

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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.

AN 208003

21 AUG 2023

A.D.S.R. Durgapur
Bardhaman

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) SRI. BINOY GHOSH @ SRI. BINOY KUMAR GHOSH [PAN -AHRPG1074C] Son of Sri. Karipada Ghosh, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Shalbagan Road, P.O.-Benachity, P.S.-Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713213. (2) SRI. JIBEN LAHIRY [PAN -AAXPL1643H] Son of Late Hari Pada Lahiry, by faith-Hindu, by occupation-Business, Indian Citizen, resident of Lahiry Villa, Nachan Road, Beanchity, P.O.-Benachity, P.S.- Durgapur, Dist.- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, do hereby state and declare as follows:-

[Handwritten signature]
LAL

SINo. 420 Date 04/08/23
Sold to Binoy Ghosh @ Binoy Kumar Ghosh, Retiree
Address Durgapur - 13,
Value of Stamp 100
Date of Purchase of the stamp
Prepar from Treasury 20 JUL 2023
Name of the Treasury from
Durgapur
Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-18
Licence No.-4/2016-17

Binoy Ghosh @ Binoy Kr. Ghosh

1799

Binoy Ghosh @ Binoy Kr. Ghosh

1800

Jibendrahim

1801

VISHWAKARMA REAL ESTATE

Somnath Paul

Partner

1802

VISHWAKARMA REAL ESTATE

Sucharita Ghosh

Partner

1803

VISHWAKARMA REAL ESTATE

Purnachandra Paul

Partner



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

18 AUG 2023

WHEREAS Roshline Chaudhuri wife of Haran Chandra Chaudhuri become owner of the schedule mentioned land by virtue of gift deed No-5998 for the year 2007 of A.D.S.R. Durgapur and mutated her name in L.R.R.O.R.

AND WHEREAS Roshline Chaudhuri wife of Haran Chandra Chaudhuri transferred the schedule mentioned land by way of sale vide deed No-6389 for the year 2012 of A.D.S.R. Durgapur in favour of Priya Kumari Jha (Shekhar) daughter of Ram Naresh Jha and thereafter Priya Kumari Jha (Shekhar) daughter of Ram Naresh Jha transferred the same by way of sale infavour of Binoy Kumar Ghosh Son of Sri Karipada Ghosh , Sri Jiben Lahiry son of Late Hari Pada Lahiry & Sri Ashish Kumar Maji son of Late Dakeshineswar Maji vide deed No- 7246 for the year 2012 of A.D.S.R. Durgapur and thereafter Sri Ashish Kumar Maji son of Late Dakeshineswar Maji transfereed his share i.e. 1.67 Katha infavour Binoy Kumar Ghosh Son of Sri Karipada Ghosh vide deed No- 5868 for the year 2018 of A.D.S.R. Durgapur and thereafter both the landowner(s) mutated their name in L.R.R.O.R.

AND WHEREAS We entered into a Development Agreement with "**VISHWAKARMA REAL ESTATE**" [PAN-AAOFV9866H] Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, W.B. India, PIN-713213, Represented by its **Partners namely (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713219, **(2) 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, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]** Son of Late Gobardhan Paul, by faith Hindu, by occupation Business, by Nationality- Indian, resident of C-31, SSR Path, Aryanak, Post Office: Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(4) MR. KRISHNA CHANDRA MONDAL [PAN-AJXPM9211F]** Son of Late Akrur Chandra Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 8 Rahim Path, Post Office: A- Zone, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713204, **(5) MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, and the same has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I-230606941 for the year 2022, Serial No- 6891 for the year 2022, Page no. 178965 to 178992, Volume No. 2306-2022.**

