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D-10829/25



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

M 946990

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Documents are the Part of this Document.

A.D.S.R. Durgapur
Paschim Bardhaman

11 NOV 2025

Development Power of attorney

Sl. No. 563 Date 10/11/2025
Sold to P. N. L. / Bui / deos
Address App 73
Value of Stamp 500/-
Date of Purchase of the stamp paper
from Treasury
Name of the Treasury from 07 NOV 2025
Durgapur



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



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

[Handwritten mark]

KNOW ALL MEN BY THESE PRESENTS on 10th Day of November 2025
We,

1. **Sri. Ranjib Barua** [PAN NO.: AIXPB8013F] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduvara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
2. **Sri. Sanjib Barua** [PAN NO.: AGHPB3306R] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduvara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
3. **Sri. Pradip Barua** [PAN NO.: AGHPB3320P] S/o Lt. Bibhutanjan Barua, Resident of 44 Uttar, Guruduvara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
4. **Smt. Ruma Barua** [PAN NO.: AWEPB5584E] , D/o Bibhuti Bhusan Barua, W/o Lt. Dilip Barua, Resident of 44 Uttar, Guruduvara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213
5. **Sri. Dipankar Barua** [PAN NO.: ARWPB5193Q] , S/o Lt. Dilip Barua, Resident of 44 Uttar, Guruduvara Road, Ramkrishna Pally, Durgapur, District: Paschim Bardhaman, West Bengal, Pin: 713213 ,do hereby state and declare as follows: -

AND WHEREAS We, entered into a Development Agreement with SNL BUILDERS A Partnership Firm having its office at A2/13 Netaji colony, P.O: Benachity , P.S: Durgapur, Dist.: Paschim Bardhaman, West Bengal , Pin-713213.

Represented its Partner 1. **SRI SWAPAN KUMAR DAS** S/o Surendra Nath Das [ACQPD6876K] by faith Hindu , by occupation Business resident of A2/13 Netaji Nagar Colony , Benachity , Durgapur , Dist- Paschim Bardhaman , P.O- Benachity , P.S- Durgapur , Pin-713213 and the same has been duly registered before the A.D.S.R. Durgapur, vide deed no. 1-8919 for the year 2022, duly executed at A.D.S.R. Durgapur

AND WHEREAS we do hereby nominated , constitute and appoint



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

① Ranjit Barua
 ② R. Sangib Barua
 ③ Anurag Barua
 ④ Ruma Barua
 ⑤ Spandan Barua

1. SRI SWAPAN KUMAR DAS S/o Lt. Surendra Nath Das [ACQPD6876K] [Adhar No- 9455 4327 0008] by faith Hindu , by occupation Business resident of A2/13 Netaji Nagar Colony , Benachity , Durgapur , Dist- Burdwan , P.O- Benachity , P.S- Durgapur , Pin-713213 Partners of " **SNL BUILDERS** " as my Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with my 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. " **SNL BUILDERS** "
2. To represent us before the concerned Registrar Officer 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 favor (i.e morefully described in the schedule "B" in the power of attorney) through Development Agreement vide Deed No.: **vide deed no. 1-8919 for the year 2022, duly executed at A.D.S.R. Durgapur,**
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 developer's portion of flats, parking (i.e all the portion except mentioned in the schedule "B" below).
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 our 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 us 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 that our 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 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.





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

1. Kenjib Banna

2. Saajib Banna

3. Saajib Banna

4. Anur Banna

5. Sibanakar Banna

8. To appear before all Bank , sign , execute , mortgage documents and all related papers.
9. That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over the Schedule mentioned Property .
10. This Power of Attorney is revocable after handing over the peaceful vacate possession of Flats to the prospective buyers.

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.

SCHEDULE-"A"

ALL THAT PIECE AND PARCELS of land. within the District of Paschim Bardhaman , P.S.-Durgapur , Sub-Division Durgapur , A.D.S.R. Office- Durgapur

Mouza- Bhiringi , J.L. No: - 119, RS Khatian No:-605 RS Plot No:- 1425

LR Plot No:- 2880 (Two Thousand eight hundred and eighty)

LR Khatian No:- 12633 (Twelve thousand six hundred and thirty three) Land area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 12669 (Twelve thousand six hundred and sixty nine) Land area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 12670 (Twelve thousand six hundred and seventy) Land area:- 0.0720 Acre or 7.2 Decimal (Seven point two decimal)

