           | Width of Approach Road: 120 Ft., Adjacent to Metal Road, . Project Name |
| TOTAL :       |             |                |                       | 30.75Dec     | 0/-                     | 166,05,000/-          |                                                                         |
| Grand Total : |             |                |                       | 30.75Dec     | 0/-                     | 166,05,000/-          |                                                                         |

## Principal Details :

| Sl No                                                                                                                                                                                                                                                                                                                                                                                                        | Name,Address,Photo,Finger print and Signature                                                                                                                                                                           |                                                                                                                  |                                                                                                                                            |                                                                                                                       |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Mr BARUN KUMAR GHATAK (Presentant )</b><br>Son of Late BISHNU PRASAD GHATAK<br>Executed by: Self, Date of Execution: 06/08/2025<br>, Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office | <b>Photo</b><br><br>06/08/2025  | <b>Finger Print</b><br><br>LTI<br>06/08/2025<br>Captured  | <b>Signature</b><br><br>06/08/2025  |
| Rampur, Manahartola, City:- Bankura, P.O:- Bankura, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722176 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: ADxxxxxx0N, Aadhaar No: 66xxxxxxxx2078, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office  |                                                                                                                                                                                                                         |                                                                                                                  |                                                                                                                                            |                                                                                                                       |
| 2                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Smt SUBHA CHAKRABORTY</b><br>Wife of Mr SUBIR CHAKRABORTY<br>Executed by: Self, Date of Execution: 06/08/2025<br>, Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office                   | <b>Photo</b><br><br>06/08/2025 | <b>Finger Print</b><br><br>LTI<br>06/08/2025<br>Captured | <b>Signature</b><br><br>06/08/2025 |
| Village- Narrah, City:- Bankura, P.O:- Narrah, P.S:-Bankura, District:-Bankura, West Bengal, India, PIN:- 722176 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: BPxxxxxx3M, Aadhaar No: 78xxxxxxxx4544, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office |                                                                                                                                                                                                                         |                                                                                                                  |                                                                                                                                            |                                                                                                                       |

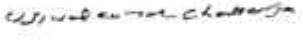
## Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature                                                                                                                                                                                                                                                                           |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1     | <b>PADMA CONSTRUCTION</b><br>AN-95/B, Yurigagarin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Date of Incorporation:XX-XX-1XX1 , PAN No.: AYxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No                                                                                                                                                                                                                                                                                                                                                        | Name,Address,Photo,Finger print and Signature                                                                                                                                                               |                                                                                                   |                                                                                                                                           |                                                                                                                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                            | <b>Name</b><br><b>Mr CHANDAN POBI</b><br>Son of Late APURBA POBI<br>Date of Execution -<br>06/08/2025, , Admitted by:<br>Self, Date of Admission:<br>06/08/2025, Place of<br>Admission of Execution: Office | <b>Photo</b><br> | <b>Finger Print</b><br><br>Captured<br>LTI<br>06/08/2025 | <b>Signature</b><br><br>06/08/2025 |
| Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.: AYxxxxxx6C, Aadhaar No: 73xxxxxxxx4192 Status : Representative, Representative of : PADMA CONSTRUCTION (as PROPRIETOR) |                                                                                                                                                                                                             |                                                                                                   |                                                                                                                                           |                                                                                                                      |

**Identifier Details :**

| Name                                                                                                                                                                                                   | Photo                                                                              | Finger Print                                                                                                 | Signature                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------|
| <b>Shri Ujjwal KumaR Chatterjee</b><br>Son of Shri Tushar Chatterjee<br>Chuamosina, Village:- Bagneja, P.O:-<br>Chuamosina, P.S:-Bishnupur, District:-<br>Bankura, West Bengal, India, PIN:-<br>722157 |  | <br>Captured<br>06/08/2025 | <br>06/08/2025 |
| Identifier Of Mr CHANDAN POBI, Mr BARUN KUMAR GHATAK, Smt SUBHA CHAKRABORTY                                                                                                                            |                                                                                    |                                                                                                              |                                                                                                  |

