

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 576227

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 09/02/24
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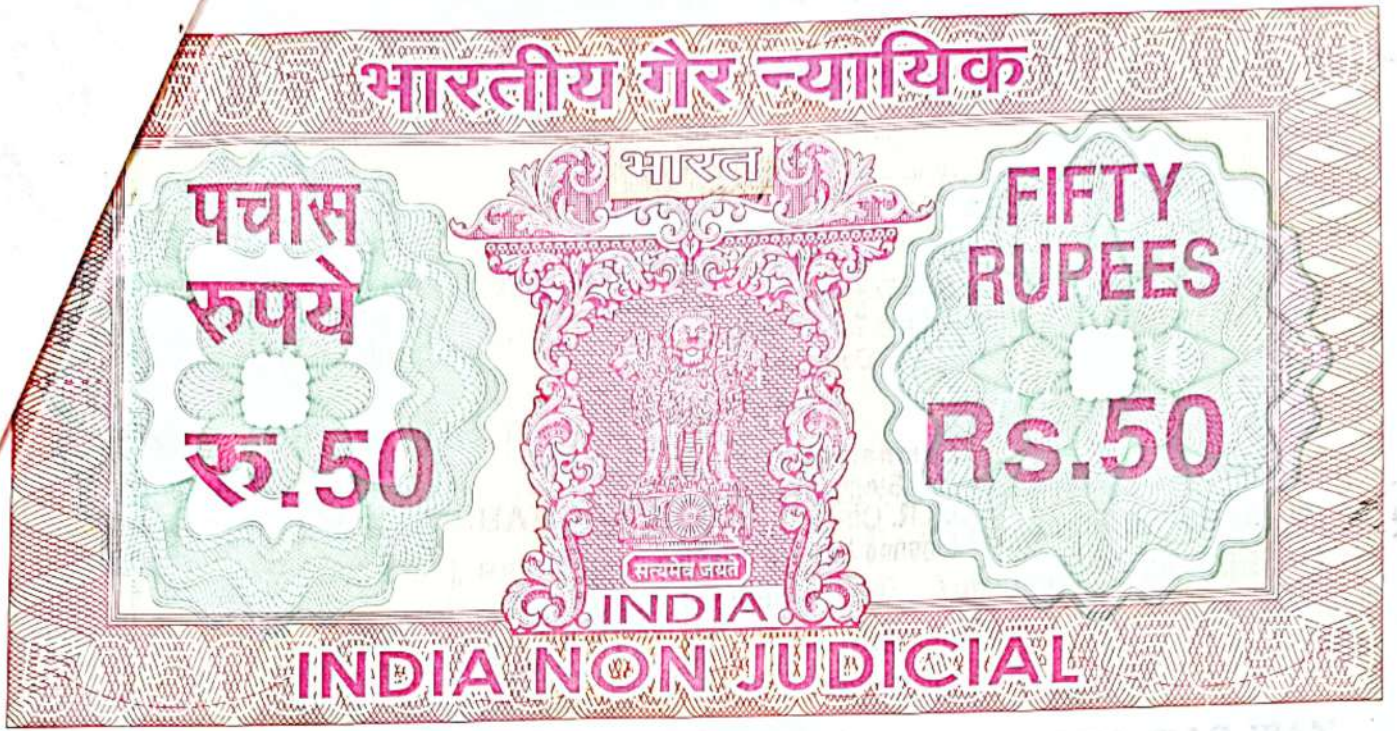
Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

A.D.S.R. Durgadas Barua

DEVELOPMENT POWER OF ATTORNEY
AFTER REGD. DEVELOPMENT AGREEMENT DEED NO. I-1328 FOR THE YEAR OF 2024

Handwritten signature
 A.S.

29 FEB 2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL PROVASH CHANDRA AF 576226

DEVELOPMENT POWER OF ATTORNEY



Handwritten signature and initials.

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 09th day of February, 2024.

