

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AS 271875

Query No.: 8000811740/2026

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS WE, (1) **SMT. SWAPNA DAS, [PAN- AIDPD5564D]**, Wife of Sri. Niranjn Kumar Das, By Faith: Hindu, by nationality Indian, by occupation- House wife, resident of: 17, Suryasen Nagar, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (2) **SRI. NIRANJAN KUMAR DAS, [PAN- ACRPD4771A]**, Son of Late Nilratan Das, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 41, Saradapall, Benachity, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, do hereby state and declare as follows:-

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

A.D.S.R. Durgapur
Paschim Bardhaman

06 APR 2026

Sl. No. 5896 Date 27/03/26
Sold to. Surupa Das & Co. Pvt. Ltd.
Address. Durgapur - 13
Value of Stamp. 50
Date of Purchase of the stamp paper
from Treasury 18 MAR 2026
Name of the Treasury from

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



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

06 APR 2026

Notarized by the Registrar
in the presence of the
Signatures of the parties
and the Registrar
and the Registrar
and the Registrar

Notarized by the Registrar
in the presence of the
Signatures of the parties
and the Registrar
and the Registrar

06 APR 2026

WHEREAS the Schdule mentioned land is previously purchased property by Sri. Badal Kumar Roy and Sri. Samir Kumar Roy, both are son of Late Subal Chandra Roy, vide Deed No. 66 for the year 1972 of Sub registrar of Raniganj at Durgapur, after that they jointly sold the same to present Landowners vide Deed No. 395 for the year 2006 of A.D.S.R. Durgapur and after purchasing the schedule mentioned land present Landowners mutated their name in L.R.R.O.R. After that Smt. Swapna Das converted her land from Baid to Commercial Bastu vide conversion case No-CN/2025/2311/1116 from the office of B.L.& L.R.O. Additional Fairdpur Durgapur and Sri Niranjan Kumar Das also converted his land from Baid to Commercial Bastu vide conversion case No-CN/2025/2311/1115 from the office of B.L.& L.R.O. Additional Fairdpur Durgapur.

AND WHEREAS We the Raiyat of schedule mentioned land, entered into a Development Agreement with "**WINGWOOD HOMES PRIVATE LIMITED**" [PAN - AACCW4061E] (A Private Limited Company), having its registered office at - AS-2/85, Srinagarpally, Near DMC Health Center, City: Durgapur, P.O. Benachity, P.S.: Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, hereinafter refereed to and called as the "**DEVELOPER**", Represented by its **Director namely MR. SAMRAT DAS, [PAN- AIUPD1284F]**, Son of Mr. Satya Ranjan Das, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 17, Suryasen Nagar, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, and the same has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I- 2803 for the year 2026, Serial No- 2822 for the year 2026, Volume No. 2306-2026.**

AND WHEREAS We, do hereby nominate, constitute and appoint, "**WINGWOOD HOMES PRIVATE LIMITED**" [PAN - AACCW4061E] (A Private Limited Company), having its registered office at - AS-2/85, Srinagarpally, Near DMC Health Center, City: Durgapur, P.O. Benachity, P.S.: Durgapur, District- Paschim Bardhaman, State- West Bengal, India,



PIN- 713213, hereinafter refereed to and called as the **"DEVELOPER"**, Represented by its **Director namely MR. SAMRAT DAS, [PAN-AIUPD1284F]**, Son of Mr. Satya Ranjan Das, By Faith: Hindu, by nationality Indian, by occupation- Business, resident of: 17, Suryasen Nagar, City: Durgapur, P.O.: Benachity, P.S.- Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, and as per development agreement has been duly registered before the **A.D.S.R. Durgapur, vide deed no. I- 2803 for the year 2026, Serial No- 2822 for the year 2026, Volume No. 2306-2026**, as our Lawful constituted Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property as mentioned in the schedule below either solely or jointly:

1. 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 cost of the Developer i.e. **"WINGWOOD HOMES PRIVATE LIMITED"**.
2. To represent us before the concerned Registrar Office for registering, agreement for Sale/Sale/ lease/mortgage 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 that portion which is allotted in our favour through Development Agreement of **A.D.S.R. Durgapur, vide deed no. I- 2803 for the year 2026, Serial No- 2822 for the year 2026, Volume No. 2306-2026**.
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 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 the landowners or the developers 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 Durgapur 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 deposit any fees or charges in the office of Durgapur Municipal Corporation or B.L & L.R.O or any Govt. Offices or any offices for any purpose in connection of development of land and erection of flat and building thereon.
9. To apply for any type of connection either in the name of firm.
10. To enter into agreement for construction/ reconstruction or painting of building with any contractor and to dismiss the said contractor if he deems necessary.
11. To bring any proceeding or any suit on our behalf in connection with our said plot against any persons or any authorities before any court of law.
12. 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 our name or in the name of firm.



13. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority.
14. 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.
15. To execute any affidavit or bond or any documents in favour of customer or office to the extend of developers allocated share.
16. To submit any application before electricity authority for purpose of electric connection or Water Connection for constructed of multi-storied building and flat therein.
17. 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.
18. 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 to the extend to the developers allotted share .
19. 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.
20. To execute any sale deed or agreement to sale in favour of developers customer or intending purchaser and to present any deed before respective registration office for purpose of Registration in respect of Developer allocation.
21. 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/them.



That by virtue of this power of attorney our 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 or parcel of Bastu Land admeasuring an area of **13.30 (Thirteen point Three Zero) Decimal**, be the same, situated within **Mouza- Bhiringi**, J.L. No. 119, Police Station: Durgapur, Additional District Sub Registration Office- Durgapur, Dist.: Paschim Bardhaman, under Durgapur Municipal Corporation.

R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Classification	Area in Decimal
1500	3885	7431	Bastu	6.8
1500	3885	7432	Bastu	6.5
Total Area of Land				13.30 (Thirteen point Three Zero) Decimal

Entire Land is butted and bounded:

On the North : 16 Feet wide Road
On the South : Property of Mr. Saha
On the East : 42 Feet wide Road
On the West : Property of Mr. Kar



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 **6th Day of April, 2026**, before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

27 Suni Khar
St. Khar Khar
vill - Angur. St. 15
P.S. - Gaxen. St. Khar Khar

Swarna Sen

Niranjana Kumar Das
EXECUTANT

WINGWOOD HOMES PRIVATE LIMITED

(SAMRAT DAS) Director

Signature of Representative of Attorney

27 Apurba Saha
S/O Anu K. Saha
vill - Punsha
PS - Durgapur-7

Swarna Sen

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
ES/

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

DETAILS OF IDENTIFIER WITH PHOTO

1.	NAME (নাম)	SURAJIT MONDAL
2.	FATHER NAME (পিতা)	MANORANJAN MONDAL
3.	OCCUPATION (পেশা)	LAW CLERK

4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)

❖	VILLAGE/TOWN (গ্রাম)	VILLAGE - ANGADPUR
❖	POST OFFICE (পোস্ট অফিস)	ANGADPUR
❖	POLICE STATION (থানা)	COKE-OVEN
❖	PIN CODE	713215
❖	DISTRICT (জেলা)	PASCHIM BARDHAMAN
❖	STATE (রাজ্য)	WEST BENGAL

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা / দাতা গনকে সহিত সম্পর্ক) OTHERS

6. AADHAAR NO : 2689 7090 2567

7. VOTER ID : WEP1483233

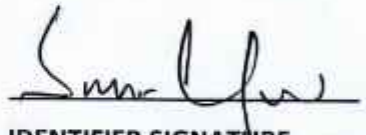
আমি (শনাক্তকারী) Development-Lawyer of Attorney এ দলিলে (Query No.)
Supra Das Patan বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants of the concerned deed

(Query No.) 8000 811740 / 2026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND					
RIGHT HAND					
					


IDENTIFIER SIGNATURE
(শনাক্তকারীর সাক্ষর)

SPECIMEN FORM FOR TEN FINGER PRINTS

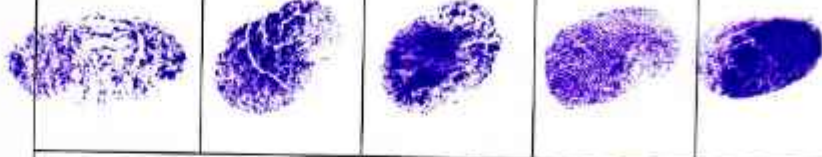
Signature of the
Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb



Swarna Devi



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Swarna Devi

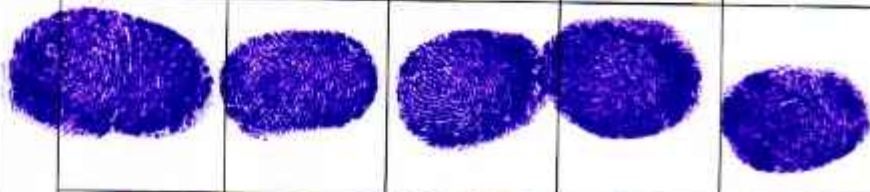
Signature of the
Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb

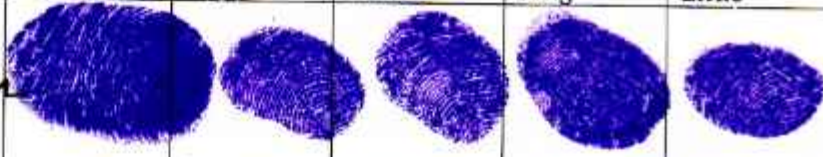


Niranjana Kumar Das



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- Niranjana Kumar Das

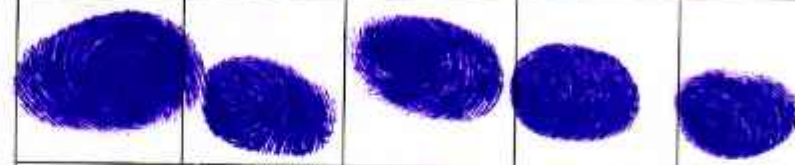
Signature of the
Executants/presentation

(LEFT HAND)

Little Ring Middle Fore Thumb

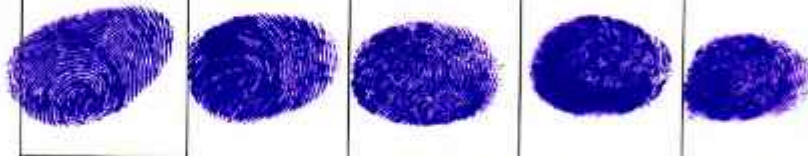


Samrat Das



(RIGHT HAND)

Thumb Fore Middle Ring Little



Signature:- WINGWOOD HOMES PRIVATE LIMITED

Samrat Das

Director
(SAMRAT DAS)



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



192026270003865098

GRN Details

GRN:	192026270003865098	Payment Mode:	SBI Epay
GRN Date:	04/04/2026 16:41:31	Bank/Gateway:	SBIEpay Payment Gateway
BRN :	0276927579533	BRN Date:	04/04/2026 16:41:38
Gateway Ref ID:	609492349181	Method:	State Bank of India UPI
GRIPS Payment ID:	040420262000386508	Payment Init. Date:	04/04/2026 16:41:31
Payment Status:	Successful	Payment Ref. No:	8000811740/5/2026
			[Query No*/Query Year]

Depositor Details

Depositor's Name:	Mr SAMART DAS
Address:	DURGAPUR -713213
Mobile:	8768267808
Period From (dd/mm/yyyy):	04/04/2026
Period To (dd/mm/yyyy):	04/04/2026
Payment Ref ID:	8000811740/5/2026
Dept Ref ID/DRN:	8000811740/5/2026

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount ()
1	8000811740/5/2026	Property Registration- Registration Fees	0030-03-104-001-16	400
2	8000811740/5/2026	Receipts on account of Standard User Charge-Other fees	0030-02-102-008-16	300
Total				700

IN WORDS: SEVEN HUNDRED ONLY.