AND WHEREAS We do hereby nominate, constitute and appoint, **"VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H]** Being a Partnership Firm, having its office At House No-6, 2nd Street Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District- Paschim Bardhaman, W.B. India, PIN-713213, Represented by its **Partners namely (1) MR. SOMNATH PAUL [PAN-BGHPP4489C]** Son of Sri Nabakumar Paul, by faith Hindu, by occupation Business, by Nationality- Indian resident of Sagarbhanga, Gopinathpur, Durgapur, P.S.-Coke Oven, District- Paschim Bardhaman, State- West Bengal, India, PIN-713219, **(2) 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, **(3) MR. PURNA CHANDRA PAUL [PAN- ALVPP1215C]** Son of Late Gobardhan Paul, by faith Hindu, by occupation Business, by Nationality- Indian, resident of C-31, SSR Path, Aryanak, Post Office: Bidhannagar, P.S.- New Township, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, **(4) MR. KRISHNA CHANDRA MONDAL [PAN- AJXPM9211F]** Son of Late Akrur Chandra Mondal, by faith Hindu, by occupation Business, by Nationality- Indian, resident of 8 Rahim Path, Post Office: A- Zone, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN-713204, **(5) MR. GOURANGA CHATTARAJ [PAN- AITPC4762E]** Son of Late Dinabandhu Chattaraj, by faith Hindu, by occupation Business, by Nationality- Indian, resident of Vivekananda Park, Bamunara, Post Office: Bamunara, P.S.- Kanksa,, District- Paschim Bardhaman, State- West Bengal, India, PIN-713212, as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property either solely or jointly.

1. To manage and supervise the construction of multi storied building to be raised on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. "**VISHWAKARMA REAL ESTATE**".
2. To represent us before the concerned Registrar Office for registering, Sale/Sale/lease deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartment/Parking Spaces etc of which will be constructed over and above our Landed Property mentioned in the schedule save and except those flat which are allotted in our favour through Development Agreement vide deed No **A.D.S.R. Durgapur, vide deed no. I-230606941 for the year 2022, Serial No- 6891 for the year 2022, Page no. 178965 to 178992, Volume No. 2306-2022.**



Handwritten signature and initials, possibly 'S' and 'AV', in blue ink.

3. 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.
4. 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.
5. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in their behalf.
6. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
7. To appear before any office or authority of the Govt. or Jemua Gram Panchayat/ Municipal Corporation or labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
8. To submit any building plan or revised plan or letter or documents or to receive any letter in my name and to sign therein after receipt before Jemua Gram Panchayat / 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.
9. To deposit any fees or charges in the office of Jemua Gram Panchayat / Panchayat 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 recover and receive any debt or any rent or to demand any amount or dues owing to me any person or any office and after receive will execute any receipt.
11. To receive the any building plan or revised plan after sanction from the competent authority.
12. To apply for any type of connection either in their own name or in the name of firm.
13. To enter into agreement for reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
14. To bring any proceeding or any suit on my behalf in connection with my said plot against any persons or any authorities before any court of law.
15. 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.
16. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
17. 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.
18. To execute any affidavit or bond or any documents in favour of customer or office.
19. To submit any application before electricity authority for purpose of electric connection or Water Connection for his constructed multistoried building and flat therein.



20. 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.
21. To execute any sale deed or agreement for sale in favour of their customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
22. 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 power is given to him/there.

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 the flats to the prospective buyers.

FIRST SCHEDULE ABOVE REFERRED TO

(Description of Land)

All that piece and parcel of **Baid** Land measuring **8.25 (Eight point Two Five) Decimal** under **Mouza- Kaliganj**, J.L. No-110, R. S. Plot no- 1468, **L. R. Plot No-1842**, Khatian No-491, **L. R. Khatian No- 2480, 2485** under the jurisdiction of Jemmua Gram Panchayat Dist- Paschim Bardhaman, Butted and Bounded by:

North	:	Land of M. Bose
South	:	24 Feet wide Kaccha Road
East	:	12 Feet wide Kaccha Road
West	:	Land of D. Kharr



It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders 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 18th Day of August, 2023 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sumit Kumar
Sp. Manmohan Kumar
Vill - Angarapara, P.O. 15
P.S. - Chakraborty, Dist. Bardhaman
Puri Kalyan Kumar

② Apurba Saha
S/O Anun K. Saha
Vill - Purusha
P.S. - Durgapur - 7

Binoy Ghosh @ Binoy Kr. Ghosh
J. K. Ghosh

EXECUTANT

VISHWAKARMA REAL ESTATE

Somnath Paul
Partner

VISHWAKARMA REAL ESTATE
Krishna Chandra Mondal
Partner

VISHWAKARMA REAL ESTATE
Sucharita Ghosh
Partner

VISHWAKARMA REAL ESTATE
Gomanga Chatterjee
Partner

VISHWAKARMA REAL ESTATE
Purna Chandra Paul
Partner

Signature of Attorneys

Binoy Kr. Ghosh @ Binoy Ghosh
Attested by one of 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
Enroll No.- WB/506/2007

