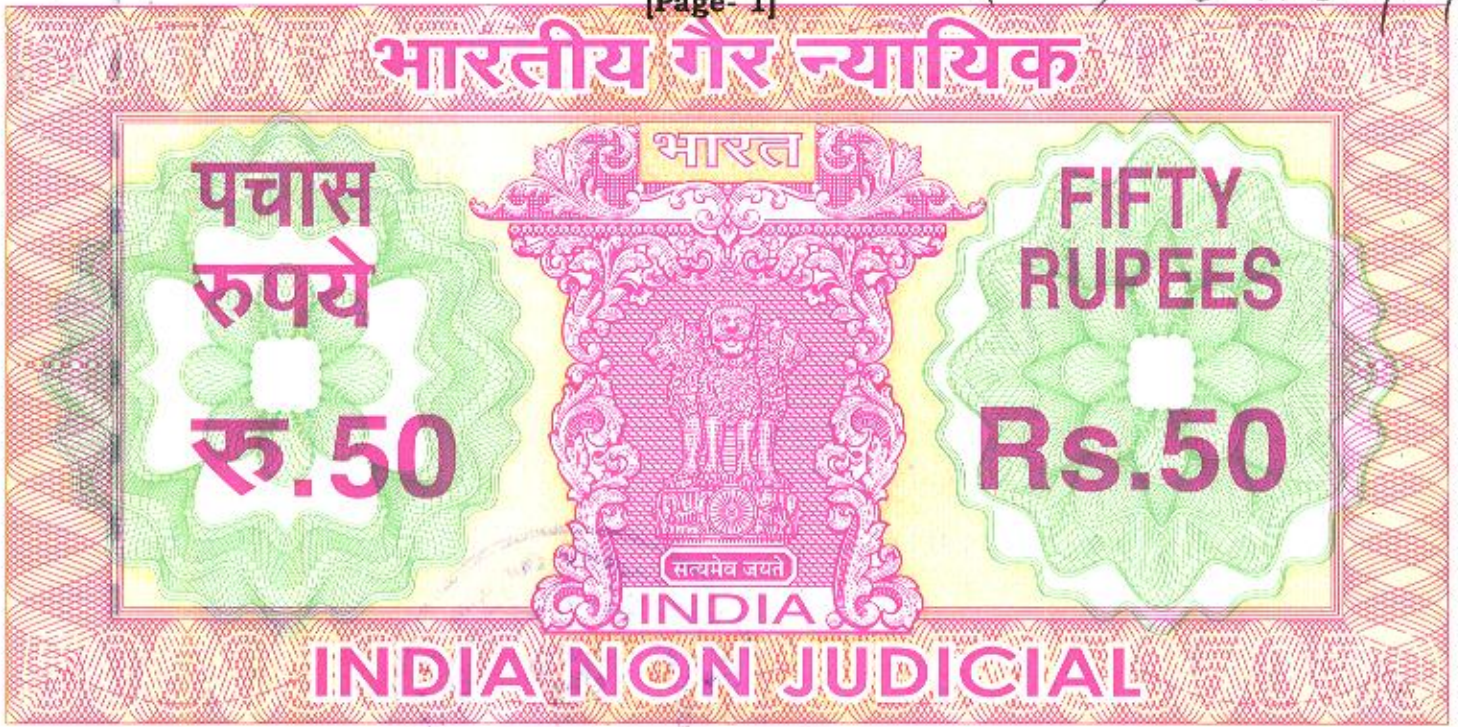


1182

[Page- 1]

<1162> 2-1162/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 575413

certified that the Document
 is Admitted to Registration the
 Sign is correct and the Endor-
 see, etc. are correct and this
 Document are the Part of this
 Document.

06 FEB 2024

A.D.S.R. Das
Bardhaman

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) MR. DHIREN DAS (PAN - ACQPD8144G) Son of Late Kariram Das, by faith-Hindu, by nationality Indian, by occupation- Business, (2) SMT. SURBALA DAS (PAN - GRZPD6942L) Wife of Mr. Dhiren Das, by faith-Hindu, by nationality Indian, by occupation- House Wife, both are resident of SA-13/A, Arrah Kalinagar, P.O.- Arrah, P.S-Kanksa, Dist- Paschim Bardhaman, W.B, India, PIN-713212, do hereby state and declare as follows:-

1.9.24
 05-02-24
 (1162) 2-1162/24

WHEREAS schedule mentioned property was purchased property of Santana Pada Ganguly, he purchased the same vide deed No- 3930 for the year 1969 of A.D.S.R Durgapur and said Santana Pada Ganguly died leaving behind his only son Ashesh Ganguly as his legal heir and as per law of inheritance said Ashesh Ganguly recorded his name in L.R.R.O.R and he sold the same to present owner vide deed No-4545 for the year 2021 of A.D.S.R. Durgapur and recorded 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- 230606950 for the year 2021, Serial No- 7109 for the year 2021, Page no. 178947 to 178978, Volume No. 2306-2021.**

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-230606950 for the year 2021, Serial No- 7109 for the year 2021, Page no. 178947 to 178978, Volume No. 2306-2021.**
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 Molandighi 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 Molandighi 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 Molandighi 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.