LR Khatian No:- 14526 (Fourteen thousand five hundred and twenty six) Land area:- 0.0570 Acre or 5.7 Decimal (Five point seven decimal)

LR Khatian No:- 14527 (Fourteen thousand five hundred twenty seven) Land area:- 0.0570 Acre or 5.7 Decimal (Five point seven)



**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

1 0 NOV 2025

- 1 Ranjib Barua
- 2 Sanjib Barua
- 3 Pradip Barua
- 4 Ruma Barua
- 5 Dipankar Barua

Total are of land 20 (Twenty Katha) or 33 Decimal land (Thirty three decimal) more and less

butted and bounded as follows:-

In the North:- Drain
 In South:- RS plot No 1425
 In the East:- RS plot No 1425
 In the West:- 30 feet wide Road

Schedule "B"(Details of the flat allotted to the Landowner)

Name of Land owner	Number of Flat and floor	Area (Sq.ft) Super build up area including balcony
Sri. Pradip Barua	1st floor , F-01	577.38
	2nd floor, F-03	771.17
	2nd floor, F-06	1058.89
Sri. Sanjib Barua	4th floor , F-01	577.38
	4th floor, F-03	771.17
	4th floor, F-06	1058.89
Smt. Ruma Barua	3rd floor, F-03	771.17
	3rd floor , F-06	1058.89
Sri. Dipankar Barua	5th floor, A-05	1058.89
	3rd floor ,F-01	577.38
Sri. Ranjib Barua	2nd floor , F-01	577.38
	5th floor, F-03	771.17
	5th floor, F-06	1058.89

Plus 45% of total parking

It is hereby declared that the full name, color 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 in total numbers of pages and these will be treated as part of this deed.



↑
Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

1 0 NOV 2025

1. Ranjib Barua

2. Sanjib Barua

3. Prady Barua

4. Runa Barua

5. Dipankar Barua

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective hands on this Day, month and year as mentioned above before ADSR Durgapur in free and fare state of mind and health

1. Ranjib Barua

2. Sanjib Barua

3. Prady Barua

4. Runa Barua

5. Dipankar Barua

WITNESSES:

1. Krishna Karmakar
D/O, Amara Karmakar
Benachity, Durgapur-13
Paschim Bardhaman.

2. Subhendu Roy
S/O Subhas chandra Roy
63 IN Bose B-zone
Durgapur-713205

SIGNATURE of attorney giver

SNL Builders

Sankar Das
Partner

SIGNATURE of the attorney Holder

(Drafted, Prepared, as per direction of parties
Read over and Explained by me to parties
In their mother language and after
understanding
The contents parties put their signatures)

(Bijay Prasad Gupta)

(Advocate)

High Court at Calcutta and Durgapur
Court WB-774/2008



1

**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

1 0 NOV 2025

All the fingerprints of both hands, passport size Color Photographs and signature of the executants are hereby attested accordingly, individually.



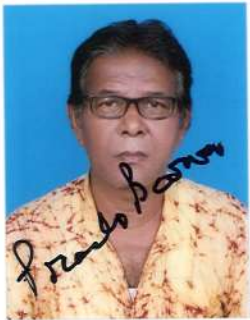
Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Ranjib Barua



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Sanjib Barua



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Prady Barua



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Runa Barua



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

All the fingerprints of both hands, passport size Colour Photographs and signature of the executants are hereby attested accordingly, individually. (part and parcel of trust deed)



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature Dipankar Saha



Left Hand					
	Thumb	1st Finger	Middle	Ring	Little Finger
Right Hand					

Signature SNL Builders
 Swapankar Saha
 Partner



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman









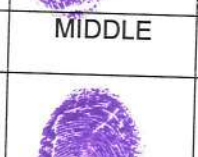


10 NOV 2025

-::DETAILS OF IDENTIFIER WITH PHOTO::-

- | | |
|--------------------------------------|-------------------|
| 1. NAME:: | Krishna Karmakar |
| 2. FATHER/HUSBAND NAME:: | Amar Karmakar |
| 3. OCCUPATION:: | Other's |
| 4. PARMANENT ADDRESS:: | Durgapur |
| VILLAGE/TOWN:: | Benachity |
| POST OFFICE:: | Benachity |
| POLICE STATION:: | Durgapur |
| DISTRICT:: | Paschim Bardhaman |
| STATE:: | West Bengal |
| PIN NO:: | 713213 |
| 5. RELATIONSHIP WITH SELLER/BUYER :: | Other's |
| 6. AADHAR NO:: | 8829 9155 8185 |
| 7. PAN NO:: | |
| 8. EPIC NO:: | |