KNOW ALL MEN BY THESE PRESENTS I,

(1) **MR. BIVASH CHANDRA DAS** [PAN NO. AVJPD1609G] [AADHAAR NO. 3918 3895 9798], son of Late Kalipada Das, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of 3/6, Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, Pin:- 713213,

(2) **MR. PROVASH DAS Alias PROVASH CHANDRA DAS** [PAN NO. BRZPD0365G] [AADHAAR NO. 6571 6315 9006], son of Late Kalipada Das, By Caste: Hindu, by nationality Indian, by Occupation- Business, resident of 3/6, Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, Pin:- 713213,

(3) **MR. NITYA RANJAN DAS** [PAN NO. AOAPD7654M] [AADHAAR NO. 5194 9981 0648], son of Late Motilal Das, by faith- Hindu, by Nationality Indian, by Occupation- Business, residing at 3/6, Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, Pin:- 713213,

(4) **MR. SRINATH DAS** [PAN NO. IAWPD3160E] [AADHAAR NO. 9103 8544 3036], son of Late Chittaranjan Das, by faith- Hindu, by Nationality Indian, by Occupation- Business, residing at Village:- Mandalhat, P.O:- Ghetugachi, P.S:- Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222,

All are jointly & severally hereinafter referred to and called as "LANDOWNER(S)"

do hereby state and declare as follows:-

WHEREAS we, on 09/02/2024 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-1328 for the year of 2024 with **BANERJEE BUILDERS** [PAN NO. AAZFB8067D], a partnership firm, having its Office Address is holding Premises No. 107/N, G-107, Nutan Pally, Benachity, Durgapur 13, P.S.-Durgapur, Pin-713213 in Ward No. 14, represented by one of its Partner Namely **MR. CHITTARATH BANERJEE** [PAN NO. CAAPB6399H] [AADHAAR NO. 2508 3127 7642]. Son of Priya Gopal Banerjee, by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Natunpally G Block, P.O.- Durgapur 13, Benachity, Dist.- Paschim Bardhaman, Pin- 713213, West Bengal, India, hereinafter jointly & severally called as the "DEVELOPER(S)".

AND whereas we do hereby nominate, constitute and appoint, **BANERJEE BUILDERS [PAN NO. AAZFB8067D]**, a partnership firm, having its Office Address is holding Premises No. 107/N, G-107, Nutan Pally, Benachity, Durgapur 13, P.S.-Durgapur, Pin- 713213 in Ward No. 14, represented by one of its Partner Namely **MR. CHITTARATH BANERJEE [PAN NO. CAAPB6399H] [AADHAAR NO. 2508 3127 7642]**, Son of Priya Gopal Banerjee, by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Natunpally G Block, P.O.- Durgapur 13, Benachity, Dist.- Paschim Bardhaman, Pin- 713213, West Bengal, India, as our Lawful Attorney to do and perform the following acts, deeds and things either solely or jointly on our behalf in connection with our Landed property:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct 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., **BANERJEE BUILDERS [PAN NO. AAZFB8067D]**.
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent me before the A.D.S.R. Durgapur or DSR Office Paschim Bardhaman and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances in favour of intending purchasers for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above our landed Property mentioned in the schedule below, save & except allocation of Landowner, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owner in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur, vide **Regd. Deed No. I-1328 for the year of 2024**, dated-09/02/2024.
6. To accept and withdrawal on our behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.


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7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to execute any Sale Agreement(s) and to collect the advances partly and/or in full consideration over the allocated portion of the Developer from the prospective buyers.
12. 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.
13. 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 that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on our behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.

Handwritten signature
Ato

17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our names or in which we may be in any way interested or to use and sign his/their name as our attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Municipal authorities and other public authorities and to do all other acts in connection therewith.

AND I do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

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 all Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece and parcel of total land measuring an area **7.72 Katha or 12.738 Decimal** situated within **Mouza- Bhiringi**, J.L. No - 119, Police Station, Durgapur, District- Paschim Bardhaman, Additional District Sub Registration Office-Durgapur, under Durgapur Municipal Corporation, Classification of land - Bastu and proposed use for Residential Housing Complex, A Hand Sketch Plan Annexed herewith with border "RED", which is the part & parcel of this Deed. Entire Land is described below :-.

