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[Page- 1]

T- 1862/2024



पश्चिम बंगाल WEST BENGAL

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

AF 562462

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

04 APR 2024

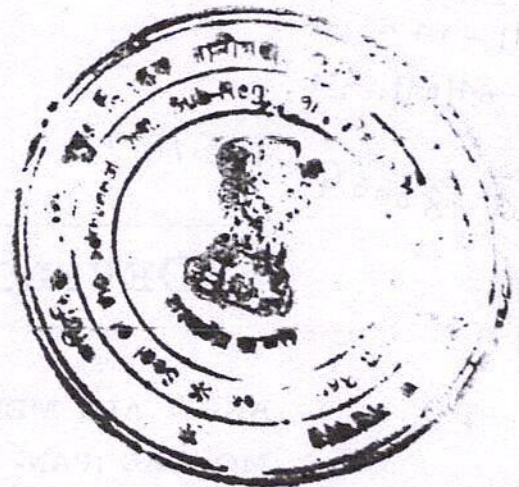
DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS WE, (1) **SRI. JADAV MONDAL** [PAN- ANIPM6274H] Son of Sri. Kali Pada Mondal, by faith Hindu, by occupation Business, by nationality Indian, resident of Dignala, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (2) **SRI. RAJ KUMAR GUPTA** [PAN- AHZPG3083D] Son of Late Ram Kishan Gupta, by faith Hindu, by occupation Business, by nationality Indian, resident of Thana Road, Andal, P.O.- Andal, P.S. Andal, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713321, (3) **SMT. BITHIKA PANDIT** [PAN- EHXPP0170A] Wife of Sri. Jayanta Pandit, by faith Hindu, by occupation House wife, by

SINo. 2638 Date 28/09/23
Sold to Jadar Mandal
Address Andul, Pinc 713321
Value of Stamp 502
Date of Purchase of the stamp
Pepar from Treasury 21 SEP 2023
Name of the Treasury from
Durgapur

Chatterjee

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



Additional District Sub-Registrar
Birgaon, Paschim Bardhaman

04 APR 2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 562461

nationality Indian, resident of 1/9, Benachity West, J.K. Paul Lane, Jain Temple, City: Durgapur, P.O.- Benachity, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713213, (4) **SMT. RINKI PAUL [PAN- BAPPG5949C]** Wife of Sri. Uttam Kumar Paul, by faith Hindu, by occupation House wife, by nationality Indian, resident of 2C/27, Harshabardhan Road, City: Durgapur, P.O.- A-Zone, P.S. Durgapur, District- Paschim Bardhaman, State- West Bengal, India, PIN- 713204, do hereby state and declare as follows:-

[Handwritten signature]

SI No. 2639 Date 28/09/23
Sold to Jadev Mondal 2 others.
Address Andal, Pin - 713321

Value of Stamp 502

Date of Purchase of the stamp

21 SEP 2023

Paper from Treasury

Name of the Treasury from

Durgapur

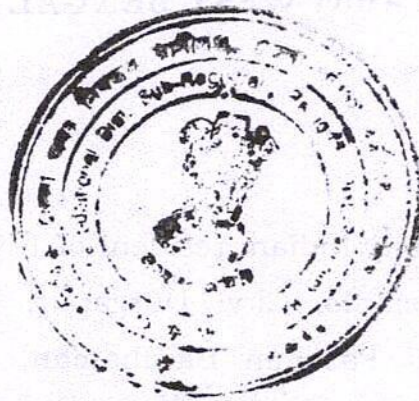
Chatterjee

Somnath Chatterjee

Stamp Vendor

A.D.S.R. Office, Durgapur-16

Licence No.-1/2016-17




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Additional District Sub-Registrar
Ramgari, Paschim Bardhaman

