

2129

I-2142/2023




पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AE 537478

12-12 p.m

13/04/2023

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

  
Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

13 APR 2023

Query No./Year::-8000893588/2023

## POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT

Cont. P/2



**KNOW ALL MEN BY THIS POWER OF ATTORNEY:**

**SRI TARAKESWAR GORAI**, (PAN:-ACZPG7763M), s/o Late Bhuban Chandra Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of 65, Dr R.R Road, Near Dalpatty More, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal

**SRI RAMESWAR GORAI**, (PAN:-ACZPG4715D), s/o Late Bhuban Chandra Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of P.N Malaya Road, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal.

**SRI SARBESWAR GORAI**, (PAN:-ACZPG6860B), s/o Late Bhuban Chandra Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of 65, Dr R.R Road, Near Dalpatty More, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal

**SRI PARAMESWAR GORAI (also Known as PARESH CHANDRA GORAI)**, (PAN:-ADNPG2383C), s/o Late Bhuban Chandra Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of 65, Dr R.R Road, Near Dalpatty More, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal.

**SRI SIDDHESWAR GORAI**, (PAN:-AGWPG8780H), s/o Late Bhuban Chandra Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of 65, Dr R.R Road, Near Dalpatty More, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal.

**SRI SISIR KUMAR GORAI**, (PAN:-ACZPG6862D), s/o Late Dinabandhu Gorai, by faith Hindu, Nationality Indian, by occupation Business, resident of 39, N.S.B Road, near Tarbangala Water Tank, P.O. & P.S.- Raniganj-713347, Dist. Paschim Bardhaman, West Bengal.

WE RESOLVED TO EXECUTE AND REGISTER A POWER OF ATTORNEY IN TERMS OF THE DRAFT PLACED BEFORE THE BOARD IN FAVOR OF:

DIVIT DEVELOPERS, (PAN:-AAUFD5169M), a registered Partnership firm having its registered office situated at 64, N.S.B Road, P.O + P.S Raniganj-713347, Dist. Paschim Bardhaman, West Bengal represented by its Partners:

1. **SRI LALIT KUMAR JHUNJHUNWALA** (PAN NO- AFEPJ2876A), s/o Late Dwarka Das Jhunjhunwala, 2. **SRI SMITH JHUNJHUNWALA**, (PAN NO-AJCPJ9184B), s/o Sri Lalit Kumar Jhunjhunwala and **SMT PREETY JHUNJHUNWALA**, (PAN NO-AZMPA5509M), w/o Sri Smith Jhunjhunwala, all the three partners are residing of 109, P.N. Road, P.O & P.S Raniganj, Dist- Paschim Bardhaman, West Bengal, Pin-713347, Sub-Division - Asansol within the District of Paschim Bardhaman:-

**NOW THIS POWER OF ATTORNEY WITNESSES AS FOLLOWS:**

Sri Tarakeswar Gorai, Sri Rameswar Gorai, Sri Sarbeswar Gorai, Sri Parameswar Gorai (also known as Paresh Chandra Gorai), Sri Siddheswar Gorai and Sri Sisir Kumar Gorai hereby appoints Sri Lalit Kumar Jhunjhunwal, Sri Smith Jhunjhunwala and Smt Preety Jhunjhunwala, so long as they or any of them are/is the Partners of **DIVIT DEVELOPERS**, as its true and lawful attornies to do and execute all or any of the followings on its behalf for in the name and on behalf of the parties the said attornies to do, exercise and perform all or any of the following acts, deeds and things relating to the said premises that is to say and this Power of Attorney is made in connection with the Development Agreement Deed No - I-728/2023 dated 11<sup>th</sup> January,2023 which is made correction on dated 11<sup>th</sup> April, 2023 and the new deed no- I-2065/2023 generated in e-Nathikaran which is registered at A.D.S.R. Office Raniganj Dist. Paschim Bardhaman.

**WHEREAS THE SCHEDULE BELOW LAND ORIGINALLY BELONGS AS FOLLOWS:**

**SRI TARAKESWAR GOARI-** Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3167, bearing L.R Plot No. 140 & 117 which



erent property received from Grandmother Late Nehali Bala Dasi, measuring an area of 0.1930 Acre.

**SRI RAMESWAR GORAI**- Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3164, bearing L.R Plot No. 117, which inherent property received from Grandmother Late Nehali Bala Dasi, measuring an area of 0.1450 Acre.