PAID


ELECTION COMMISSION OF INDIA
 ভাৰতের নির্বাচন কমিশন

IDENTITY CARD LJK3054558
 পরিচয় পত্র



Elector's Name **Swapna Das**
 নির্বাচকের নাম **সুপ্রা দাস**
 Husband's Name **Niranjan Das**
 স্বামীর নাম **নিরঞ্জন দাস**
 Sex **F**
 লিঙ্গ **স্ত্রী**
 Age as on 1.1.2005 **30**
 ১.১.২০০৫-এ বয়স **৩০**

/ Surjasen Pally, 20 Durgapur Burdwan 7 3213

ঠিকানা :
 ১৭ সুর্যসেন পাড়ী, ২০ দুর্গাপুর বর্ডমান ৭১০২১৩

Facsimile Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

Assembly Constituency **265-Durgapur - II**
 বিধানসভার নির্বাচন কেন্দ্র **২৬৫-দুর্গাপুর-২**
 District **Burdwan** জেলা: **বর্ডমান**
 Date **18.1.2005** তারিখ: **১৮.০১.২০০৫**

Swapna Das



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD
LJK4353561



নির্বাচকের নাম : নিরঞ্জন কুমার দাস

Elector's Name : Niranjan Kumar Das

পিতার নাম : নীলরতন দাস

Father's Name : Nilratan Das

লিঙ্গ / Sex : পুরুষ / M

জন্ম তারিখ : 22/05/1965

Date of Birth :

LJK4353561

ঠিকানা:

17 সুর্যাসেন পল্লী, 20 দুর্গাপুর বর্ধমান 713213

Address:

17 Surjyasen Pally, 20 Durgapur
Burdwan 713213

Date: 31/08/2007

265-দুর্গাপুর-2 নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
265-Durgapur - II Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম
ভোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার
জন্য নিম্নলিখিত কর্মে এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Niranjan Kumar Das



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

LJK3054509



নির্বাচকের নাম : সম্রাট দাস

Elector's Name : Samrat Das

পিতার নাম : সত্যজিৎ দাস

Father's Name : Satya Ranjan Das

লিঙ্গ/Sex : পুরু / M

জন্ম তারিখ
Date of Birth : 25/12/1985

LJK3054509

ঠিকানা:

17, সুর্যসেন নগর, বেনাচিটি, দুর্গাপুর, দুর্গাপুর,
কর্ডওয়ান-713213

Address:

17, SURYA SEN NAGAR, BENACHITY,
DURGAPUR (M CORP.), DURGAPUR,
BURDWAN-713213

Date: 25/07/2017

277 - দুর্গাপুর পশ্চিম নির্বাচন কেন্দ্রে নির্বাচন নিয়ন্ত্রক
অধিকারিকের স্বাক্ষরের জন্য কৃত

Facsimile Signature of the Electoral
Registration Officer for

277 - Durgapur Paschim Constituency

যদি কোনো পরিবর্তন হয় তবে এই কার্ডের নথিটি নথি
কেন্দ্রে বা নথি কেন্দ্রে নথি রাখতে হবে।
এই নথিটি নথি রাখতে হবে।

In case of change in address mention this Card No.
in the relevant form for including your name in the
roll at the changed address and to obtain the card
with same number

120 / 316

(SAMRAT DAS)



WINGWOOD HOMES PRIVATE LIMITED

Director

(SAMRAT DAS)

Major Information of the Deed

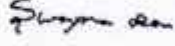
Deed No :	I-2306-03056/2026	Date of Registration	06/04/2026
Query No / Year	2306-8000811740/2026	Office where deed is registered	
Query Date	30/03/2026 2:11:20 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	S MUKHERJEE DURGAPUR,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9475865074, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,20,42,857/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 400/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230602803/2026 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: 54 Feet 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-3885 (RS :-)	LR-7431	Bastu	Bastu	6.8 Dec		61,57,250/-	Width of Approach Road: 58 Ft., Adjacent to Metal Road,
L2	LR-3885 (RS :-)	LR-7432	Bastu	Bastu	6.5 Dec		58,85,607/-	Width of Approach Road: 58 Ft., Adjacent to Metal Road,
		TOTAL :			13.3Dec	0 /-	120,42,857 /-	
		Grand Total :			13.3Dec	0 /-	120,42,857 /-	

