

1487/2023

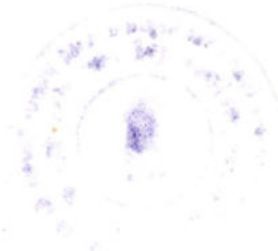
T. 1509/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 907923

श- 958087/2023
 14/30/2023
 13/04/2023
 [Signature]



Certified that the Endorsement Sheet's and the Signature Sheet's attached to this documents are part of the Document.

[Signature]

Add. Dist. Sub-Registrar
 Kulti, Paschim Bardhaman

17 APR 2023

GIRN - 192023290016122248

Query No. 8000958087 / 2023

GENERAL POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

THIS GENERAL POWER OF ATTORNEY made on this the
 ...13th day of ...April..... 2023

Cont....P/2

15
 2
 Maloy Kumar Barman

Sr. no. 2165 Dt. 12.4.2023 Rs. 100/-
Sold to: Indra Kuman Gupta & others
And: Kulti
Stamp from:
Asansol Treasury
29.7.23

PRADIP KR. PANJA
Stamp Vendor
Asansol Court
Lic. No.-3/92



Addl. Dist. Sub-Registrar
Kulti, Paschim Bardhaman.

13 APR 2023

-: 2 :-

KNOW ALL MEN BY THIS PRESENTS WE, (1) SRI INDRA KUMAR GUPTA, PAN No.ADBPG5174H, Son of Late Prem Chand Gupta, by faith Hindu, by occupation Business, citizenship Indian, resident of Near Kali Mandir, New Road, G.T.Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, (2) **SRI BIPLOB BANERJEE**, PAN No.AEFPB3266C, Son of Late Dhiren Banerjee, by faith Hindu, by occupation Business, citizenship Indian, resident of Babupara, Neamatpur, P.O. Sitarampur – 713359, P.S. Kulti, District Paschim Bardhaman, (3) **SRI ANUBHAV CHAKRABORTY**, PAN No.AQKPC2984P, Son of Sri Ashok Chakraborty, by faith Hindu, by occupation Business, citizenship Indian, resident of Balaji Bhavan, College Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, (4) **SRI ROWKAN MONDAL**, PAN No.AYGPM2319C, Son of Dipak Kumar Mondal, by faith Christian, by occupation Business, citizenship Indian, resident of S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), Krishnapur, Rajarhat, Gopalpur, District North 24 Parganas, Pin – 700102, do hereby appoint, nominate and constitute **“BALAJI CONSTRUCTIONS AND DEVELOPERS”**, PAN No.AAYFB9788Q, a Partnership Firm, having its Principal Place of Business at New Road, G.T.Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, being represented by its Partners (1) **SRI INDRA KUMAR GUPTA**, PAN No.ADBPG5174H, Son of Late Prem Chand Gupta,

Contd.....P/3.

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-:: 3 ::-

by faith Hindu, by occupation Business, citizenship Indian, resident of Near Kali Mandir, New Road, G.T.Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, **(2) SRI BIPLOB BANERJEE**, PAN No.AEFPB3266C, Son of Late Dhiren Banerjee, by faith Hindu, by occupation Business, citizenship Indian, resident of Babupara, Neamatpur, P.O. Sitarampur – 713359, P.S. Kulti, District Paschim Bardhaman, **(3) SRI ANUBHAV CHAKRABORTY**, PAN No.AQKPC2984P, Son of Sri Ashok Chakraborty, by faith Hindu, by occupation Business, citizenship Indian, resident of Balaji Bhavan, College Road, Kulti, P.O. Kulti – 713343, P.S. Kulti, District Paschim Bardhaman, **(4) SRI ROWKAN MONDAL**, PAN No.AYGPM2319C, Son of Dipak Kumar Mondal, by faith Christian, by occupation Business, citizenship Indian, resident of S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), Krishnapur, Rajarhat, Gopalpur, District North 24 Parganas, Pin – 700102, as our true and lawful constituted Attorney to do and perform and / or cause to be done or performed the following acts, deeds and things for us and on our behalf in respect of the property more fully mentioned in the schedule below.