04 APR 2024

WHEREAS the property mentioned in the Schedule below had been purchased by Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee & Subodh Kumar Mukhopadhyaya jointly purchased 15 decimal land vide deed No. 243 for the year 1964 of Joint Sub Registrar of Raniganj at Durgapur and thereafter Subodh Kumar Mukhopadhyaya transferred his share i.e. 7.5 decimal land in favour of Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee vide deed No 4912 for the year 1975 of Joint Sub Registrar of Raniganj at Durgapur and also recorded his name in L.R. Record by Mutation under Khatian No. 5805 and the said Anil Kumar Mukhopadhyaya Alias Anil Kumar Mukherjee died leaving behind four sons namely Dipak Mukherjee, Swapan Kumar Mukherjee Tarun Kumar Mukherjee & Tanoy Mukherjee and four daughters namely Mala Banerjee, Karabi Dey, Mukti Banerjee and Tapati Majumder as his only legal heirs and later on the said Dipak Mukherjee died leaving behind the his wife Anima Mukherjee and son Somnath Mukherjee and daughter Mamoni Maji as his legal heirs and Tanoy Mukherjee died unmarried and the said Tapati Majumder died leaving behind his only son Tanmoy Majumder as her only legal heirs and thereafter Swapan Kumar Mukherjee Tarun Kumar Mukherjee, Mala Banerjee, Karabi Dey, Mukti Banerjee, Anima Mukherjee, Somnath Mukherjee, Mamoni Maji and Tanmoy Majumder become joint owner of the schedule mentioned property as per law of inheritance and they jointly sold the same to present Landowners vide deed No- 2824 for the year 2023 of ARA-II, Kolkata and after purchasing the land present landowners mutated their name in L.R.R.O.R.

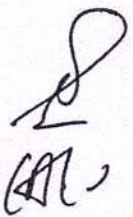

AND WHEREAS We entered into a Development Agreement with "ORCHID REALTORS" [PAN:- AAHFO9317M] (a Partnership

firm) having its office at N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, P.O. Benachity, P.S. Durgapur, Dist.: Paschim Bardhaman, W.B., India, PIN: 713213, represented by its **Partners (1) SRI. SOUMITRA DUTTA [PAN-EBUPD2156K]** Son Sri. Goutam Dutta, by faith Hindu, by occupation Business, residing at Nikita Apartment, 54 Feet Road, Natural Heights, Padma Pukur, P.O.- Benachity, P.S.- Durgapur, Dist- Paschim Bardhaman, W.B., India, PIN- 713213, **(2) SRI. UTTAM DAS [PAN- ARIPD6567A]** Son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business resident of D-1/1, Vidyasagar Pally, P.O.-Benachity, P.S.- Durgapur, District- Paschim Bardhaman, W.B., India, PIN- 713213, and the same has been duly registered before the **A.D.S.R. Raniganj, vide deed no. I-230406039 for the year 2023, Serial No- 6008 for the year 2023, Page no. 109641 to 109671, Volume No. 2304-2023.**

AND WHEREAS We do hereby nominate, constitute and appoint, **"ORCHID REALTORS" [PAN:- AAHFO9317M]** (a **Partnership firm)** having its office at N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, P.O. Benachity, P.S. Durgapur, Dist.: Paschim Bardhaman, W.B., India, PIN: 713213, represented by its **Partners (1) SRI. SOUMITRA DUTTA [PAN-EBUPD2156K]** Son Sri. Goutam Dutta, by faith Hindu, by occupation Business, residing at Nikita Apartment, 54 Feet Road, Natural Heights, Padma Pukur, P.O.-Benachity, P.S.- Durgapur, Dist- Paschim Bardhaman, W.B., India, PIN- 713213, **(2) SRI. UTTAM DAS [PAN- ARIPD6567A]** Son of Mr. Gopinath Das, by faith-Hindu, by occupation-Business resident of D-1/1, Vidyasagar Pally, P.O.-Benachity, P.S.- Durgapur, District- Paschim Bardhaman, W.B., India, PIN- 713213, 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 our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **"ORCHID REALTORS"**.
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, Raniganj, vide deed no. I-230406039 for the year 2023, Serial No- 6008 for the year 2023, Page no. 109641 to 109671, Volume No. 2304-2023.**
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 Andal Gram Panchayat 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 or Andal Gram 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.
9. To deposit any fees or charges in the office of Andal Gram 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.
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)

All that piece of parcel of "Danga" land admeasuring about **15 (Fifteen) Decimal** under **Mouza- Dignala**, J.L. No- 43, **P.S. Andal**, under the jurisdiction of Andal Gram Panchayat, Dist-Paschim Bardhaman, P.S.: Andal,

| R.S. & L.R. Plot No. | L.R. Khatian No. | Area in Decimal |
|----------------------|------------------|-----------------|
| 1816 | 5825 | 2.00 |
| 1816 | 5832 | 4.86 |
| 1816 | 5826 | 4.00 |
| 1816 | 5831 | 4.14 |

Entire land is Butted and Bounded by-

NORTH - R.S. Plot No-1816
SOUTH - R.S. Plot No-1814
EAST - R.S. Plot No-1817
WEST - 17 Feet Wide 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 4th Day of April, 2024 before A.D.S.R. Raniganj in free and fare state of mind and health.