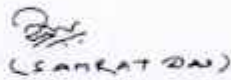
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt SWAPNA DAS (Presentant) Wife of Mr NIRANJAN KUMAR DAS Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office	Photo  06/04/2026	Finger Print  Captured LTI 06/04/2026	Signature  06/04/2026
17, Suryasen Nagar, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: AIxxxxxx4D, Aadhaar No: 25xxxxxxxx0292, Status :Individual, Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office				
2	Name Mr NIRANJAN KUMAR DAS Son of Late NILRATAN DAS Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office	Photo  06/04/2026	Finger Print  Captured LTI 06/04/2026	Signature  06/04/2026
41, Saradapall, 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: IndiaDate of Birth:XX-XX-1XX5 , PAN No.: ACxxxxxx1A, Aadhaar No: 42xxxxxxxx0340, Status :Individual, Executed by: Self, Date of Execution: 06/04/2026 , Admitted by: Self, Date of Admission: 06/04/2026 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	WINGWOOD HOMES PRIVATE LIMITED AS-2/85, Srinagarpally, Near DMC Health Center, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX9 , PAN No.: AAxxxxxx1E.Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMRAT DAS Son of Mr SATYA RANJAN DAS Date of Execution - 06/04/2026, , Admitted by: Self, Date of Admission: 06/04/2026, Place of Admission of Execution: Office	 Apr 6 2026 12:30PM	 Captured LT1 06/04/2026	 06/04/2026
17, Suryasen Nagar, 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-1XX5 , PAN No.: Alxxxxxx4F, Aadhaar No: 91xxxxxxxx1778 Status : Representative, Representative of : WINGWOOD HOMES PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUROJIT MONDAL Son of MANORANJAN MONDAL ANGADPUR, City:- , P.O:- ANGADPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713218	 06/04/2026	 Captured 06/04/2026	 06/04/2026
Identifier Of Smt SWAPNA DAS, Mr NIRANJAN KUMAR DAS, Mr SAMRAT DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SWAPNA DAS	WINGWOOD HOMES PRIVATE LIMITED-6.8 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KUMAR DAS	WINGWOOD HOMES PRIVATE LIMITED-6.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: 54 Feet 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:- 3885, LR Khatian No:- 7431	Owner:স্বপ্না দাস, Gurdian:নিরঞ্জন , Address:মিড , Classification:বাড়ি, Area:0.06800000 Acre,	Smt SWAPNA DAS
L2	LR Plot No:- 3885, LR Khatian No:- 7432	Owner:নিরঞ্জন দাস, Gurdian:স্বপ্না , Address:মিড , Classification:বাড়ি, Area:0.06500000 Acre,	Mr NIRANJAN KUMAR DAS

Endorsement For Deed Number : I - 230603056 / 2026

On 06-04-2026

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 11:46 hrs on 06-04-2026, at the Office of the A.D.S.R. DURGAPUR by Smt SWAPNA DAS, 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 1,20,42,857/-

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

Execution is admitted on 06/04/2026 by 1. Smt SWAPNA DAS, Wife of Mr NIRANJAN KUMAR DAS, 17, Suryasen Nagar, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 2. Mr NIRANJAN KUMAR DAS, Son of Late NILRATAN DAS, 41, Saradapall, Benachity, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business

Indetified by Mr SUROJIT MONDAL, , , Son of MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 06-04-2026 by Mr SAMRAT DAS, DIRECTOR, WINGWOOD HOMES PRIVATE LIMITED (Others), AS-2/85, Srinagarpally, Near DMC Health Center, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr SUROJIT MONDAL, , , Son of MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: New Township, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 200.00/- (E = Rs 200.00/-) 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 04/04/2026 4:41PM with Govt. Ref. No: 192026270003865098 on 04-04-2026, Amount Rs: 400/-, Bank: SBI EPay (SBIEPay), Ref. No. 0276927579533 on 04-04-2026, Head of Account 0030-03-104-C01-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by , by Stamp Rs 50.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 5846, Amount: Rs.50.00/-, Date of Purchase: 27/03/2026, Vendor name: SOMNATH CHATTERJEE

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 04/04/2026 4:41PM with Govt. Ref. No: 192026270003865098 on 04-04-2026, Amount Rs: 0/-, Bank: SBI EPay (SBIEPay), Ref. No. 0276927579533 on 04-04-2026, Head of Account



Amaresh sah

**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 2306-2026, Page from 71112 to 71132

being No 230603056 for the year 2026.



Digitally signed by Amaresh Sah
Date: 2026.04.08 18:05:53 +05:30
Reason: Digital Signing of Deed.

(Amaresh sah) 08/04/2026

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.