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B 4132/23.

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 521217

certified that the Document
is Admitted to Registration the
Signature Sheet and the End-
orsements attached with this
Document are the Part of the
Document.

A.D.S.R. Durgap
Bengal

10 MAY 2023

**DEED OF DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS, I, **Mr. GOURANGA CHATTARAJ**, [PAN-AITPC4762E], [Aadhaar-614796873476], S/O. Late. **DINABANDHU CHATTARAJ**, by faith -Hindu, by occupation- Business, by Nationality- Indian, resident of-Vill & Post-Bamunara, Vivekananda park, P.S-Kanksa, Durgapur, District-Paschim Bardhaman, W.B.,India, Pin No-713212.

12-01-23
10-05-23
A.D.S.R. (8) 1152263/23

08 MAY 2023

Sl No. 836 Date
Sold to Gauranga Chatteraj
Address D.G.P-12
Value of Stamp 100/-
Date of Purchase of the Stamp
Paper from Treasury
Name of the Treasury from where
Purchased-Durgapur

17 APR 2023

Ram Prasad Banerjee
Stamp Vender
A.D.S.R. Office, Durgapur-16
Licence No-1/93

Ram Prasad Banerjee



[Signature]

Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

10 MAY 2023

WHEREAS I , lawfully own, acquire, seize and possess and otherwise well and sufficiently entitled and absolutely free from all encumbrances ALL THAT land measuring total Area of about 4.77 Katha under Mouza- Kaliganj, J.L No- 110, R.S. Plot No- no-1468, L.R. Plot No.-1842, L.R Khatian-2314, under the jurisdiction of Jemua Gram panchayat, the property more fully mentioned and described in the First schedule is Purchased by me by dint of a regd. Deed of sale vide no I-7378/2019 of A.D.S.R.O. Durgapur, and my name have duly been recorded in the L.R. record of rights.

AND WHEREAS I intend to get the same land developed to a multi storied building for that purpose, I got the sanctioned plan from the Sanctioning Authority for the construction of the multi-storied building at the Said Property and I entered into a Development Agreement with "VISHWAKARMA REAL ESTATE" [PAN-AAOFV9866H], Being a Partnership Firm, having its office At House No-6, 2nd Street, Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal, India, Vide a registered development agreement having No- I-10042/2021 of ADSRO Durgapur.

AND WHEREAS for the purpose as above I, desirous to nominating, constituting and appointing "VISHWAKARMA REAL ESTATE"[PAN-AAOFV9866H], Being a Partnership Firm, having its office At House No-6, 2nd Street, Gurudwara Road, Benachity, Durgapur, P.S.-Durgapur, District-Paschim Bardhaman, West Bengal, India, PIN-713213, herein after referred to as "THE DEVELOPER" to be represented by the following partners (1) Mrs. SUCHARITA GHOSH, [PAN-ARMPG3626M], W/O. Mr. ABHIJIT DEY, by faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of-House No-6, 2nd street Gurudwara Road, P.O-Benachity, P.S-Durgapur, District-Paschim Bardhaman, Pin No-713213, (2) Mr. PURNA CHANDRA PAUL, [PAN-ALVPP1215C], S/O. Late. GOBARDHAN PAUL, By faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of- C-31, SSR Path Aranayak, Sec-2A, P.O-Bidhannagar, P.S-New Township, Pin No-713212, District-Paschim Bardhaman, (3) Mr. KRISHNA CHANDRA MONDAL, [PAN-AJXPM9211F], S/O. Late AKRUR CHANDRA MONDAL, By faith-Hindu, by Nationality-Indian, by occupation-Business, Resident of- 1/20 Rahim Path, Durgapur, Pin-713204, P.S-Durgapur, District-Paschim Bardhaman, West Bengal, India. To be my true and lawful Attorney to act, do or perform the following acts, deeds and things on my behalf in connection with my Said Property either personally or jointly.

- 1) To possess and defend possession of the entirety of the Said Property.
- 2) To appear and represent myself before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial

Magistrate having jurisdiction, Other Judges in Civil and Criminal Courts, Hon'ble Judges in High Courts and Supreme Courts and to file case or cases of any nature including Writ Petitions, Appeals, present deeds, documents of any nature as my said Attorneys may deem fit and proper for registration or for order or orders from the said courts-of-law, state authorities and to acknowledge papers, statements, declarations as may be necessary and/or required from time to time and to sign all papers, documents affidavit, Plaint, written statements, petition and to give evidence on my behalf as may be necessary and/or require.