Sl No.	R.S. Plot No.	L.R. Plot No.	L.R. Khatian No.	Land Owner Name	Are Of Land (As Per

					Katha)
1.	2061	4344	14722	Provash Das Allias Provash Chandra Das	0.78
2.	2061	4344	14738	Bivash Chandra Das	0.78
3.	2061	4354	4386	Bivash Chandra Das	1.00
4.	2061	4354	14833	Bivash Chandra Das	0.41
5.	2061	4354	4387	Provash Das Allias Provash Chandra Das	1.00
6.	2061	4354	14834	Bivash Chandra Das	0.41
7.	2061	4354	4384	Nitya Ranjan Das	2.53
8.	2061	4344	7660	Srinath Das	0.81

BUTTED & BOUNDED BY:-

North : H/O. Sadhan Banerjee, Amalendu Sarkar & Tapan Mondal & 12 Feet Wide Cemented Road;

South : R.S. Plot No. 2061 & H/O. Shyamal Mukherjee & Mohan Chawla;

East : L/O. Karunamoy Roy & Others;

West : 12 Feet Wide Cemented Road & R.S. Plot No. 2061 & H/O. Shyamal Mukherjee & Mohan Chawla.

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/are 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 WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

1. Souvik Ray
S/o. ALOK Ray
O/o. Rangbar Bazar
P.m - 713148.

2. Joyanta Chakraborty
S/o. Surepan Chakraborty
Barpeta, Bankura
P.m - 722202

Birash Chandra Das.

Prakash Das @ Prakash Chandra Das.

Nitya Ranjan Das
Srinath Das

Signature of Executants

Srinath Banerjee

Signature of Attorney

Birash Chandra Das

Attested by one of the Executants

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Hiranya Maji
Hiranya Maji

Advocate, Durgapur Court
Enrolment No.F/363/128/2019

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Hittarakt Rommye

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Hittarakt Rommye

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Birash Chandra Das

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Birash Chandra Das

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Prorash Das @ Prorash Chandra Das

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Prorash Das @ Prorash Chandra Das

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



Nitya Ranjan Das

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Nitya Ranjan Das

	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Srinath Das

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

ডান হাত Right Hand					
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বাম হাত Left Hand					

উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

1. NAME (নাম)

: Souvik Roy

2. FATHER/ HUSBAND NAME

(পিতা/ স্বামীর নাম)

: ALOK Roy

3. OCCUPATION (পেশা)

: Others

4. PARMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) Panayakh Bora

POST OFFICE (পোস্ট অফিস) Panayakh Bora

POLICE STATION (থানা) Kanhera PIN 713148

DISTRICT(জেলা) Kamrup STATE (রাজ্য) W.B

5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা /দাতা গনের সহিত সম্পর্ক) _____

6. AADHAR NO 4398 2382 4531

PAN _____

EPIC NO _____

আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.)

বিক্রেতা /দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) 8000375703/2024.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)







Government of West Bengal

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




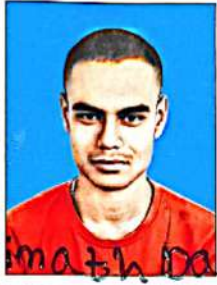

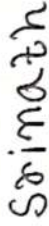



OFFICE OF THE A.D.S.R. DURGAPUR, District Name :Paschim Bardhaman



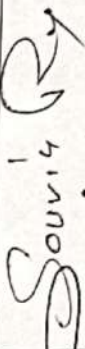
Signature / LTI Sheet of Query No/Year 23068000375703/2024

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
1	Mr Bivash Chandra Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Principal	 Bivash Chandra Das	210 	Bivash Chandra Das 09/02/24
2	Mr Provash Das Alias Mr Provash Chandra Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Principal	 Provash Das @ Provash Chandra Das.	211 	Provash Das @ Provash Chandra Das. 09/02/24