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম) : SURAJIT MONDAL
2. FATHER/ HUSBAND NAME : Manoaranjan Mondal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Anggram
POST OFFICE (পোস্ট অফিস) Anggram
POLICE STATION (থানা) Cayena PIN 713215
DISTRICT (জেলা) Buxar STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Own
6. AADHAR NO 757243619968
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Development Team of Attorney অএ দলিলের (Query No.)
Binay Ghosh Datta বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

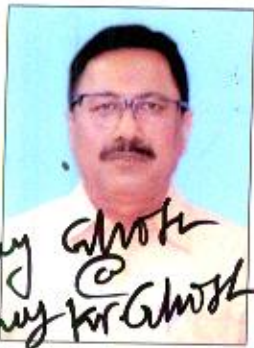


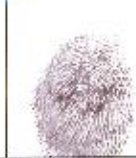










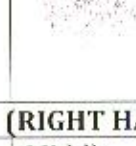







I, Surajit Mondal as identifier identifying the executants
of the concerned deed (Query No.) 800 211 3470 / 2022.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						












Surajit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)












SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <p style="font-size: small;">Binoy Ghosh Binoy Mr Ghosh</p>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Binoy Ghosh @ Binoy Mr. Ghosh</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <p style="font-size: small;">Jibendra Prasad</p>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Jibendra Prasad</i>				
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
	Signature:-				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Sucharita Ghosh</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Sucharita Ghosh</i>				

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Somnath Paul</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
	Signature:- <i>Somnath Paul</i>				

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation



Pant
Purnima Chandra Pant

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Purnima Chandra Pant*

Signature of the Executants/presentation



Mondal
Krishna Chandra Mondal

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Krishna Chandra Mondal*

Signature of the Executants/presentation



Chatterjee
Gomantra Chatterjee

(LEFT HAND)

Little	Ring	Middle	Fore	Thumb

(RIGHT HAND)

Thumb	Fore	Middle	Ring	Little

Signature:- *Gomantra Chatterjee*












Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23068002113470/2023





I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SOMNATH PAUL Sagarbhanga, City:- Durgapur, P.O:- Gopinathpur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219	Represent ative of Attorney [VISHWA KARMA REAL ESTATE]	 <i>Somnath Paul</i>	 1801	 18/08/23 Partner
2	Mrs SUCHARITA GHOSH Of House No:- 6, 2nd Street Gurudwara Road,, City:- Durgapur, P.O:- BENACITY, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Represent ative of Attorney [VISHWA KARMA REAL ESTATE]	 <i>Sucharita Ghosh</i>	 1802	 18/08/2023 Partner
3	Mr PURNA CHANDRA PAUL C-31, SSR Path, Aryanak,, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [VISHWA KARMA REAL ESTATE]	 <i>Purna Paul</i>	 1803	 18/8/23 Partner

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr KRISHNA CHANDRA MONDAL 8 Rahim Path, City:- Durgapur, P.O:- A ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204	Representative of Attorney [VISHWA KARMA REAL ESTATE]		1804 	VISHWA KARMA REAL ESTATE Krishna chandra Mondal Partner 18/08/2023
5	Mr GOURANGA CHATTARAJ Vivekananda Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212	Representative of Attorney [VISHWA KARMA REAL ESTATE]		1805 	VISHWA KARMA REAL ESTATE Gouranga Chattaraj Partner 18/08/2023
6	Mr BINOY GHOSH Alias Mr BINOY KUMAR GHOSH Shalbagan Road, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Principal		1799 	Binoy Ghosh Binoy Ghosh 18/08/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
7	Mr JIBEN LAHIRY Lahiry Villa, Nachan Road, Beanchity, City:- Durgapur, P.O:- Beanchity, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Principal	 <i>Jiben Lahiry</i>	 1800	<i>Jiben Lahiry</i> 18/8/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Surajit Mondal Son of Mr Manoranjan Mondal Vill Angadpur, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215	Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ, Mr BINOY GHOSH, Mr JIBEN LAHIRY	 <i>Surajit Mondal</i>		<i>Surajit Mondal</i> 18/8/23