WHEREAS we, the Executants absolutely seized and possessed the property free from all encumbrances which is more particularly described in schedule herein under written.

Contd.....P/4.

Mahy in Bardhaman

-:: 4 ::-

AND WHEREAS we seeks to develop said scheduled property in consonance with the general pattern of use of the landed in surrounding area where said scheduled property is situated but we have no ready funds and expertise and therefore the we have approached the Developer to develop said scheduled property at its own costs and expenses.

AND WHEREAS the developer on the basis of our said approach inspected said scheduled property and documents relating to title of said property and agreed to develop said scheduled property at its own costs, expenses and its expertise experience.

AND WHEREAS said scheduled property is under our physical possession and accordingly we the owner i.e. the Executants holds good and absolute title of said schedule property till date.

AND WHEREAS we the Executants and the Developer i.e. the Attorney entered into a Regd. Development Agreement being Deed No.....¹⁴⁹²..... for the year 2023 of A.D.S.R. Office, Kulti, and the terms and conditions are specifically mentioned in the said Development Agreement.

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Contd.....P/5.

-:: 5 ::-

AND WHEREAS with a view to enabling the Developer to develop the said scheduled property, it has become necessary for us to execute this Power of Attorney to exercise the following powers in connection with the schedule mentioned property for us and on our behalf in the matter of developing the schedule property and also for selling or transferring the Developer's allocation, to the intending purchaser/s.

That for the sake of convenience and doing necessary acts for the said development and construction upon the schedule below and also to sell / transfer the Developer's allocation, we, the Executants are executing this document as General Power of Attorney after Regd. Development Agreement, being Deed No.....1492..... for the year 2023 of A.D.S.R. Office, Kulti, and hereby agreed to entrust, appoint, nominate, constitute and empower **"BALAJI CONSTRUCTIONS AND DEVELOPERS"**, and authorizing it to exercise the rights, powers, privileges on behalf of the Owners i.e. the Executants as true Constituted Attorney mentioned hereunder and the Attorney holder hereby agreed to acts on behalf of us as Constituted Attorney on the following contents written in below :-

NOW THIS DEED WITNESSETH AS FOLLOWS :-

- a) To look after, manage and supervise the schedule property and to take all appropriate steps for preserving our right, title and interest.

Contd.....P/6.

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-:: 6 ::-

- b) To represent me before all officials and departments of the State Govt. and Central Govt. and all other public and private offices and to submit all petitions, returns, plans and statements for us and on our behalf relating to schedule mentioned land.
- c) To file all type of suits, claims and other legal proceedings in all courts, civil, criminal, revenue and other authority/authorities and tribunals for us and to pursue all such legal proceedings by signing and executing necessary Vakalatnama and other powers for us and on our behalf and to file all judgements, orders and decrees which may be passed by all such court, judicial and quasi-judicial authorities in appropriate higher court or courts and in the Writ court and to defend us in like manner against all suits, cases, legal proceedings, revisions, motions, appeals etc. which may be brought against us in connection with the schedule mentioned land belonging to ourselves.
- d) To get the master plan / site plan and building plan sanctioned / approved from the authority concern on our behalf by submitting the same before the said authority and to collect and receive the same after its sanction / approval for the purpose of developing and erecting the said buildings upon the schedule mentioned land and in this connection to sign the necessary papers and receipts at the said office for us and on our behalf.

Contd.....P/7

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-:: 7 ::-

- e) To enter into agreement or contract with any person / persons for selling / transferring the proposed Two Nos. of B+G+II storied (Commercial) & B+G+VII Storied (Residential) Building to such party/parties and on such term above named attorney holder be competent person to sign and execute all agreements relating to such transfer having right to receive consideration price and/or advance price from them (save and except owners' allocation).
- f) To raise / erect Two Nos. of B+G+II storied (Commercial) & B+G+VII Storied (Residential) buildings upon the schedule mentioned land in accordance with and strictly compliance with the said master plan / site plan and building plan and shall observe and follow all other directions to be issued by the concerned authority from time to time, for us and on our behalf and while performing the said acts, deeds and things the above named attorney shall sign and execute all documents, papers, forms, application etc. as and when required for us and on our behalf. The above named constituted attorney shall also be competent to submit and to take delivery of building plan and to take receipt thereof including right to deposit all fees in this regard for us and on our behalf.
- g) To sign and execute all forms, applications, documents etc. for us and on our behalf for the purpose of taking water connection and electric connection with meter and lines in the proposed Two Nos. of B+G+II storied (Commercial) & B+G+VII Storied (Residential) building.