**SRI SARBESWAR GORAI**- Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3163, bearing L.R Plot No. 117, which inherent property received from Grandmother Late Nehali Bala Dasi, measuring an area of 0.1450.

**SRI PARAMESWAR GORAI**- Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3161, bearing L.R Plot No. 117, which inherent property received from Grandmother Late Nehali Bala Dasi, measuring an area of 0.1860.

**SRI SIDDHESWAR GORAI**- Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3162, bearing L.R Plot No. 117, which inherent property received from Grandmother Late Nehali Bala Dasi, measuring an area of 0.1710.

**SISIR KUMAR GORAI**- Dist- Pashim Bardhaman, registry, Sub- registry and P.S. Raniganj, Within Asansol Municipal Corporation, Mouza- Raniganj, J.L No-24, L.R Khatian No. 3165, bearing L.R Plot No. 117, the said property is received in gift form his mother Late Siddheswari Gorai & sister Detail Bakshi, measuring an area of 0.1130 Acre.

WHEREAS Sri Tarakeswar Gorai, Sri Rameswar Gorai, Sri Sarbeswar Gorai, Sri Parameswar Gorai (Also Known As Paresh Chandra Gorai), Sri Siddheswar Gorai and Sri Sisir Kumar Gorai are the absolute owners and possessors of the schedule mentioned property.

1. That, Sri Tarakeswar Gorai, Sri Rameswar Gorai, Sri Sarbeswar Gorai, Sri Parameswar Gorai (also known as Paresh Chandra Gorai), Sri Siddheswar Gorai and Sri Sisir Kumar Gorai are engaged in other businesses, so it is not possible for them to look after the schedule mentioned property & to prosecute and sign any instruments, deeds, agreement for sale and personally present before the authority concerned, so the company entitles the Attorneys to following Powers: -

2. To appoint and terminate the appointment of Architects, Engineers and Surveyors for surveying and doing soil testing and also preparation of plans for construction of one or more building or buildings (herein after the Tower) at the said premises and also for any additions and/or alteration and/or modification thereto and to have such plans prepared and the soil of the premises tested.

3. To apply for and submit the plans for constructions of one or more towers at the said premises to the Asansol Municipality for sanctioning and have the same sanctioned and if so deemed fit and proper, to have the plans submitted and / or sanctioned as above stated modified and /or altered by the Asansol Municipality or other competent authorities and in connection therewith to submit the title deeds and other papers and documents concerning the said premises to the concerned authorities and take back the same.

4. To pay fees, obtain sanction and such other order or orders or permission from the necessary authorities as be expedient for such sanctioning, modification and/ or of the plans.

5. To apply for and obtain necessary permissions, certificates etc., for sanctioning of the plans and/ or construction of the tower at the said premises from the competent authority.



receive refund of the excess amount or fee, if any, paid for the purposes herein-  
ed and to give valid and effectual receipts and discharge in respect thereof.

7. To build at the said premises by constructing the Tower thereon and for that to demolish the existing building, outhouses and other structure thereat.

8. To apply for and obtain steel, cement bricks and other construction/building materials and construction equipments for the purpose developing the said premises and for that to obtain all such permission as be expedient.

9. To apply for and obtain electricity, gas telephone, water, drainage, sewerage, lift, generator, MATV and/ or connection of any other utilities and/ or to make alterations therein and to close down, surrender and/ or have disconnect the same as also such existing connection for obtaining such new connections.

10. To apply for and obtain permissions and licenses to install, run and operate lifts, generator and/ or MATV at the said premises.

11. To sell, mortgage, lease out or otherwise transfer, deal with and dispose of flats, car parking space, roof or other constructed areas or saleable spaces in the building to be constructed at the said premises within the Developer's Allocation to be earmarked between us and the said developer which will be 60% (Sixty) percent and owner's share 40%(Forty) of the total saleable areas therein to the persons interested in purchasing or otherwise acquiring the same at the such price and on such terms and conditions as the said attorneys may deem fit and proper and to receive and realize the consideration and other amounts payable thereof by the intending buyers and grant receipts and discharge thereof which shall fully exonerate the person or persons paying the same and the said our 40% shares shall be received by us in kind/Monetary.

12. To approach any bank for the financial institution to raise loan and funds for the financial accommodation against the said project.

13. To enforce any covenant in any agreement, sale, deed, lease deed, declaration and/ or license or tenancy agreement or any other documents entered into by me or by my

attorneys and if any right to re-enter arises in any manner under such covenants or under notice to vacate or quit to exercise such right amongst others.