(Santanu Pal)

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

Major Information of the Deed

Deed No :	I-2306-08336/2023	Date of Registration	21/08/2023
Query No / Year	2306-8002113470/2023	Office where deed is registered	
Query Date	17/08/2023 7:11:55 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 8101891226, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 15,59,250/-		
Stampduty 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):- 230606941/2022		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1842 (RS :-)	LR-2485	Bastu	Baid	5.36 Dec		10,13,040/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
L2	LR-1842 (RS :-)	LR-2480	Bastu	Baid	2.89 Dec		5,46,210/-	Width of Approach Road: 36 Ft., Adjacent to Metal Road,
		TOTAL :			8.25Dec	0 /-	15,59,250 /-	
		Grand Total :			8.25Dec	0 /-	15,59,250 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr BINOY GHOSH, (Alias: Mr BINOY KUMAR GHOSH) (Presentant) Son of Mr KARIPADA GHOSH Shalbagan Road, 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, PAN No.:: AHxxxxxx4C, Aadhaar No: 76xxxxxxxx8630, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence
2	Mr JIBEN LAHIRY Son of Late HARI PADA LAHIRY Lahiry Villa, Nachan Road, Beanchity, City:- Durgapur, P.O:- Beanchity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx3H, Aadhaar No: 95xxxxxxxx8809, Status :Individual, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/08/2023 , Admitted by: Self, Date of Admission: 18/08/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VISHWAKARMA REAL ESTATE House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Sagarbhanga, City:- Durgapur, P.O:- Gopinathpur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713219, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx9C, Aadhaar No: 49xxxxxxxx0053 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)
2	Mrs SUCHARITA GHOSH Wife of ABHIJIT DEY Of 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, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)
3	Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL C-31, SSR Path, Aryanak,, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)
4	Mr KRISHNA CHANDRA MONDAL Son of Late AKRUR CHANDRA MONDAL 8 Rahim Path, City:- Durgapur, P.O:- A ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

5 Mr GOURANGA CHATTARAJ

Son of Late DINABANDHU CHATTARAJ Vivekananda Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx2E, Aadhaar No: 61xxxxxxxx3476 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Surajit Mondal Son of Mr Manoranjan Mondal Vill Angadpur, City:- Not Specified, P.O:- Durgapur, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215			

Identifier Of Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ, Mr BINOY GHOSH, Mr JIBEN LAHIRY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BINOY GHOSH	VISHWAKARMA REAL ESTATE-5.36 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JIBEN LAHIRY	VISHWAKARMA REAL ESTATE-2.89 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1842, LR Khatian No:- 2485		Seller is not the recorded Owner as per Applicant.
L2	LR Plot No:- 1842, LR Khatian No:- 2480		Seller is not the recorded Owner as per Applicant.

On 18-08-2023

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

Presented for registration at 19:00 hrs on 18-08-2023, at the Private residence by Mr BINOY GHOSH Alias Mr BINOY KUMAR GHOSH, 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 15,59,250/-

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

Execution is admitted on 18/08/2023 by 1. Mr BINOY GHOSH, Alias Mr BINOY KUMAR GHOSH, Son of Mr KARIPADA GHOSH, Shalbagan Road, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr JIBEN LAHIRY, Son of Late HARI PADA LAHIRY, Lahiry Villa, Nachan Road, Beanchity, P.O: Beanchity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-08-2023 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-08-2023 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE, House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-08-2023 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

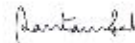
Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-08-2023 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE, House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-08-2023 by Mr GOURANGA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE, House No 6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Surajit Mondal, , Son of Mr Manoranjan Mondal, Vill Angadpur, P.O: Durgapur, Thana: Coke Oven, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk



Santanu Pal

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

On 21-08-2023

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.

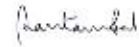
Payment of Fees

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 420, Amount: Rs.100.00/-, Date of Purchase: 04/08/2023, Vendor name: SOMNATH CHATTERJEE



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 2306-2023, Page from 145945 to 145967
being No 230608336 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.31 19:21:17 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/31 07:21:17 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)