Contd.....P/8

Mohd. Anwar

-: 8 :-

- h) To sign and swear all affidavits before the court of law for us and on our behalf as and when required in connection with the said schedule land and / or with the constructional matter or in the matter of taking water connection or to get necessary permission for such purpose and electric connection and to submit the same before the appropriate authority for us and on our behalf whenever required.
- i) To sign and execute Sale Deed/s transferring and selling the Two Nos. of B+G+II storied (Commercial) & B+G+VII Storied (Residential) buildings in favour of all intending purchaser/s on receipt of valuable consideration save and except owners' allocation and to present such Deed/s before the appropriate Registering Authority concern for registering the same for us and on our behalf and in this connection the above named attorney shall also be competent to sign all other relevant papers and documents at registration office for us and on our behalf which will be required for the purpose of completing the sale (save and except owners' allocation).
- j) To hand over the original sale receipt after signing the same on our behalf to the transferee / purchaser for enabling him / her / them to procure the Title Deed in original from the Registration Office in due course and also to hand over the Original Title Deed to the said purchaser/s.

Contd.....P/9.

Mahy K. P. Ponnur

-:: 10 ::-

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :-

In the District of Paschim Bardhaman, P.S. Kulti, Chowki Asansol, A.D.S.R. Office Kulti, within Mouza Punuri, J.L.No.22, under the limits of Asansol Municipal Corporation, Ward No.64, all that vacant 'Bastu Commercial' comprised in R.S. / L.R. Plot No.703/1118, under L.R. Khatian No.1761, measuring 17 Decimal, under L.R. Khatian No.1758, measuring 17 Decimal, under L.R. Khatian No.1759, measuring 22 Decimal, i.e. total land measuring 56 (Fifty Six) Decimal and in R.S./L.R. Plot No.704, under L.R. Khatian No.1760, measuring 20 (Twenty) Decimal, i.e. Total land in Two Plots measuring 76 (Seventy Six) Decimal along with all easement rights attached thereto.

The property is butted and bounded as follows :-

On the North : Plot of Sri Dulal Das.
On the South : G.T. Road.
On the East : Plot of Sri Ashok Chakraborty and others.
On the West : Plot of Sri Bhanu Patel and others.

Contd.....P/11.

Mahy K. Bannur

-: 11 :-

IN WITNESS WHEREOF the parties above named signed and executed this Deed of General Power of Attorney on the day, month and year first above written.

WITNESSES :-

1. Sunajit Das
S/O - Dipak Das
Santa, Bumpur
P.S - Hirapur
Pin - 713325
Dist - Paschim Bardhaman

Andra Kr. Wita
Biplab Beumjee
Anuman Chakraborty
Rouken Mondal

2. Jydev Tewary
S/O Anand Tewary
Anadanga, Asansol

Signature of the Executants
BALAJI CONSTRUCTIONS & DEVELOPERS
Andra Kr. Wita
Partner
BALAJI CONSTRUCTIONS & DEVELOPERS
Biplab Beumjee
Partner
BALAJI CONSTRUCTIONS & DEVELOPERS
Anuman Chakraborty
Partner
BALAJI CONSTRUCTIONS & DEVELOPERS
Rouken Mondal
Partner

Drafted & prepared by me as per instruction of the Executants and printed in my office.