WITNESSES :

- ① Dibyajit Paul
C/O - Dilip Kumar Paul.
Add - Benachity, Durgapur
- ② Joyanta Pandit c/o M.S. Pandit
1/9 Benachity west, DGP-13.
S/o Madhusudan Pandit

Jadav Mandal
Raj Kumar Gupta
Bithika Pandit
Rinki Paul.

EXECUTANT

Uttam Das.
ORCHID REALTORS
Partners

Soumitra Datta
ORCHID REALTORS
Partners

Signature of Attorneys

Jadav Mandal

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) : DIBYAJIT PAUL
2. FATHER/ HUSBAND NAME : Dilip Kumar Paul
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : Business
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) 54 Ft Road, Padma Pukur
POST OFFICE (পোস্ট অফিস) Berachta
POLICE STATION (থানা) Dwargapur PIN 713213
DISTRICT(জেলা) Burdham STATE (রাজ্য) West Bengal
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) other
6. AADHAR NO 981014495121
PAN ETYPPI68IK
EPIC NO _____

আমি (শনাক্তকারী) Development Power of Attorney অএ দলিলের (Query No.)
Jadav Mondal বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।
I, Dibya Jit Paul as identifier identifying the executants
of the concerned deed (Query No.) 800061424512026

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

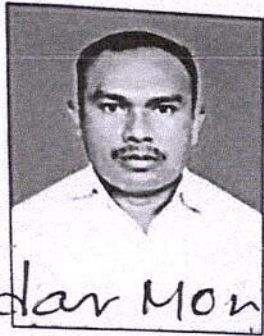
| | | | | | |
|------------|--|--|--|--|--|
| LEFT HAND | | | | | |
| RIGHT HAND | | | | | |
| | | | | | |

Dibyajit Paul

IDENTIFIER SIGNATURE

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Jadar Mondal

| (LEFT HAND) | | | | |
|--------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- Jadar Mondal

Signature of the
Executants/presentation



Raj Kumar Gupta

| (LEFT HAND) | | | | |
|--------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- Raj Kumar Gupta

Signature of the
Executants/presentation



Bithika

| (LEFT HAND) | | | | |
|--------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

Signature:- Bithika Pandit

Signature of the
Executants/presentation



| (LEFT HAND) | | | | |
|--------------|------|--------|------|--------|
| Little | Ring | Middle | Fore | Thumb |
| | | | | |
| (RIGHT HAND) | | | | |
| Thumb | Fore | Middle | Ring | Little |
| | | | | |

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
Executants/presentation



Uttam Das

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Uttam Das

✓

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb



(RIGHT HAND)

Thumb

Fore

Middle

Ring

Little



Signature:-

Soumitra Dutta

(LEFT HAND)

Little

Ring

Middle

Fore

Thumb

(RIGHT HAND)

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Ring

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Signature:-

(LEFT HAND)

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Ring

Middle

Fore

Thumb

Major Information of the Deed



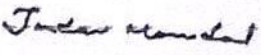






| | | | |
|---|--|---------------------------------|--|
| Deed No : | I-2304-01862/2024 | Date of Registration | 04/04/2024 |
| Query No / Year | 2304-8000614245/2024 | Office where deed is registered | A.D.S.R. RANIGANJ, District: Paschim Bardhaman |
| Query Date | 05/03/2024 10:32:10 AM | | |
| Applicant Name, Address & Other Details | Subrata Mukherjee Durgapur, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 8768547715, Status : Advocate | | |
| Transaction | [0138] Sale, Development Power of Attorney after Registered Development Agreement | | |
| Set Forth value | Additional Transaction | | |
| Stamp duty Paid(SD) | Market Value | | |
| Rs. 100/- (Article:48(g)) | Rs. 31,38,750/- | | |
| Remarks | Registration Fee Paid | | |
| | Rs. 7/- (Article:E) | | |
| | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230406039/2023 | | |