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
3	Mr Nitya Ranjan Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Principal		212 	 09/02/24
4	Mr Srinath Das Mandalhat, Village:- Mandalhat, P.O:- Ghetugachi, P.S:- Chakdaha, District:- Nadia, West Bengal, India, PIN:- 741222	Principal	 Srinath Das	213 	 09/02/24
5	Mr Chittarath Banerjee Natunpally G Block, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213	Representative of Attorney [BANERJEE BUILDER S]	 Chittarath Banerjee	214 	 09/02/24

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148	Mr Bivash Chandra Das, Mr Provash Das, Mr Nitya Ranjan Das, Mr Srinath Das, Mr Chittarath Banerjee			 09/02/24

(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-2306-02147/2024		Date of Registration	29/02/2024
Query No / Year	2306-8000375703/2024		Office where deed is registered	
Query Date	09/02/2024 2:45:54 PM		A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Hirayan Maji Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, 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. 52,80,480/-			
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]:- 230601328/2024 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: Arabinda Pally 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-4344 (RS :-)	LR-14722	Bastu	Bastu	0.78 Katha		5,33,520/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-4344 (RS :-)	LR-14738	Bastu	Bastu	0.78 Katha		5,33,520/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L3	LR-4354 (RS :-)	LR-4386	Bastu	Bastu	1 Katha		6,84,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L4	LR-4354 (RS :-)	LR-14833	Bastu	Bastu	0.41 Katha		2,80,440/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L5	LR-4354 (RS :-)	LR-4387	Bastu	Bastu	1 Katha		6,84,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L6	LR-4354 (RS :-)	LR-14834	Bastu	Bastu	0.41 Katha		2,80,440/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,



L7	LR-4354 (RS :-)	LR-4384	Bastu	Bastu	2.53 Katha	17,30,520/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L8	LR-4344 (RS :-)	LR-7660	Bastu	Bastu	0.81 Katha	5,54,040/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			12.738Dec	0 /-	52,80,480 /-
		Grand Total :			12.738Dec	0 /-	52,80,480 /-

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Bivash Chandra Das (Presentant) Son of Late Kalipada Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx9G, Aadhaar No: 39xxxxxxxx9798, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence</p>
2	<p>Mr Provash Das, (Alias: Mr Provash Chandra Das) Son of Late Kalipada Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BRxxxxxx5G, Aadhaar No: 65xxxxxxxx9006, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence</p>
3	<p>Mr Nitya Ranjan Das Son of Late Motilal Das 3/6 Aurobinda Pally, Bhiringi, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx4M, Aadhaar No: 51xxxxxxxx0648, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence</p>
4	<p>Mr Srinath Das Son of Late Chittaranjan Das Mandalhat, Village:- Mandalhat, P.O:- Ghetugachi, P.S:-Chakdaha, District:-Nadia, West Bengal, India, PIN:- 741222 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: IAXxxxxx0E, Aadhaar No: 91xxxxxxxx3036, Status :Individual, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/02/2024 , Admitted by: Self, Date of Admission: 09/02/2024 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BANERJEE BUILDERS Holding Premises No. 107/N, G-107, Natun Pally, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx7D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Chittarath Banerjee Son of Priya Gopal Banerjee Natunpally G Block, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CAxxxxxx9H, Aadhaar No: 25xxxxxxxx7642 Status : Representative, Representative of : BANERJEE BUILDERS (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O:- Panagarh Bazar, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			

Identifier Of Mr Bivash Chandra Das, Mr Provash Das, Mr Nitya Ranjan Das, Mr Srinath Das, Mr Chittarath Banerjee

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Provash Das	BANERJEE BUILDERS-0.78 Katha
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Chandra Das	BANERJEE BUILDERS-0.78 Katha
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Chandra Das	BANERJEE BUILDERS-1 Katha
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Bivash Chandra Das	BANERJEE BUILDERS-0.41 Katha
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr Provash Das	BANERJEE BUILDERS-1 Katha
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr Provash Das	BANERJEE BUILDERS-0.41 Katha
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr Nitya Ranjan Das	BANERJEE BUILDERS-2.53 Katha
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr Srinath Das	BANERJEE BUILDERS-0.81 Katha