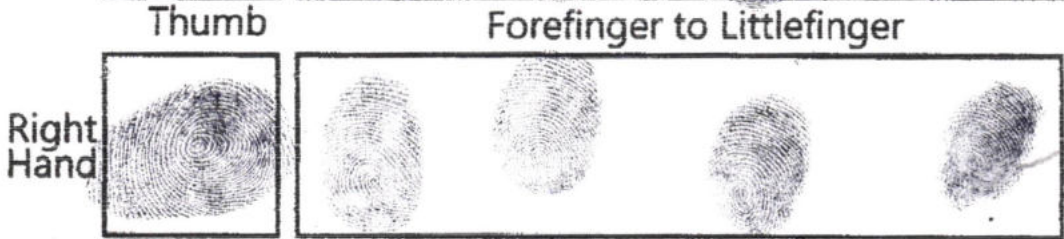
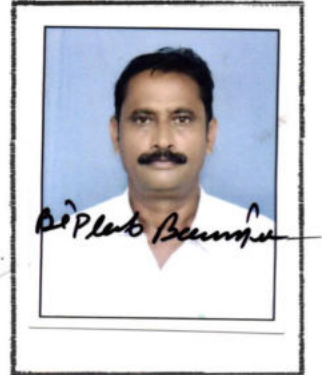
Malay Kumar Burman
(Malay Kumar Burman)
Advocate
Asansol Court.
Enrolment No.719/698 of 1982.

Signature of the Developer / Attorney

A sheet containing the self attested photo & finger prints of the parties is attached with this Deed.



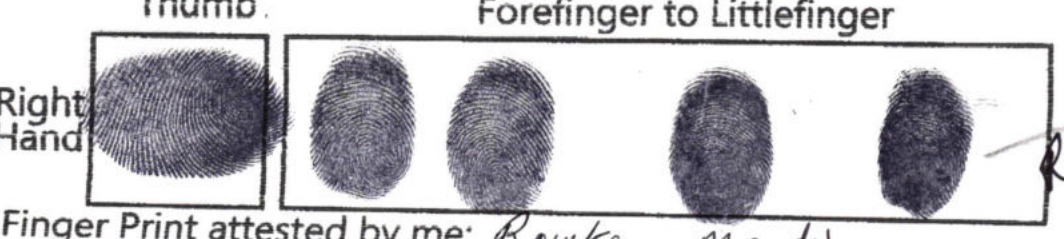
Finger Print attested by me: Indira K.R. Gupta



Finger Print attested by me: Biplob Bhowmik



Finger Print attested by me: Anil Chandra



Finger Print attested by me: Roukan Mondal

re



[Handwritten signature]

Adm. Dis. and Registrar
Kulti, Paschim Bardhaman

13 APR 2023

Government of West Bengal

Office of the Sub-Divisional Land & Land Reforms Officer

আসানসোল পশ্চিম বর্ধমান



To

রৌকন মন্ডল

পিতা/স্বামীর নাম: দীপক কুমার মন্ডল

নিজ

P.S.: কুলটি

District: পশ্চিম বর্ধমান

Sub: Prayer for change of character of land from one class to another

Ref: His/Her application dated: 28/03/2022

In terms of the provision laid down in sec 4C of the West Bengal Land Reforms Act, 1955 as amended up to date read with the provision of Rule 5A of West Bengal Land Reforms Rules, 1965 permission is hereby accorded to him/her for conversion of land from one class to another as noted in the schedule-I below with effect from 03/06/2022 subject to the terms and condition as noted in schedule-II

Schedule-I

(Schedule of Land for which conversion is allowed vide case no. CN/2022/2308/153)

Mouza With JL No. & PS	Khatian No.(LR)	LR Plot No. Noted in the Deed	New Plot No. (after creation of Bata if any)	Share	Area (in Acres)	Classification as per ROR	Classification for which permission accorded
পুগুড়ি, 022, কুলটি	1760	704		3050	0.2000	বাইদ	কমার্শিয়াল বাস্তু

Schedule - II

(Terms and conditions for conversion)

- This permission for conversion is without prejudice to any of the provisions of chapter IIB of West Bengal Land Reforms Act, 1955.
- This permission of conversion is also without prejudice to any the provision of the Urban Land (Ceiling and Regulation) Act , 1976 (Act 33 of 1976) & the Town & Country (Planning & Development) Act, 1979, if these are applicable to the land involved.
- This permission for conversion will stand revoked - if there is any - violation of the provision of prevailing laws -enforcing prevention -of environmental pollution affecting public health in general of the locality at any point of time.
- This -permission -of conversion will also stand -revoked if the land is used other than the purpose for which permission is given.
- The Land Revenue shall be determined as per sec. 23 of amended WBLR Act.