62.

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)

That piece and parcel of a **Danga** land measuring **11 (Eleven) Decimal** under **Mouza- Arrah**, R.S. Plot No- 1596 corresponding **L.R. Plot No-2171** **comprised in L.R. Khatian No- 5248 & 5249**, J.L. No-91 Under P.S- **Kanksa** and the Jurisdiction of Malandighi Gram Panchyat, Dist- Paschim Bardhaman, West Bengal, butted and bounded :-

On the North- R.S. Plot No. 1596

On the South- 15 Feet wide Metal Road

On the East- R.S. Plot No. 1596

On the West- 20 Feet wide Metal Road




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 6th Day of February, 2024 before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES :

① Sunita Das
S/o. Yami Das
v. H. Ananta Das
P. & Co. Dn. Bang
Sri. Him Ban

② Apurba Sain
510 Anon ka. Sain
Vill - Purnasha
P.S - Durgapur-7

Sunita Das
 L.T.I of Subala Das
by the pen of Sunita Das

EXECUTANT

Vishwakarma Real Estate
Somnath Paul
Partner

Vishwakarma Real Estate
Gomanga Chatterjee
Partner

Vishwakarma Real Estate
Kishore Chandra Mondal
Partner

Vishwakarma Real Estate
Purna Chandra Paul
Partner

Vishwakarma Real Estate
Sucharita Ghosh
Partner

Signature of Attorneys

Sunita Das

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 : Manoj Kumar Mondal
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Law Clerk
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Angraon
POST OFFICE (পোস্ট অফিস) Angraon
POLICE STATION (থানা) Cokeora PIN 713215
DISTRICT(জেলা) Kaimy STATE (রাজ্য) West Bengal
Bann
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) Other
6. AADHAR NO 737243619968
PAN _____
EPIC NO _____

আমি (শনাক্তকারী) Development Lawyer of Attorney অএ দলিলের (Query No.)
Shivan Das Das বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Surajit Mondal as identifier identifying the executants
of the concerned deed (Query No.) _____.

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						









Surajit Mondal
IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

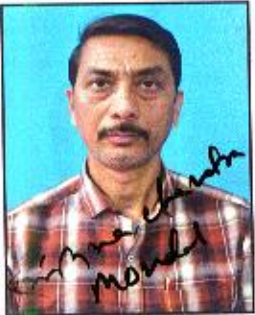










SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>Shree nars</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>Shree nars</i>					
Signature of the Executants/presentation	(LEFT HAND)				
	Little	Ring	Middle	Fore	Thumb
 <i>L. T. I of Surbala Das by the Pen of Suro K. Das.</i>					
	(RIGHT HAND)				
	Thumb	Fore	Middle	Ring	Little
					
Signature:- <i>L. T. I of Surbala Das by the Pen of Suro K. Das.</i>					
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>					






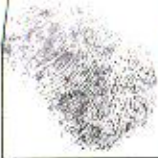





SPECIMEN FORM FOR TEN FINGER PRINTS

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

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

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

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:- <i>Gowange Chatteray</i>					
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
(RIGHT HAND)					
	Thumb	Fore	Middle	Ring	Little
Signature:-					

Major Information of the Deed




Deed No :	I-2306-01162/2024	Date of Registration	06/02/2024
Query No / Year	2306-8000327638/2024	Office where deed is registered	
Query Date	05/02/2024 7:33:22 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Subrata Mukherjee Pursha,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8101891226, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 25,24,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230606950/2021		

Land Details :

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, 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-2171 (RS :-)	LR-5248	Bastu	Danga	5 Dec	1/-	11,47,500/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
L2	LR-2171 (RS :-)	LR-5249	Bastu	Danga	6 Dec	1/-	13,77,000/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road,
TOTAL :					11Dec	2 /-	25,24,500 /-	
Grand Total :					11Dec	2 /-	25,24,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DHIREN DAS (Presentant) Son of Late KARIRAM DAS Executed by: Self, Date of Execution: 06/02/2024 , Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office	 06/02/2024	 Captured LTI 06/02/2024	 06/02/2024

A-13/1, Arrah Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx4G, Aadhaar No: 33xxxxxxxx2302, Status :Individual, Executed by: Self, Date of Execution: 06/02/2024, Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office



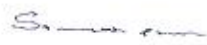


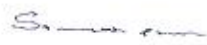


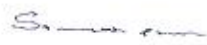


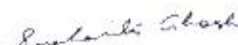


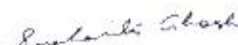


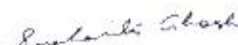
2	Name	Photo	Finger Print	Signature
	Mrs SURBALA DAS Wife of Mr DHIREN DAS Executed by: Self, Date of Execution: 06/02/2024 , Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office	 06/02/2024	 Captured LTI 06/02/2024	 06/02/2024