14. To terminate any contact or agreement with any person or persons and to deal with the space and rights of such person or persons in such manner as the said attorneys may deem fit and proper.

15. To prepare, sign, execute, submits, enter into, modify, cancel, confirm, alter, draw, approve and/ or register and/ or give consent and confirmation to all papers, documents, agreements, supplemental, agreement, construction contract, consent, deeds, sale deeds, lease deeds, tenancy agreement, cancellation deeds, surrenders, Nominations, Rectification Deeds, declarations, Prescribed forms, Affidavit, application, understanding, indemnities, plans and other documents as may in any way be required to be so done.

16. To appear before any Notary public, register, sub-register, District Registrar, Registrar of assurance, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction in that behalf and to present for registration and to admit execution of and to acknowledge and register or have registered and preferred all deeds, instruments and writing signed or made by me by my attorney or any of him by virtue of the powers hereby confirmed.

17. And to commence, carry on or defend all actions and other proceedings concerning my schedule mentioned property and to compound, compromise or submit to arbitration all actions, suits, accounts, claims, and disputes between us and any other person or persons.

And to engage any Pleader, Lawyer or Advocate to conduct any suit or other proceedings concerning anything in which we have any interest.

**AND GENERALLY**, to do all acts, deeds and things which our said attorneys think better, fit and necessary for the purposes aforesaid as fully and effectually in all respect as the company can do the same itself.

the firm hereby agreed and undertake to ratify and confirm all and what-so-ever said Attornies shall lawfully do or cause to be done by virtue of this deed.

This Power is revocable at any time without any consent of the Attornies.

That if the Government impose any bar to sale out the property, the attornies can not obstruct/ interrupt the same through this power of Attorney.

### SCHEDULE OF LAND ABOVE REFERRED TO

All that piece and parcel of lands, properties, hereditaments and appurtenances with all easement rights attached thereto situated in the District of Paschim Bardhaman, Additional District Sub-Registry Office- Raniganj, Sub-Division - Asansol, Mouza- Raniganj Municipality, J.L. No.24 (Twenty- four), appertaining to L.R. Khaitan No., R.S. Plot No., Class of Land, & Area Sold mentioned below :-

L.R. Khaitan No.	R.S. Plot No.	L.R. Plot No.	Class of Land	Area Sold
3164 ✓	52	117 ✓	Baid	0.145 Acres ✓
3163 ✓	52	117 ✓	Baid	0.145 Acres ✓
3161 ✓	52	117 ✓	Baid	0.186 Acres ✓
3162 ✓	52	117 ✓	Baid	0.171 Acres ✓
3165 ✓	52	117 ✓	Baid	0.113 Acres ✓
3167 ✓	52	117 ✓	Baid	0.160 Acres ✓
3167 ✓	54	140 ✓	Baid	0.033 Acres ✓

TOTAL 0.953 ACRES

IN TOTAL 0.953 (ZERO POINT NINE FIVE THREE) ACRES residential vacant land.  
30fts. Wide Road (Pucca).



-:-:-

The finger Prints in both hands of both the executant and the Attorney have taken on a separate Sheet( bond) and attached herewith which will be treated as Part of this deed.

In witness Where-of I the Executant do hereunto put my signature on this the 6th day of April 2023.

**WITNESSES**

1. Hari Shankar Thakur  
S/o Lt. Deodhari Thakur  
P.N.M. Road, Raniganj  
P. Burdwan (W.B.)

2. Surraj Khandelwal  
S/o Lt. Rajendra Prasad  
20, N.S. Road  
Raniganj - 713347 (P.B.)

1. Narasimha Gosai

2. Rameswar Gosai

3. Sarabeswar Gosai

4. Parasurameswar Gosai  
Aves. Greshh Chandra Gosai

5. Siddhachar Gosai

6. Sisir Kumar Gosai

Drafted by me &  
typed in my office::

Debojy Mishra  
Partner  
Asansol Court.

En. No. F 922/870 J 2001.

Law Clerk :-

Hari Shankar Thakur

Hari Shankar Thakur

P.N. Malia Road, Raniganj.