This conversion certificate is being issued in accordance with the notification bearing no. 4296 LR 1A-05 07 GE(M) dated 17.09.2009 of the Commissioner General, Land and Land Reforms Deptt. & Additional Chief Secretary to the Govt. of West Bengal, published on 24.09.2009 in-the Kolkata Gazette, Extraordinary.

- f) Subject to approval of the Competent Authority under the West Bengal Trees (Protection and Conservation in Non-Forest Areas) Act, 2006.

Ala 03/06/2022
Collector u/s 4C of the WBLR Act, 1955

Sub-Divisional Land & Land
Sub-Divisional Land & Land Reforms Officer

Memo:

Dated: 03/06/2022

- (i) The BL&LRO, কুলটি for information and taking necessary action.
(ii) The RI, of the কুলটি পুরসভা for information and taking necessary action.
(iii) Office copy of the certificate to be kept with the relevant case Record

Sub-Divisional Land & Land Reforms Officer



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



192023240016122248

GRN Details

GRN: 192023240016122248 Payment Mode: SBI Epay
GRN Date: 13/04/2023 15:04:07 Bank/Gateway: SBlePay Payment Gateway
BRN : 0707271925517 BRN Date: 13/04/2023 15:04:57
Gateway Ref ID: 310345760971 Method: State Bank of India UPI
GRIPS Payment ID: 130420232001612223 Payment Init. Date: 13/04/2023 15:04:07
Payment Status: Successful Payment Ref. No: 8000958087/7/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr Malay Kumar Burman
Address: ASANSOL
Mobile: 9434237196
Period From (dd/mm/yyyy): 13/04/2023
Period To (dd/mm/yyyy): 13/04/2023
Payment Ref ID: 8000958087/7/2023
Dept Ref ID/DRN: 8000958087/7/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000958087/7/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				21

IN WORDS: TWENTY ONE ONLY.

ESOS 87/2023

Major Information of the Deed



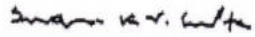


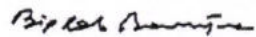


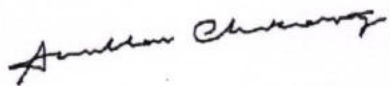
Deed No :	I-2324-01509/2023	Date of Registration	17/04/2023
Query No / Year	2324-8000958087/2023	Office where deed is registered	
Query Date	13/04/2023 2:16:15 PM	A.D.S.R. KULTI, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	MALAY KUMAR BURMAN ASANSOL COURT, Thana : Asansol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713304, Mobile No. : 9434237196, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 4/-	Rs. 2,39,99,633/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 232401492/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		




Land Details :

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, Pin Code : 713343

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-703/1118	LR-1761	Other Commercial Usage	Bastu	17 Dec	1/-	74,37,794/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-703/1118	LR-1758	Other Commercial Usage	Bastu	17 Dec	1/-	74,37,794/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-703/1118	LR-1759	Bastu	Bastu	22 Dec	1/-	44,91,835/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-704	LR-1760	Bastu	Bastu	20 Dec	1/-	46,32,210/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			76Dec	4 /-	239,99,633 /-	
		Grand Total :			76Dec	4 /-	239,99,633 /-	

Principal Details :



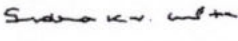


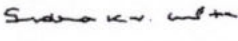


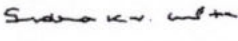


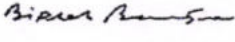


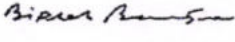


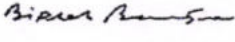
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Indra Kumar Gupta (Presentant) Son of Late Prem Chand Gupta Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Near Kali Mandir, New Road, G.T.Road, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				
2	Name Mr Biplob Banerjee Son of Late Dhiren Banerjee Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Babupara, Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				
3	Name Mr Anubhav Chakraborty Son of Mr Ashok Chakraborty Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023	
Balaji Bhavan, College Road, City:- Kulti, P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQxxxxxx4P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				