A-13/A, Arrah Kalinagar, City:- Durgapur, P.O:- Arrah, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: GRxxxxxx2L, Aadhaar No: 24xxxxxxxx2401, Status :Individual, Executed by: Self, Date of Execution: 06/02/2024, Admitted by: Self, Date of Admission: 06/02/2024 ,Place : Office




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, Benachity, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office</td> <td> Feb 6 2024 4:57PM</td> <td> Captured LTI 06/02/2024</td> <td> 06/02/2024</td> </tr> </tbody> </table> <p>Sagarbhanga, Gopinathpur, City:- Durgapur, P.O:- Sagarbhanga, 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)</p>	Name	Photo	Finger Print	Signature	Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 Feb 6 2024 4:57PM	 Captured LTI 06/02/2024	 06/02/2024
Name	Photo	Finger Print	Signature						
Mr SOMNATH PAUL Son of Mr NABAKUMAR PAUL Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 Feb 6 2024 4:57PM	 Captured LTI 06/02/2024	 06/02/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td>Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT GHOSH Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office</td> <td> Feb 6 2024 4:57PM</td> <td> Captured LTI 06/02/2024</td> <td> 06/02/2024</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT GHOSH Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 Feb 6 2024 4:57PM	 Captured LTI 06/02/2024	 06/02/2024
Name	Photo	Finger Print	Signature						
Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT GHOSH Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 Feb 6 2024 4:57PM	 Captured LTI 06/02/2024	 06/02/2024						




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.:: ARxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

3	Name	Photo	Finger Print	Signature
	Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 <small>Feb 6 2024 4:58PM</small>	 Captured <small>LTI 06/02/2024</small>	 <small>06/02/2024</small>

C-31, SSR Path, Aryanak, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

4	Name	Photo	Finger Print	Signature
	Mr KRISHNA CHANDRA MONDAL Son of Mr AKRUR CHANDRA MONDAL Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 <small>Feb 6 2024 4:58PM</small>	 Captured <small>LTI 06/02/2024</small>	 <small>06/02/2024</small>

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.:: AJxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr GOURANGA CHATTARAJ Son of Late DINABANDHU CHATTARAJ Date of Execution - 06/02/2024, , Admitted by: Self, Date of Admission: 06/02/2024, Place of Admission of Execution: Office	 <small>Feb 6 2024 4:59PM</small>	 Captured <small>LTI 06/02/2024</small>	 <small>06/02/2024</small>

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.:: ALxxxxx2E, 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 ANGADPUR, City:- Durgapur, P.O:- ANGADPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713215		 Captured	
	06/02/2024	06/02/2024	06/02/2024
Identifier Of Mr DHIREN DAS, Mrs SURBALA DAS, Mr SOMNATH PAUL, Mrs SUCHARITA GHOSH, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL, Mr GOURANGA CHATTARAJ			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DHIREN DAS	VISHWAKARMA REAL ESTATE-5 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mrs SURBALA DAS	VISHWAKARMA REAL ESTATE-6 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kanksa, Gram Panchayat: MOLANDIGHI, Mouza: Arrah, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2171, LR Khatian No:- 5248	Owner: ধীরেন দাস, Gurdian: কঠিন্দার , Address: ৩১৩-১ কান্ধা কান্ধিয়ার , Classification: কান্ধা, Area: 0.05000000 Acre,	Mr DHIREN DAS
L2	LR Plot No:- 2171, LR Khatian No:- 5249	Owner: সুরভালা দাস, Gurdian: ধীরেন , Address: ৩১৩-১ কান্ধা কান্ধিয়ার , Classification: কান্ধা, Area: 0.06000000 Acre,	Mrs SURBALA DAS

Endorsement For Deed Number : I - 230601162 / 2024

On 06-02-2024

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.

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

Presented for registration at 13:37 hrs on 06-02-2024, at the Office of the A.D.S.R. DURGAPUR by Mr DHIREN 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 25,24,500/-

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

Execution is admitted on 06/02/2024 by 1. Mr DHIREN DAS, Son of Late KARIRAM DAS, A-13/1, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business, 2. Mrs SURBALA DAS, Wife of Mr DHIREN DAS, A-13/A, Arrah Kalinagar, P.O: Arrah, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, 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 06-02-2024 by Mr SOMNATH PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-02-2024 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-02-2024 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-02-2024 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-02-2024 by Mr GOURANCA CHATTARAJ, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, Benachity, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Identified by Mr SURAJIT MONDAL, , Son of Mr MANORANJAN MONDAL, ANGADPUR, P.O: ANGADPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713215, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2803, Amount: Rs.50.00/-, Date of Purchase: 31/01/2024, 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 25175 to 25194

being No 230601162 for the year 2024.



Santanu Pal

Digitally signed by SANTANU PAL
Date: 2024.02.19 19:29:54 +05:30
Reason: Digital Signing of Deed.

(Santanu Pal) 19/02/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.