**SIGNATURE OF THE EXECUTANT**

DIVIT DEVELOPERS

1. Lalit K. Jha  
Partner

DIVIT DEVELOPERS

2. Smith Jha  
Partner

DIVIT DEVELOPERS  
3. Breety Jha  
Partner



তার - গ্রহীতা/দাতা দশ হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



স্বাক্ষর Murad Gora

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



স্বাক্ষর Rameswar Gora

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



স্বাক্ষর Sarbeswar Gora

বাম হাত					
	বৃহদঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



স্বাক্ষর Parameeswar Gora  
Alics Parash Chandrar Gora

Mia Parash Chandrar Gora



তার - গ্রহীতা/দাতা দশ হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Siddhartha Gorai

স্বাক্ষর Siddhartha Gorai

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Siddhartha Gorai

স্বাক্ষর Siddhartha Gorai

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Lalit K. Jha

স্বাক্ষর Lalit K. Jha  
Partner

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



Smriti Jha

স্বাক্ষর Smriti Jha  
Partner



হাত - গ্রহীতা/দাতা দশ হস্তাঙ্গুলীর টিপ ছাপ ও ফটো

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					



স্বাক্ষর Birety Thunikhunwala  
partner

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

ফটো

স্বাক্ষর \_\_\_\_\_

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

ফটো

স্বাক্ষর \_\_\_\_\_

বাম হাত					
	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
ডান হাত					

ফটো

স্বাক্ষর \_\_\_\_\_



## Major Information of the Deed

	I-2304-02142/2023	Date of Registration	13/04/2023
Year	2304-8000893588/2023	Office where deed is registered	
Date	05/04/2023 2:57:14 PM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SAURBH KUMAR RANIGANJ, Thana : Raniganj, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9832074049, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 4,29,02,541/-		
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]:- 230400728/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :







District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More -- Tarbangla) , Mouza: Raniganj Municipality, Pin Code : 713347

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-117	LR-3167	Bastu	Baid	0.16 Acre		71,43,866/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-140	LR-3167	Bastu	Baid	0.033 Acre		18,25,312/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-117	LR-3164	Bastu	Baid	0.145 Acre		64,74,129/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-117	LR-3163	Bastu	Baid	0.145 Acre		64,74,129/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-117	LR-3161	Bastu	Baid	0.186 Acre		83,04,744/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :



	5162	Bastu	Baid	0.171 Acre		76,35,006/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
	17	LR-3165	Bastu	Baid	0.113 Acre	50,45,355/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
	<b>TOTAL :</b>			<b>95.3Dec</b>		<b>0 /- 429,02,541 /-</b>	
	<b>Grand Total :</b>			<b>95.3Dec</b>		<b>0 /- 429,02,541 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr TARAKESWAR GORAI</b> (Presentant) Son of Late BHUBAN CHANDRA GORAI Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office	 <small>13/04/2023</small>	 <small>LTI 13/04/2023</small>	 <small>13/04/2023</small>
65,DR. R.R. ROAD, NEAR DALPATTY MORE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office				
2	<b>Mr RAMESWAR GORAI</b> Son of Late BHUBAN CHANDRA GORAI Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office	 <small>13/04/2023</small>	 <small>LTI 13/04/2023</small>	 <small>13/04/2023</small>






AD,, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman,  
 India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of:  
 PAN No.:: ACxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date  
 of Execution: 06/04/2023  
 Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SARBESWAR GORAI</b> Son of Late BHUBAN CHANDRA GORAI Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023

65,DR. R.R. ROAD, NEAR DALPATTY MORE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj,  
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu,  
 Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx0B,Aadhaar No Not Provided, Status  
 :Individual, Executed by: Self, Date of Execution: 06/04/2023  
 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office




Name	Photo	Finger Print	Signature
<b>Mr PARAMESWAR GORAI,</b> (Alias: Mr PARESH CHANDRA GORAI) Son of Late BHUBAN CHANDRA GORAI Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023

65, DR. R.R.ROAD, NEAR DALPATT MORE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj, District:-  
 Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation:  
 Others, Citizen of: India, PAN No.:: ADxxxxxx3C,Aadhaar No Not Provided, Status :Individual,  
 Executed by: Self, Date of Execution: 06/04/2023  
 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office

Name	Photo	Finger Print	Signature
<b>Mr SIDDHESWAR GORAI</b> Son of Late BHUBAN CHANDRA GORAI Executed by: Self, Date of Execution: 06/04/2023 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office			
	13/04/2023	LTI 13/04/2023	13/04/2023

65, DR. R.R. ROAD, NEAR DALPATTY MORE, City:- Raniganj, P.O:- RANIGANJ, P.S:-Raniganj,  
 District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu,  
 Occupation: Others, Citizen of: India, PAN No.:: AGxxxxxx0H,Aadhaar No Not Provided, Status  
 :Individual, Executed by: Self, Date of Execution: 06/04/2023  
 , Admitted by: Self, Date of Admission: 13/04/2023 ,Place : Office



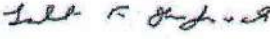





Name	Photo	Finger Print	Signature
<b>KUMAR GORAI</b> Caste DINABANDHU Executed by: Self, Date of Execution: 06/04/2023 Admitted by: Self, Date of Admission: 13/04/2023, Place : Office			
13/04/2023	LTI 13/04/2023	13/04/2023	
39, N.S.B. ROAD, NEAR TARBANGALA WATER TANK, City:- Raniganj, P.O:- RANIGANJ, P.S:- Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx2D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 06/04/2023, Admitted by: Self, Date of Admission: 13/04/2023, Place : Office			

### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DIVIT DEVELOPERS</b> 64 N S B ROAD,, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	<b>Mr LALIT KUMAR JHUNJHUNWALA</b> Son of Late DWARKA DAS JHUNJHUNWALA Date of Execution - 06/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
	Apr 13 2023 1:37PM	LTI 13/04/2023	13/04/2023	
109 P N ROAD, RANIGANJ, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: AFxxxxxx6A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIVIT DEVELOPERS (as PARTNERS)				
2	Name	Photo	Finger Print	Signature
2	<b>Mr SMITH JHUNJHUNWALA</b> Son of Mr LALIT KUMAR JHUNJHUNWALA Date of Execution - 06/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office			
	Apr 13 2023 1:39PM	LTI 13/04/2023	13/04/2023	




RANIGANJ, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, India, PIN:- 713347, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , AJxxxxxx4B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEVELOPERS (as PARTNERS)

Name	Photo	Finger Print	Signature
<b>Mrs PREETY JHUNJHUNWALA</b> Wife of Mr SMITH JHUNJHUNWALA Date of Execution - 06/04/2023, , Admitted by: Self, Date of Admission: 13/04/2023, Place of Admission of Execution: Office	 Apr 13 2023 1:39PM	 LTI 13/04/2023	 13/04/2023

109 P N ROAD, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347, Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.: AZxxxxxx9M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DIVIT DEVELOPERS (as PARTNERS)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr HARI SHANKAR THAKUR</b> Son of Late DEODHARI THAKUR P N MALIA ROAD,, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713347	 13/04/2023	 13/04/2023	 13/04/2023

Identifier Of Mr TARAKESWAR GORAI, Mr RAMESWAR GORAI, Mr SARBESWAR GORAI, Mr PARAMESWAR GORAI, Mr SIDDHESWAR GORAI, Mr SISIR KUMAR GORAI, Mr LALIT KUMAR JHUNJHUNWALA, Mr SMITH JHUNJHUNWALA, Mrs PREETY JHUNJHUNWALA



Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Mr TARAKESWAR GORAI	-0.053 Acre,-0.053 Acre,-0.054 Acre
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Mr TARAKESWAR GORAI	-0.011 Acre,-0.011 Acre,-0.011 Acre
Transfer of property for L3		
SI.No	From	To. with area (Name-Area)
1	Mr TARAKESWAR GORAI	-0.049 Acre,-0.049 Acre
2	Mr RAMESWAR GORAI	-0.047 Acre
Transfer of property for L4		
SI.No	From	To. with area (Name-Area)
1	Mr SARBESWAR GORAI	-0.049 Acre,-0.049 Acre,-0.047 Acre
Transfer of property for L5		
SI.No	From	To. with area (Name-Area)
1	Mr PARAMESWAR GORAI	-0.062 Acre,-0.062 Acre,-0.062 Acre
Transfer of property for L6		
SI.No	From	To. with area (Name-Area)
1	Mr SIDDHESWAR GORAI	-0.057 Acre,-0.057 Acre,-0.057 Acre
Transfer of property for L7		
SI.No	From	To. with area (Name-Area)
1	Mr SISIR KUMAR GORAI	-0.038 Acre,-0.037 Acre,-0.038 Acre

## Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Raniganj, Municipality: RANIGANJ, Road: N.S.B Road, Road Zone : (N.S.B. Road from Punjabi More -- Tarbangla) , Mouza: Raniganj Municipality, Pin Code : 713347

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 117, LR Khatian No:- 3167	Owner:তারকেশ্বর গরুই, Gurdian:ভূবন চন্দ্র, Address:নিজ , Classification:বাইদ, Area:0.16000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 140, LR Khatian No:- 3167	Owner:তারকেশ্বর গরুই, Gurdian:ভূবন চন্দ্র, Address:নিজ , Classification:বাইদ, Area:0.03300000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 117, LR Khatian No:- 3164	Owner:রামেশ্বর গরুই, Gurdian:ভূবন , Address:নিজ , Classification:বাইদ, Area:0.14500000 Acre,	Owner Name not selected by applicant.