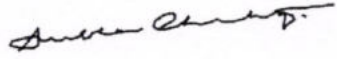


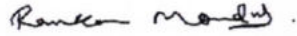
4	Name	Photo	Finger Print	Signature
	Mr Rowkan Mondal Son of Dipak Kumar Mondal Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
		13/04/2023	LTI 13/04/2023	13/04/2023
S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 13/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				

Attorney Details :



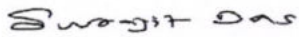
SI No	Name,Address,Photo,Finger print and Signature
1	BALAJI CONSTRUCTIONS AND DEVELOPERS New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

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 Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 13 2023 3:20PM</td> <td>LTI 13/04/2023</td> <td>13/04/2023</td> </tr> </tbody> </table> <p>Near Kali Mandir, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4H,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office					Apr 13 2023 3:20PM	LTI 13/04/2023	13/04/2023
Name	Photo	Finger Print	Signature										
Mr Indra Kumar Gupta Son of Late Prem Chand Gupta Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office													
	Apr 13 2023 3:20PM	LTI 13/04/2023	13/04/2023										
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Apr 13 2023 3:23PM</td> <td>LTI 13/04/2023</td> <td>13/04/2023</td> </tr> </tbody> </table> <p>Babupara, Neamatpur, City:- , P.O:- Sitarampur, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713359, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx6C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office					Apr 13 2023 3:23PM	LTI 13/04/2023	13/04/2023
Name	Photo	Finger Print	Signature										
Mr Biplob Banerjee Son of Late Dhiren Banerjee Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office													
	Apr 13 2023 3:23PM	LTI 13/04/2023	13/04/2023										

3	Name	Photo	Finger Print	Signature
	Mr Anubhav Chakraborty Son of Mr Ashok Chakraborty Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office	 <small>Apr 13 2023 3:25PM</small>	 <small>LTI 13/04/2023</small>	 <small>13/04/2023</small>
Balaji Bhavan, College Road, Kulti, City:- , P.O:- Kuti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx4P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as Partner)				
4	Name	Photo	Finger Print	Signature
	Mr Rowkan Mondal Son of Dipak Kumar Mondal Date of Execution - 13/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office	 <small>Apr 13 2023 3:26PM</small>	 <small>LTI 13/04/2023</small>	 <small>13/04/2023</small>
S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), City:- , P.O:- Krishnapur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700102, Sex: Male, By Caste: Christian, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx9C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : BALAJI CONSTRUCTIONS AND DEVELOPERS (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURAJIT DAS Son of Dipak Das SANTA, BUNPUR, City:- Not Specified, P.O:- Burnpur, P.S:-Hirapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713325	 <small>13/04/2023</small>	 <small>13/04/2023</small>	 <small>13/04/2023</small>
Identifier Of Mr Indra Kumar Gupta, Mr Biplob Banerjee, Mr.Anubhav Chakraborty, Mr Rowkan Mondal, Mr Indra Kumar Gupta, Mr Biplob Banerjee, Mr Anubhav Chakraborty, Mr Rowkan Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Indra Kumar Gupta	BALAJI CONSTRUCTIONS AND DEVELOPERS-17 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Biplob Banerjee	BALAJI CONSTRUCTIONS AND DEVELOPERS-17 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Anubhav Chakraborty	BALAJI CONSTRUCTIONS AND DEVELOPERS-22 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Rowkan Mondal	BALAJI CONSTRUCTIONS AND DEVELOPERS-20 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Kulti, Municipality: KULTI, Road: G. T. Road Punuri (On Road), Mouza: Punuri, Pin Code : 713343