3) To appoint Solicitors, Advocate, Barrister and Pleaders and to give and sign, on my behalf and in my name and defend myself as may be necessary and/or required.

4) To execute any Affidavit or declaration Confirming my marketable title in respect of the Said Property of any part or portion thereof as the said Attorney may desire or deem fit and proper and to register the same with the Addl. Registrar/Sub-Registrar, Addl. Dist. Sub-Registrar or Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deem fit and proper.

5) To file and prosecute or appear and defend any suit, writ petitions actions or legal proceedings in any Court of law or before any quasi judicial authority tribunal or any other forum in any way concerning the Said Property and for the aforesaid purpose to appoint and engage Advocates, Solicitors, Counsels and to settle and pay their fees and to sign in my name and on my behalf sign all complaints, petitions, Vakalatnama etc. and to compromise such suits, writ petitions and take any actions or legal proceedings upon such terms and conditions as said Attorney may desire or deem fit and may abide by, observe, perform and carry out all obligations under the suits and other legal proceedings and consent decrees orders pass there under.

6) To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (in any) to the Said Property by publishing notices and by other modes, to take steps to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.

7) To prepare and/or get prepared and to submit and file with all the concerned authorities whether government or otherwise applications for grant and/ or issue permits, licenses and authorities from time to time be required as per the provisions of the NOC's, permissions and/ or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurance, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/ or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.

8) To execute Deeds of Conveyances in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in



respect of the said property and in the event any building or buildings is or are constructed on or upon the Said Property in that case to sell the flats, spaces, car parking space and every rights, interests and titles involving the said multi-storied building or buildings as to be deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit by signing by him in my name on my behalf, as my true and lawful constituted Attorney and also admit any deed or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said attorney may desire or deem fit and proper.

9) For myself and on my behalf and in my name to accept service of any letter , notice, writ or summons or other legal process and to enter an appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and/or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any judgment or decision in any Court or tribunal and take any such action in said proceedings.

10) To ask demand sue for recovery and receive of and from all persons and bodies corporate for any claims or demands actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Government of India or Government of West Bengal or **Burdwan/Paschim Bardhaman Zilla Parishad** or **Jemua Gram Panchayet** or **Asansol Durgapur Development Authority** or any other Government or Semi-Government body or authority respectively and to commence, carry on and prosecute any motion suit writ petition or other proceedings whatsoever for recovering and compelling payment transfer or delivery thereof respectively and for that purpose sign and execute all Plaints, written statements, affidavits and applications and to engage Solicitors and Advocates and to settle and pay their fees.

11) To settle adjust compound submit to arbitration or compromise all actions suits accounts reckonings claims and demands whatsoever between myself and any persons or persons whomsoever and in any way connected with the Said Property or any part thereof in such manner and in all respects as the said Attorney shall think fit and proper.

12) To apply to the Block Land & Land Reforms Officer, Sub -Divisional Land & Land Reforms Officer, Town and Country Planning Officer, **Burdwan/Paschim Bardhaman Zilla Parishad** or **Jemua Gram Panchayet** or **Asansol Durgapur Development Authority** or any other body or authority and all other public or private body or Government or Semi-Government authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the Said Property or any part or portion thereof and to transfer and mutate the Said Property or any part or

portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition representations and prefer an appeal reference review in that effect on my behalf by putting his/ their signature in the names as the said Attorney may desire.

13) To apply for and obtain modification and alteration to the sanctioned building plan in respect of the said property from time to time and at all times hereafter.

14) To sign and execute all plans, sketches, maps, declarations, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the said property.

15) To obtain delivery of the sanction plan both original and/ or modified from the respective authorities in **Burdwan Zilla Parishad or Paschim Burdwan Zilla Parishad** or State authorities, and/or any other authority or authorities including **A.D.D.A. Authority and Jemua Gram Panchayat**.

16) To apply, appear and represent for and obtain necessary permissions and/or approvals and/or sanctions from any statutory authority including the **Jemua Gram Panchayet, Bardhaman/Paschim Bardhaman Zilla Parishad, Asansol Durgapur Development authority**, concerned State Government Authorities, concerned Central Government Authorities, West Bengal Pollution Control Board, Municipal affairs, Land and Land Reforms Department, Other Central or State Government Departments to get permission for Housing Complex, Commercial Complex, IT Park, Township etc. And he/they can also take permission for housing complex if necessary from Asansol Durgapur Development Authority, West Bengal Fire Services, West Bengal Police, Asansol-Durgapur Police Commissionerate (if necessary), Competent Authority under Urban Land (Ceiling and Regulations) Act, 1976, Block Land and Land Reforms Officer and/or any other competent and appropriate authority or authorities, in connection with the sanction, modification and/ or alteration of plan.