	117, LR Khatian	Owner:সৰ্বেশ্বৰ গৰাই, Gurdian:ভূবন , Address:নিজ , Classification:বাইদ, Area:0.14500000 Acre,	Owner Name not selected by applicant.
	Plot No:- 117, LR Khatian No:- 3161	Owner:পৰমেশ্বৰ (পৰেশচন্দ্র) গৰাই, Gurdian:ভূবন , Address:নিজ , Classification:বাইদ, Area:0.18600000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 117, LR Khatian No:- 3162	Owner:সিদ্ধেশ্বৰ গৰাই, Gurdian:ভূবন , Address:নিজ , Classification:বাইদ, Area:0.17100000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 117, LR Khatian No:- 3165	Owner:শিশিৰ কুম্ভাৰ গৰাই, Gurdian:দীনবন্ধু , Address:নিজ , Classification:বাইদ, Area:0.11300000 Acre,	Owner Name not selected by applicant.



**Endorsement For Deed Number : I - 230402142 / 2023**

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

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

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

Presented for registration at 12:12 hrs on 13-04-2023, at the Office of the A.D.S.R. RANIGANJ by Mr TARAKESWAR GORAI , 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 4,29,02,541/-

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

Execution is admitted on 13/04/2023 by 1. Mr TARAKESWAR GORAI, Son of Late BHUBAN CHANDRA GORAI, 65,DR. R.R. ROAD, NEAR DALPATTY MORE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 2. Mr RAMESWAR GORAI, Son of Late BHUBAN CHANDRA GORAI, P.N.MALIA ROAD,, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 3. Mr SARBESWAR GORAI, Son of Late BHUBAN CHANDRA GORAI, 65,DR. R.R. ROAD, NEAR DALPATTY MORE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 4. Mr PARAMESWAR GORAI, Alias Mr PARESH CHANDRA GORAI, Son of Late BHUBAN CHANDRA GORAI, 65, DR. R.R.ROAD, NEAR DALPATTY MORE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 5. Mr SIDDHESWAR GORAI, Son of Late BHUBAN CHANDRA GORAI, 65, DR. R.R. ROAD, NEAR DALPATTY MORE, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others, 6. Mr SISIR KUMAR GORAI, Son of Late DINABANDHU GORAI, 39, N.S.B. ROAD, NEAR TARBANGALA WATER TANK, P.O: RANIGANJ, Thana: Raniganj, , City/Town: RANIGANJ, Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Others

Indetified by Mr HARI SHANKAR THAKUR, , , Son of Late DEODHARI THAKUR, P N MALIA ROAD,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, 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 LALIT KUMAR JHUNJHUNWALA, PARTNERS, DIVIT DEVELOPERS, 64 N S B ROAD,, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr HARI SHANKAR THAKUR, , , Son of Late DEODHARI THAKUR, P N MALIA ROAD,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mr SMITH JHUNJHUNWALA, PARTNERS, DIVIT DEVELOPERS, 64 N S B ROAD,, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr HARI SHANKAR THAKUR, , , Son of Late DEODHARI THAKUR, P N MALIA ROAD,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Others

Execution is admitted on 13-04-2023 by Mrs PREETY JHUNJHUNWALA, PARTNERS, DIVIT DEVELOPERS, 64 N S B ROAD,, City:- , P.O:- RANIGANJ, P.S:-Raniganj, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713347

Indetified by Mr HARI SHANKAR THAKUR, , , Son of Late DEODHARI THAKUR, P N MALIA ROAD,, P.O: RANIGANJ, Thana: Raniganj, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713347, 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/-



Duty

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

Stamp

Type: Impressed, Serial no 133, Amount: Rs.50.00/-, Date of Purchase: 05/04/2023, Vendor name: Amitabha



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

Registration under section 60 and Rule 69.  
Book - I  
Number 2304-2023, Page from 37154 to 37176  
No 230402142 for the year 2023.



Digitally signed by Sankha  
Bandyopadhyay  
Date: 2023.04.13 16:00:53 +05:30  
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 2023/04/13 04:00:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.

(This document is digitally signed.)