I Krishna Karmakar AS IDENTIFIER IDENTIFYING THE EXECUTANTS OF THE CONCERNED DEED (QUERY NO) 8002830147 YEAR 2025

: PASSPORT SIZE PHOTOGRAPH AND FINGER PRINT OF EACH FINGER OF BOTH THE HANDS :

LEFT HAND						
	THUMP	1 ST FINGER	MIDDLE	RING	LITTLE	
RIGHT HAND						

Krishna Karmakar,
IDENTIFIER'S SIGNATURE





Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

1 0 NOV 2025



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



101120252033207853

GRIPS Payment Detail

GRIPS Payment ID: 101120252033207853 **Payment Init. Date:** 10/11/2025 11:07:14
Total Amount: 700 **No of GRN:** 1
Bank/Gateway: SBI EPay **Payment Mode:** SBI Epay
BRN: 1539531901829 **BRN Date:** 10/11/2025 11:08:07
Payment Status: Successful **Payment Init. From:** Department Portal

Depositor Details

Depositor's Name: Mr BIJAY PRASAD GUPTA
Mobile: 9832157552

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192025260332078548	Directorate of Registration & Stamp Revenue	700
Total			700

IN WORDS: SEVEN HUNDRED ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





1

**Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman**

1 0 NOV 2025



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



192025260332078548

GRN Details

GRN: 192025260332078548 Payment Mode: SBI Epay
GRN Date: 10/11/2025 11:07:14 Bank/Gateway: SBlePay Payment Gateway
BRN : 1539531901829 BRN Date: 10/11/2025 11:08:07
Gateway Ref ID: IGATMEVIK2 Method: State Bank of India NB
GRIPS Payment ID: 101120252033207853 Payment Init. Date: 10/11/2025 11:07:14
Payment Status: Successful Payment Ref. No: 8002830147/4/2025
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr BIJAY PRASAD GUPTA
Address: DURGAPUR COUR
Mobile: 9832157552
EMail: contact.bglaw@gmail.com
Period From (dd/mm/yyyy): 10/11/2025
Period To (dd/mm/yyyy): 10/11/2025
Payment Ref ID: 8002830147/4/2025
Dept Ref ID/DRN: 8002830147/4/2025

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8002830147/4/2025	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8002830147/4/2025	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
			Total	700

IN WORDS: SEVEN HUNDRED ONLY.

PAID



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

To

The Additional District Sub-Registrar
Durgapur Sub-Registry Office
Durgapur, Paschim Bardhaman

Subject: "Request for Exclusion of Names from Development Power of Attorney (Query No. 8002830147/2025)"

Sir,

- With due respect, I, **Mr. Naresh Sikdar**, along with **Mr. Lokesh Majumdar** and **Mr. Swapan Das**, have applied for the registration of a Development Power of Attorney under **Query Number 8002830147/2025**.

However, due to company-related work, both **Mr. Lokesh Majumdar** and I, **Mr. Naresh Sikdar**, remain out of the state for most of the time because of our professional commitments.

Therefore, it is my humble request that a new Query be applied to include only the name of **Mr. Swapan Das** and exclude the names of **Mr. Naresh Sikdar** and **Mr. Lokesh Majumdar** from the aforesaid Development Power of Attorney.

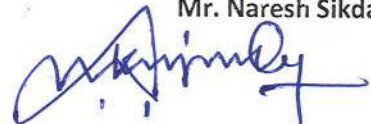
Your kind consideration and necessary action in this regard will be highly appreciated.

Thanking you

Yours Faithfully



Mr. Naresh Sikdar



Mr. Lokesh Majumdar



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 NOV 2025

[Faint handwritten text, possibly a signature or name]

Major Information of the Deed

Deed No :	I-2306-10829/2025	Date of Registration	11/11/2025
Query No / Year	2306-8002830147/2025	Office where deed is registered	
Query Date	14/10/2025 12:59:50 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	B P GUPTA DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9832157552, 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. 2,28,65,452/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 500/- (Article:48(g))	Rs. 400/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230608919/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



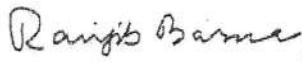


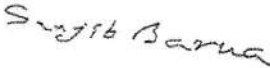


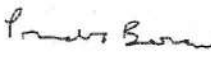
District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: A. G. Mission Road, Mouza: Viringi, Pin Code : 713213