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Arabinda Pally 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:- 4344, LR Khatian No:- 14722	Owner:প্রভাস দাস, Gurdian:কালিপদ , Address:নিজ , Classification:বালু, Area:0.01330000 Acre,	Mr Provash Das
L2	LR Plot No:- 4344, LR Khatian No:- 14738	Owner:বিভাস চন্দ্র দাস, Gurdian:কালিপদ , Address:নিজ , Classification:বালু, Area:0.01340000 Acre,	Mr Bivash Chandra Das
L3	LR Plot No:- 4354, LR Khatian No:- 4386	Owner:বিভাসচন্দ্র দাস, Gurdian:কালিপদ , Address:নিজ , Classification:বালু, Area:0.01300000 Acre,	Mr Bivash Chandra Das
L4	LR Plot No:- 4354, LR Khatian No:- 14833	Owner:বিভাস চন্দ্র দাস , Gurdian:কালিপদ দাস, Address:নিজ , Classification:বালু, Area:0.00700000 Acre,	Mr Bivash Chandra Das
L5	LR Plot No:- 4354, LR Khatian No:- 4387	Owner:প্রভাসচন্দ্র দাস, Gurdian:কালিপদ , Address:নিজ , Classification:বালু, Area:0.01300000 Acre,	Mr Provash Das

L6	LR Plot No:- 4354, LR Khatian No:- 14834	Owner:প্রভাস চন্দ্র দাস , Gurdian:কলিষদ দাস, Address:নিজ , Classification:বাণ্ড, Area:0.00700000 Acre,	Mr Provash Das
L7	LR Plot No:- 4354, LR Khatian No:- 4384	Owner:নিত্যরঞ্জন দাস, Gurdian:মতিলাল , Address:নিজ , Classification:বাণ্ড, Area:0.04000000 Acre,	Mr Nitya Ranjan Das
L8	LR Plot No:- 4344, LR Khatian No:- 7660	Owner:চিত্তরঞ্জন দাস, Gurdian:মতিলাল , Address:নিজ , Classification:বাণ্ড, Area:0.01330000 Acre,	Seller is not the recorded Owner as per Applicant.



Endorsement For Deed Number : I - 230602147 / 2024

On 09-02-2024

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

Presented for registration at 17:40 hrs on 09-02-2024, at the Private residence by Mr Bivash Chandra 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 52,80,480/-

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

Execution is admitted on 09/02/2024 by 1. Mr Bivash Chandra Das, Son of Late Kalipada Das, 3/6 Aurobinda Pally, Bhiringi, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 2. Mr Provash Das, Alias Mr Provash Chandra Das, Son of Late Kalipada Das, 3/6 Aurobinda Pally, Bhiringi, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 3. Mr Nitya Ranjan Das, Son of Late Motilal Das, 3/6 Aurobinda Pally, Bhiringi, Benachity, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession Business, 4. Mr Srinath Das, Son of Late Chittaranjan Das, Mandalhat, P.O: Ghetugachi, Thana: Chakdaha, , Nadia, WEST BENGAL, India, PIN - 741222, by caste Hindu, by Profession Business

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-02-2024 by Mr Chittarath Banerjee, PARTNER, BANERJEE BUILDERS, Holding Premises No. 107/N, G-107, Natun Pally, Benachity, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Advocate

Santanu Pal

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

On 29-02-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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 3727, Amount: Rs.50.00/-, Date of Purchase: 08/02/2024, Vendor name: SOMNATH CHATTERJEE
2. Stamp: Type: Impressed, Serial no 3728, Amount: Rs.50.00/-, Date of Purchase: 08/02/2024, Vendor name: SOMNATH CHATTERJEE

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 2306-2024, Page from 45674 to 45697

being No 230602147 for the year 2024.



Digitally signed by SANTANU PAL
Date: 2024.03.13 15:36:47 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 13/03/2024

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