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 703/1118, LR Khatian No:- 1761	Owner:ইন্দ্র কুমার গুপ্তা, Gurdian:প্রেমচাঁদ গুপ্তা, Address:কুলটা, Classification:বাস্তু, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 703/1118, LR Khatian No:- 1758	Owner:বিপ্লব ব্যানার্জী, Gurdian:ধীরেন ব্যানার্জী, Address:নিজ, Classification:বাস্তু, Area:0.17000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 703/1118, LR Khatian No:- 1759	Owner:অনুভব চক্রবর্তী, Gurdian:অশোক চক্রবর্তী, Address:নিজ, Classification:বাস্তু, Area:0.22000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 704, LR Khatian No:- 1760	Owner:রৌকন মন্ডল, Gurdian:দীপক কুমার মন্ডল, Address:নিজ, Classification:বাইদ, Area:0.20000000 Acre,	Owner Name not selected by applicant.

On 13-04-2023

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

Presented for registration at 14:30 hrs on 13-04-2023, at the Office of the A.D.S.R. KULTI by Mr Indra Kumar Gupta , 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 2,39,99,633/-

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

Execution is admitted on 13/04/2023 by 1. Mr Indra Kumar Gupta, Son of Late Prem Chand Gupta, Near Kali Mandir, New Road, G.T.Road, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 2. Mr Biplob Banerjee, Son of Late Dhiren Banerjee, Babupara, Neamatpur, P.O: Sitarampur, Thana: Kulti, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713359, by caste Hindu, by Profession Business, 3. Mr Anubhav Chakraborty, Son of Mr Ashok Chakraborty, Balaji Bhavan, College Road, P.O: Kulti, Thana: Kulti, , City/Town: KULTI, Paschim Bardhaman, WEST BENGAL, India, PIN - 713343, by caste Hindu, by Profession Business, 4. Mr Rowkan Mondal, Son of Dipak Kumar Mondal, S.D.Nirman, Flat No.4A, 4th Floor, Siddhartha Nagar Colony (O.P. Shiv Mandir), P.O: Krishnapur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Christian, by Profession Business

Indetified by Mr SURAJIT DAS, , , Son of Dipak Das, SANTA, BUNPUR, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

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

Execution is admitted on 13-04-2023 by Mr Biplob Banerjee, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr SURAJIT DAS, , , Son of Dipak Das, SANTA, BUNPUR, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Anubhav Chakraborty, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr SURAJIT DAS, , , Son of Dipak Das, SANTA, BUNPUR, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Rowkan Mondal, PARTNER, BALAJI CONSTRUCTIONS AND DEVELOPERS, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr SURAJIT DAS, , , Son of Dipak Das, SANTA, BUNPUR, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr Indra Kumar Gupta, Partner, BALAJI CONSTRUCTIONS AND DEVELOPERS, New Road, G.T.Road, Kulti, City:- , P.O:- Kulti, P.S:-Kulti, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713343

Indetified by Mr SURAJIT DAS, , , Son of Dipak Das, SANTA, BUNPUR, P.O: Burnpur, Thana: Hirapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713325, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 3:04PM with Govt. Ref. No: 192023240016122248 on 13-04-2023, Amount Rs: 21/-, Bank: SBI EPay (SBlePay), Ref. No. 0707271925517 on 13-04-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2165, Amount: Rs.100.00/-, Date of Purchase: 12/04/2023, Vendor name: P Kr Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 13/04/2023 3:04PM with Govt. Ref. No: 192023240016122248 on 13-04-2023, Amount Rs: 0/-, Bank: SBI EPay (SBlePay), Ref. No. 0707271925517 on 13-04-2023, Head of Account




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

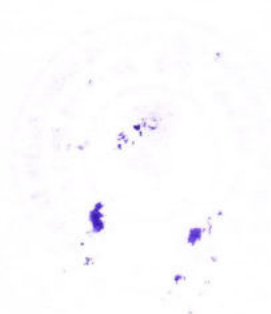
On 17-04-2023

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

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



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2324-2023, Page from 26764 to 26787

being No 232401509 for the year 2023.



Digitally signed by DEBASISH SAHOO
Date: 2023.04.17 17:00:46 +05:30
Reason: Digital Signing of Deed.

**(Debasish Sahoo) 2023/04/17 05:00:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KULTI
West Bengal.**

(This document is digitally signed.)