**Transfer of property for L1**

| SI.No | From                  | To. with area (Name-Area)   |
|-------|-----------------------|-----------------------------|
| 1     | Mr BARUN KUMAR GHATAK | PADMA CONSTRUCTION-20.5 Dec |

**Transfer of property for L2**

| SI.No | From                  | To. with area (Name-Area)    |
|-------|-----------------------|------------------------------|
| 1     | Smt SUBHA CHAKRABORTY | PADMA CONSTRUCTION-10.25 Dec |

**Land Details as per Land Record**

District: Bankura, P.S:- Bankura, Gram Panchayat: JUNBEDIA, Mouza: Junbedia, Pin Code : 722101

| Sch No | Plot & Khatian Number                  | Details Of Land                                                                                                          | Owner name in English as selected by Applicant |
|--------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| L1     | LR Plot No:- 748, LR Khatian No:- 2993 | Owner:বাবু কুমার ঘটক, Gurdian:বিকু ব্রহ্ম, Address:ব্রহ্মপুর মালদহতলা বাকুড়া, Classification:লাল. Area:0.22000000 Acre, | Owner Name not selected by applicant.          |



On 06-08-2025

**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 14.02 hrs on 06-08-2025, at the Office of the A.D.S.R. BANKURA by Mr BARUN KUMAR GHATAK, 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 1,66,05,000/-

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

Execution is admitted on 06/08/2025 by 1. Mr BARUN KUMAR GHATAK, Son of Late BISHNU PRASAD GHATAK, Rampur, Manahartola, P.O: Bankura, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722176, by caste Hindu, by Profession Others, 2. Smt SUBHA CHAKRABORTY, Wife of Mr SUBIR CHAKRABORTY, Village- Narrah, P.O: Narrah, Thana: Bankura, , City/Town: BANKURA, Bankura, WEST BENGAL, India, PIN - 722176, by caste Hindu, by Profession House wife

Indetified by Shri Ujjwal KumaR Chatterjee, , Son of Shri Tushar Chatterjee, Chuamosina, P.O: Chuamosina, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722157, by caste Hindu, by profession Business

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

Execution is admitted on 06-08-2025 by Mr CHANDAN POBI, PROPRIETOR, PADMA CONSTRUCTION, AN-95/B, Yurigagarin Path, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

Indetified by Shri Ujjwal KumaR Chatterjee, , Son of Shri Tushar Chatterjee, Chuamosina, P.O: Chuamosina, Thana: Bishnupur, , Bankura, WEST BENGAL, India, PIN - 722157, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 800.00/- ( E = Rs 800.00/- ) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 800/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/08/2025 2:20PM with Govt. Ref. No: 192025260198765568 on 06-08-2025, Amount Rs: 800/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2743163635356 on 06-08-2025, Head of Account 0030-03-104-001-16

Online on 06/08/2025 4:09PM with Govt. Ref. No: 192025260199059798 on 06-08-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9776944408039 on 06-08-2025, Head of Account

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 80/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 30/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4171, Amount: Rs.50.00/-, Date of Purchase: 31/07/2025, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB  
Online on 06/08/2025 2:20PM with Govt. Ref. No: 192025260198765568 on 06-08-2025, Amount Rs: 0/-, Bank: SBI EPay ( SBIEPay), Ref. No. 2743163635356 on 06-08-2025, Head of Account

Online on 06/08/2025 4:09PM with Govt. Ref. No: 192025260199059798 on 06-08-2025, Amount Rs: 30/-, Bank: SBI EPay ( SBIEPay), Ref. No. 9776944408039 on 06-08-2025, Head of Account 0030-02-103-003-02



Partha Bairaggya  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
Bankura, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0102-2025, Page from 58587 to 58605  
being No 010203518 for the year 2025.



*ba*

Digitally signed by PARTHA BAIRAGGYA  
Date: 2025.08.11 11:45:02 +05:30  
Reason: Digital Signing of Deed.

(Partha Bairaggya) 11/08/2025  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BANKURA  
West Bengal.