17) To pay fees to obtain sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/or alteration of the sanctioned plans and submit all papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Contractors for the aforesaid purposes as the said Attorney shall think, fit and proper.

18) To pay fees to obtain sanction plan etc. and such other orders and permissions from the necessary authorities as be expedient for sanction, modification and /or alterations of the plans and also to submit and take delivery of all papers and documents as may be required by the necessary authority or authorities.

19) To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the plans to any authority or authorities.

20) To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and/or to make alterations therein and to close down and/or have disconnected the same and for that purpose to

sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

21) To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.

22) To appear and represent myself before all authorities including **Burdwan /Paschim Bardhaman Zilla Parishad, Jemua Gram Panchayet** or any other Government or Semi-Government authority for fixation and/or finalisation of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

23) To engage legal professionals and/or lawyers, to commence prosecute enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning construction on the Said Property or any part thereof and if think fit to compromise settle any dispute, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue.

24) To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, Vakalatnama, warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings or in any way connected therewith.

25) To deposit and withdraw fees, documents and moneys from any Court or Courts and/or any other person or authority and give valid receipts and discharges therefore.

26) For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

27) That the developer will have the right to sale the all flats & car parking spaces or other properties except the owners allocated flats and car parking spaces (regarding schedule below property).

28) Developer should have the power and authority to take any permission regarding the schedule below property from any competent authority.

29) To execute and Register and/ or cause registration of conveyance/ conveyances in respect of the Said Property and flats in the proposed multi-storied building or buildings or any part thereof either in favor of the intending Purchasers or their nominees in such part or parts as the Attorney may desire.

30) To sign the deeds of conveyance and give valid and effectual receipts or discharges for the consideration received on my behalf for sale of the Said Property and flats, space & space for garage in the proposed multi-storied building or buildings.

31) To present such conveyance or conveyances for registration before the registering authority and to admit execution thereof.

32) That this power of attorney should be valid till the completion of the project and after handing over the possession of a 3BHK Flat and a car parking space to the

landowner and also meet up all consideration as mentioned in the aforesaid development agreement.

AND I do hereby ratify, confirm and agree or undertake to ratify and confirm all or whatsoever the said attorney shall lawfully do and perform concerning my below mentioned **Said Property** under and by virtue of this Power of Attorney.

AND be it noted that this Power of Attorney is granted in/or over the **Said Property** without any consideration and no right of ownership to the Attorney is created on the property which is the subject matter of this Power of Attorney.

AND this Power of Attorney is revocable after completion of the project and after selling the Flats/apartments/units, Car parking etc.

The Schedule above referred to
"Said Property"

All that piece and parcel of Baid land measuring about 4.77 Katha or more or less 7.8705 (Seven point Eight Seven Zero five) Decimals, under Mouza- Kaliganj, J.L No-110, R.S Plot no-1468, L.R Plot no-1842, L.R. khatian no-2314, an area under the Jemua Gram Panchayat, Dist- Paschim Bardhaman.

Butted and Bounded by:

North:- 20' Feet wide Kancha Road.

South:- R.S. Plot No-1469.

East:- R.S. Plot No-1469.

West:- 12' Feet wide Kancha Road.

Be it mentioned here that color passport size photograph and fingerprints of both the hands of the Executants and Attorney holder is attested in separate page 1(A) which will be a part of this deed.

IN WITNESS WHEREOF we have here unto set our hands on this power of Attorney on this the 10th Day of May, 2023, in free and fare state of mind and health.

Signed and delivered by the above named EXECUTANTS and attorney holders at Durgapur in presence of

WITNESSES:-

1. Ashim Sutoradhar
S/o - Subal Chandra
Sutoradhar
Piyala, DGP-08

Gowange Chattaraj

Signature of the executants

Vishwakarma Real Estate

Sucharita Ghosh
Partner

2.

Subrata Samanta
S/o - Swapan Samanta
Bamunara, Durgapur-12

Vishwakarma Real Estate

Purna Chandra Paul
Partner

Vishwakarma Real Estate

Krishna Chandra Mondal
Partner

Signature of Attorney holders

Drafted, Prepared, read over and explained by me
And typed in my office.