Land Details :

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Dignala, Pin Code : 713321

| 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-1816 | LR-5825 | Bastu | Danga | 2 Dec | | 4,18,500/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name : |
| L2 | LR-1816 | LR-5832 | Bastu | Danga | 4.86 Dec | | 10,16,955/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name : |
| L3 | LR-1816 | LR-5826 | Bastu | Danga | 4 Dec | | 8,37,000/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name : |
| L4 | LR-1816 | LR-5831 | Bastu | Danga | 4.14 Dec | | 8,66,295/- | Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name : |
| | | TOTAL : | | | 15Dec | 0 /- | 31,38,750 /- | |
| | | Grand Total : | | | 15Dec | 0 /- | 31,38,750 /- | |

Principal Details :





| Sl No | Name, Address, Photo, Finger print and Signature | | | |
|---|--|---|---|--|
| 1 | Name Mr JADAV MONDAL (Presentant) Son of Mr KALI PADA MONDAL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | Photo  04/04/2024 | Finger Print  Captured LTI 04/04/2024 | Signature  04/04/2024 |
| Dignala, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.: ANxxxxxx4H, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | | | | |
| 2 | Name Mr RAJ KUMAR GUPTA Son of Late RAM KISHAN GUPTA Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | Photo  04/04/2024 | Finger Print  Captured LTI 04/04/2024 | Signature  04/04/2024 |
| Thana Road, Andal, City:- Not Specified, P.O:- Andal, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AHxxxxxx3D, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | | | | |
| 3 | Name Smt BITHIKA PANDIT Wife of Mr JAYANTA PANDIT Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | Photo  04/04/2024 | Finger Print  Captured LTI 04/04/2024 | Signature  04/04/2024 |
| 1/9, Benachity West, J.K. Paul Lane, Jain Temple, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.: EHxxxxxx0A, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | | | | |

| Name | Photo | Finger Print | Signature |
|--|---|--|---------------------------|
| Smt RINKI PAUL Wife of Mr UTTAM KUMAR PAUL Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office |  04/04/2024 |  Captured LTI 04/04/2024 | Rinki Paul. 04/04/2024 |
| 2C/27, Harshabardhan Road, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: BAxxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/04/2024 , Admitted by: Self, Date of Admission: 04/04/2024 ,Place : Office | | | |

Attorney Details :



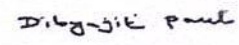
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | ORCHID REALTORS N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 Date of Incorporation:XX-XX-2XX2 , PAN No.:: AAxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|--|---|---|--|------------------------------|
| | Name | Photo | Finger Print | Signature |
| 1 | Mr SOUMITRA DUTTA Son of Mr GOUTAM DUTTA Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office |  Apr 4 2024 12:36PM |  Captured LTI 04/04/2024 | Soumitra Dutta 04/04/2024 |
| Nikita Apartment, 54 Feet Road, Natural Heights, Padma Pukur, City:- Durgapur, P.O:- Benachity, P.S:- Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: EBxxxxxx6K,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ORCHID REALTORS (as PARTNER) | | | | |
| 2 | Mr UTTAM DAS Son of Mr GOPINATH DAS Date of Execution - 04/04/2024, , Admitted by: Self, Date of Admission: 04/04/2024, Place of Admission of Execution: Office |  Apr 4 2024 12:37PM |  Captured LTI 04/04/2024 | Uttam Das 04/04/2024 |

D-1/1, Vidyasagar Pally, City:- Not Specified, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.:: ARxxxxxx7A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ORCHID REALTORS (as PARTNER)

Identifier Details :

| Name | Photo | Finger Print | Signature |
|--|---|---|--|
| Mr Dibyajit Paul Son of Mr Dilip Kumar Pal 54 Ft Road, Padma Pukur,, City:- , P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213 |  |  Captured |  |
| | 04/04/2024 | 04/04/2024 | 04/04/2024 |
| Identifier Of Mr SOUMITRA DUTTA, Mr UTTAM DAS, Mr JADAV MONDAL, Mr RAJ KUMAR GUPTA, Smt BITHIKA PANDIT, Smt RINKI PAUL | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------|---------------------------|
| 1 | Mr JADAV MONDAL | ORCHID REALTORS-2 Dec |