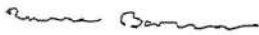


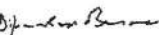
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2880 (RS :-)	LR-12633	Vastu	Baid	7.2 Dec		50,40,000/-	Width of Approach Road: 30 Ft.,

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: M. G. Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2880 (RS :-1425)	LR-12669	Vastu	Baid	7.2 Dec		49,74,545/-	Width of Approach Road: 30 Ft.,
L3	LR-2880 (RS :-1425)	LR-12670	Vastu	Baid	7.2 Dec		49,74,545/-	Width of Approach Road: 30 Ft.,
L4	LR-2880 (RS :-1425)	LR-14526	Vastu	Baid	5.7 Dec		39,38,181/-	Width of Approach Road: 30 Ft.,
L5	LR-2880 (RS :-1425)	LR-14527	Vastu	Baid	5.7 Dec		39,38,181/-	Width of Approach Road: 30 Ft.,
		TOTAL :			25.8Dec	0 /-	178,25,452 /-	
		Grand Total :			33Dec	0 /-	228,65,452 /-	

Principal Details :



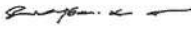


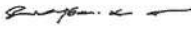


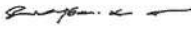
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RANJIB BARUA (Presentant) Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 LTI 10/11/2025 Captured	 10/11/2025
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.:: AIxxxxxx3F, Aadhaar No: 84xxxxxxxx4750, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr SANJIB BARUA Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 LTI 10/11/2025 Captured	 10/11/2025
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx6R, Aadhaar No: 98xxxxxxxx5357, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr PRADIP BARUA Son of Mrs BIBHUTI RANJAN BARUA Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 LTI 10/11/2025 Captured	 10/11/2025
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AGxxxxxx0P, Aadhaar No: 44xxxxxxxx2633, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	RUMA BARUA Wife of Late DILIP BARUA Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 LTI 10/11/2025	 10/11/2025
44 Uttar Gurudwara Road, Ramkrishna Pally, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: AWxxxxxx4E, Aadhaar No: 63xxxxxxxx1083, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr DIPANKAR BARUA Son of Mr DILIP BARUA Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office	 10/11/2025	 LTI 10/11/2025	 10/11/2025
44 UTTAR GURUDARA ROAD, RAMKRISHNA PALLY, City:- Durgapur, P.O:- BENACHITY, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ARxxxxxx3Q, Aadhaar No: 39xxxxxxxx7968, Status :Individual, Executed by: Self, Date of Execution: 10/11/2025 , Admitted by: Self, Date of Admission: 10/11/2025 ,Place : Office				

Attorney Details :



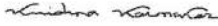
Sl No	Name,Address,Photo,Finger print and Signature
1	SNL BUILDERS A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX5 , PAN No.:: ADxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> <tr> <td> Mr SWAPAN KUMAR DAS Son of Mr SURENDRA NATH DAS Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office </td> <td>  Nov 10 2025 5:04PM </td> <td>  LTI 10/11/2025 </td> <td>  10/11/2025 </td> </tr> </table>	Name	Photo	Finger Print	Signature	Mr SWAPAN KUMAR DAS Son of Mr SURENDRA NATH DAS Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office	 Nov 10 2025 5:04PM	 LTI 10/11/2025	 10/11/2025
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Mr SWAPAN KUMAR DAS Son of Mr SURENDRA NATH DAS Date of Execution - 10/11/2025, , Admitted by: Self, Date of Admission: 10/11/2025, Place of Admission of Execution: Office	 Nov 10 2025 5:04PM	 LTI 10/11/2025	 10/11/2025						

A 2/13 NETAJI COLONY, BENACHITY, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ACxxxxxx6K, Aadhaar No: 94xxxxxxxx0008 Status : Representative, Representative of : SNL BUILDERS (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mrs KRISHNA KARMAKAR Daughter of AMAR KARMAKAR BENACHITY DHUNRAPLOT, City:- , P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213		 Captured	
	10/11/2025	10/11/2025	10/11/2025

Identifier Of Mr RANJIB BARUA, Mr SANJIB BARUA, Mr PRADIP BARUA, RUMA BARUA, Mr DIPANKAR BARUA, Mr SWAPAN KUMAR DAS

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr RANJIB BARUA	SNL BUILDERS-7.2 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr PRADIP BARUA	SNL BUILDERS-7.2 Dec

Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mr SANJIB BARUA	SNL BUILDERS-7.2 Dec

Transfer of property for L4

SI.No	From	To. with area (Name-Area)
1	RUMA BARUA	SNL BUILDERS-5.7 Dec

Transfer of property for L5

SI.No	From	To. with area (Name-Area)
1	Mr DIPANKAR BARUA	SNL BUILDERS-5.7 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: A. G. Mission Road, Mouza: Viringi, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2880, LR Khatian No:- 12633	Owner:রনজিব বরুয়া, Gurdian:BIBHUTI RANJAN BARUA, Address:UTTAR RAMKRISHNA PALLY BENACHITY DGP 13 PASCHIM BARDHAMAN, Classification:বাইদ, Area:0.07200000 Acre,	Mr RANJIB BARUA

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: M. G. Road, Mouza: Viringi, JI No: 119, Pin Code : 713213

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2880, LR Khatian No:- 12669	Owner:প্রদীপ বড়ুয়া, Gurdian:BIBHUTI RANJAN BARUA, Address:UTTAR RAMKRISHNA PALLY BENACHITY DGP 13 PASCHIM BARDHAMAN, Classification:বাইদ, Area:0.07200000 Acre,	Mr PRADIP BARUA
L3	LR Plot No:- 2880, LR Khatian No:- 12670	Owner:সঞ্জীব বড়ুয়া, Gurdian:BIBHUTI RANJAN BARUA, Address:UTTAR RAMKRISHNA PALLY BENACHITY DGP 13 PASCHIM BARDHAMAN, Classification:বাইদ, Area:0.07200000 Acre,	Mr SANJIB BARUA
L4	LR Plot No:- 2880, LR Khatian No:- 14526	Owner:রুমা বড়ুয়া, Gurdian:দিপীপ কুমার, Address:লিঙ্গ , Classification:বাইদ, Area:0.05700000 Acre,	RUMA BARUA
L5	LR Plot No:- 2880, LR Khatian No:- 14527	Owner:দীপঙ্কর বড়ুয়া, Gurdian:দিপীপ কুমার, Address:লিঙ্গ , Classification:বাইদ, Area:0.05700000 Acre,	Mr DIPANKAR BARUA

Endorsement For Deed Number : I - 230610829 / 2025

On 10-11-2025

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

Presented for registration at 16:39 hrs on 10-11-2025, at the Office of the A.D.S.R. DURGAPUR by Mr RANJIB BARUA , 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 2,28,65,452/-

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

Execution is admitted on 10/11/2025 by 1. Mr RANJIB BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 2. Mr SANJIB BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 3. Mr PRADIP BARUA, Son of Mrs BIBHUTI RANJAN BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 4. RUMA BARUA, Wife of Late DILIP BARUA, 44 Uttar Gurudwara Road, Ramkrishna Pally, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others, 5. Mr DIPANKAR BARUA, Son of Mr DILIP BARUA, 44 UTTAR GURUDARA ROAD, RAMKRISHNA PALLY, P.O: BENACHITY, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Others
Indetified by Mrs KRISHNA KARMAKAR, , Daughter of AMAR KARMAKAR, BENACHITY DHUNRAPLOT, P.O: BENACHITY, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

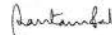
Execution is admitted on 10-11-2025 by Mr SWAPAN KUMAR DAS, Partner, SNL BUILDERS, A 2/13 Netaji Colony, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213
Indetified by Mrs KRISHNA KARMAKAR, , Daughter of AMAR KARMAKAR, BENACHITY DHUNRAPLOT, P.O: BENACHITY, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 400.00/- (E = Rs 400.00/-) and Registration Fees paid by , by Cash Rs 0.00/-, by online = Rs 400/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2025 11:08AM with Govt. Ref. No: 192025260332078548 on 10-11-2025, Amount Rs: 400/-, Bank: SBI EPay (SBlePay), Ref. No. 1539531901829 on 10-11-2025, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by , by Stamp Rs 500.00/-, by online = Rs 0/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 563, Amount: Rs.500.00/-, Date of Purchase: 10/11/2025, Vendor name: SOMNATH CHATTERJEE
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 10/11/2025 11:08AM with Govt. Ref. No: 192025260332078548 on 10-11-2025, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 1539531901829 on 10-11-2025, Head of Account



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

On 11-11-2025

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.

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2025, Page from 211982 to 212002

being No 230610829 for the year 2025.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2025.11.21 13:49:34 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 21/11/2025

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