Pradip K. Acharyya
PRADIP KUMAR ACHARYYA (Advocate)
Advocate, Durgapur Court
Enrollment No. WB-512/2000

(18)

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Gowande Chatterjee

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Sucharita Ghosh

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Purva Chandra Pant

বাম হাত Left Hand						
	বৃদ্ধাঙ্গুল Thums	তঙ্গনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger	
ডান হাত Right Hand						

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Krishna Chandra Mondal

Major Information of the Deed




Deed No :	I-2306-04132/2023	Date of Registration	10/05/2023
Query No / Year	2306-8001152263/2023	Office where deed is registered	
Query Date	08/05/2023 1:23:15 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Pradip Kumar Acharyya Durgapur Court, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9434251726, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 14,87,525/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230610042/2021		

Land Details :

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1842 (RS :-)	LR-2314	Bastu	Baid	4.77 Katha	1/-	14,87,525/-	Width of Approach Road: 32 Ft., Adjacent to Metal Road,
Grand Total :					7.8705Dec	1 /-	14,87,525 /-	


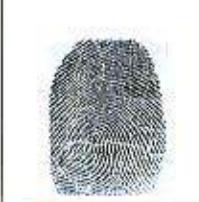

Principal Details :







SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOURANGA CHATTARAJ (Presentant) Son of Late DINABANDHU CHATTARAJ Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office	 10/05/2023	 LTI 10/05/2023	 10/05/2023
Vivekananda Park, Bamunara, City:- Durgapur, P.O:- Bamunara, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx2E, Aadhaar No: 61xxxxxxxx3476, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	VISHWAKARMA REAL ESTATE House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213 , PAN No.:: AAxxxxxx6H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUCHARITA GHOSH Wife of Mr ABHIJIT DEY Date of Execution - 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 May 10 2023 3:42PM	 LTI 10/05/2023	 10/05/2023
House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx6M, Aadhaar No: 44xxxxxxxx4222 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr PURNA CHANDRA PAUL Son of Late GOBARDHAN PAUL Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 May 10 2023 3:43PM	 LTI 10/05/2023	 10/05/2023
C-31, SSR Path, Aryanak, City:- Durgapur, P.O:- Bidhannagar, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5C, Aadhaar No: 24xxxxxxxx4912 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				
3	Name	Photo	Finger Print	Signature
	Mr KRISHNA CHANDRA MONDAL Son of Late AKRUR CHANDRA MONDAL Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office	 May 10 2023 3:43PM	 LTI 10/05/2023	 10/05/2023
8 Rahim Path, City:- Durgapur, P.O:- A Zone, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx1F, Aadhaar No: 65xxxxxxxx0047 Status : Representative, Representative of : VISHWAKARMA REAL ESTATE (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ASHIM SUTRADHAR Son of Mr SUBAL CHANDRA SUTRADHAR PIYALA, City:- Durgapur, P.O:- PALASHDIHA, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713208	 10/05/2023	 10/05/2023	 10/05/2023

Identifier Of Mr GOURANGA CHATTARAJ, Mrs SUCHARITA GHOSH, Mr PURNA CHANDRA PAUL, Mr KRISHNA CHANDRA MONDAL

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr GOURANGA CHATTARAJ	VISHWAKARMA REAL ESTATE-7.8705 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Gram Panchayat: JEMUA, Mouza: Kaliganj, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1842, LR Khatian No:- 2314		Seller is not the recorded Owner as per Applicant.

On 10-05-2023

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.

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

Presented for registration at 12:01 hrs on 10-05-2023, at the Office of the A.D.S.R. DURGAPUR by Mr GOURANGA CHATTARAJ ,Executant.

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 14,87,525/-

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

Execution is admitted on 10/05/2023 by Mr GOURANGA CHATTARAJ, Son of Late DINABANDHU CHATTARAJ, Vivekananda Park, Bamunara, P.O: Bamunara, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession Business

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

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

Execution is admitted on 10-05-2023 by Mrs SUCHARITA GHOSH, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 10-05-2023 by Mr PURNA CHANDRA PAUL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, by caste Hindu, by profession Others

Execution is admitted on 10-05-2023 by Mr KRISHNA CHANDRA MONDAL, PARTNER, VISHWAKARMA REAL ESTATE, House No-6, 2nd Street Gurudwara Road, City:- Durgapur, P.O:- Benachity, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213

Indetified by Mr ASHIM SUTRADHAR, , , Son of Mr SUBAL CHANDRA SUTRADHAR, PIYALA, P.O: PALASHDIHA, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713208, 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 836, Amount: Rs.100.00/-, Date of Purchase: 08/05/2023, Vendor name: RAM PRASAD BANERJEE

Santanu Pal

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 70519 to 70535

being No 230604132 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.05.11 13:24:00 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/05/11 01:24:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)