Transfer of property for L2

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------|
| 1 | Mr RAJ KUMAR GUPTA | ORCHID REALTORS-4.86 Dec |

Transfer of property for L3

| Sl.No | From | To. with area (Name-Area) |
|-------|--------------------|---------------------------|
| 1 | Smt BITHIKA PANDIT | ORCHID REALTORS-4 Dec |

Transfer of property for L4

| Sl.No | From | To. with area (Name-Area) |
|-------|----------------|---------------------------|
| 1 | Smt RINKI PAUL | ORCHID REALTORS-4.14 Dec |

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andal, Gram Panchayat: ANDAL, Mouza: Dignala, Pin Code : 713321

| Sch No | Plot & Khatian Number | Details Of Land | Owner name In English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 1816, LR Khatian No:- 5825 | Owner:যাদব মন্ডল , Gurdian:কাসিমদ মন্ডল, Address:নিজ , Classification:ভাঙ্গা, Area:0.02000000 Acre, | Owner Name not selected by applicant. |
| L2 | LR Plot No:- 1816, LR Khatian No:- 5832 | Owner:রাজ কুমার গুপ্তা , Gurdian:রাস কিষণ গুপ্তা, Address:খানা রোড অন্ডাল , Classification:ভাঙ্গা, Area:0.04860000 Acre, | Owner Name not selected by applicant. |
| L3 | LR Plot No:- 1816, LR Khatian No:- 5826 | Owner:বীথিকা পন্ডিড , Gurdian:জয়ন্ত পন্ডিড, Address:নিজ , Classification:ভাঙ্গা, Area:0.04000000 Acre, | Owner Name not selected by applicant. |

| | | | |
|----|---|--|---------------------------------------|
| L4 | LR Plot No:- 1816, LR Khatian No:- 5831 | Owner:রিকি পাল, Gurdian:উত্তম কুমার পাল, Address:এ জোন দুর্গাপুর , Classification:ভাসা, Area:0.04140000 Acre, | Owner Name not selected by applicant. |
|----|---|--|---------------------------------------|

Endorsement For Deed Number : I - 230401862 / 2024

On 04-04-2024

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 11:24 hrs on 04-04-2024, at the Office of the A.D.S.R. RANIGANJ by Mr JADAV MONDAL , 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 31,38,750/-

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

Execution is admitted on 04/04/2024 by 1. Mr JADAV MONDAL, Son of Mr KALI PADA MONDAL, Dignala, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Mr RAJ KUMAR GUPTA, Son of Late RAM KISHAN GUPTA, Thana Road, Andal, P.O: Andal, Thana: Andal, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 3. Smt BITHIKA PANDIT, Wife of Mr JAYANTA PANDIT, 1/9, Benachity West, J.K. Paul Lane, Jain Temple, P.O: Benachity, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by Profession House wife, 4. Smt RINKI PAUL, Wife of Mr UTTAM KUMAR PAUL, 2C/27, Harshabardhan Road, P.O: A Zone, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713204, by caste Hindu, by Profession House wife

Indetified by Mr Dibyajit Paul, , , Son of Mr Dilip Kumar Pal, 54 Ft Road, Padma Pukur,, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

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

Execution is admitted on 04-04-2024 by Mr SOUMITRA DUTTA, PARTNER, ORCHID REALTORS, N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Dibyajit Paul, , , Son of Mr Dilip Kumar Pal, 54 Ft Road, Padma Pukur,, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Execution is admitted on 04-04-2024 by Mr UTTAM DAS, PARTNER, ORCHID REALTORS, N/1, Padma Pukur, Benachity, Holding I.D. No- 0071586, Circle/ Ward No-21, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr Dibyajit Paul, , , Son of Mr Dilip Kumar Pal, 54 Ft Road, Padma Pukur,, P.O: Durgapur, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713213, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 2638, Amount: Rs.50.00/-, Date of Purchase: 27/09/2023, Vendor name: Somnath Chatterjee

2. Stamp: Type: Impressed, Serial no 2639, Amount: Rs.50.00/-, Date of Purchase: 27/09/2023, Vendor name: Somnath Chatterjee



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal