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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Z 2114

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

*[Handwritten Signature]*

Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

20 NOV 2017

\*Query No - 0204-1000381068/2017

*Om Prakash Bhuwalka*

AKASHA BHUWALKA KURDEGAN LLP  
*[Handwritten Signature]*

DEVELOPER POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I SRI OM PRAKASH BHUWALKA, son of Late Ganesh Das Bhuwalka, Holding PAN: AIZPB1892J, resident of 51, N. S. B. Road, Raniganj, P.O. & P.S. Raniganj, Pin- 713347, Dist. Paschim Bardhaman (W.B.), (hereinafter referred to as "the PRINCIPAL")  
SEND GREETINGS:

Contd... P/2

= 2 =

*Sri Prakash Bhuwalka*

AKAISHA BHUWALKA BUILDCON LLP  
Partner

WHEREAS the Principal is seized and possessed of being ALL THAT the piece and parcel of land measuring 85467 Sq.Ft. (be the same little more or less) land measuring more or less 44179 Sq.Ft. under L.R. Dag No.2333, land measuring more or less 10454 Sq.Ft. under L.R. Dag No.2334 and land measuring more or less 30834 Sq.Ft. under L.R. Dag No.2332, within Mouza Searsole, J L No 17 Sub-Division Asansol Sadar, Dist Paschim Bardhaman, P.S. Rangajy hereinafter referred to as "THE SAID PROPERTY".

AND WHEREAS by a Development Agreement dated 17/11/2017, registered before the A.D.S.R. Rangajy, being No 1-020404770 for the year 2017 (hereinafter referred to as "the said Development Agreement") by and between the Principal herein as Owner and AKAISHA BHUWALKA BUILDCON LLP, a limited liability partnership firm holding PAN ABGFA6143B having its registered office at Flat No- 4A1, 4<sup>th</sup> floor, Gokul Dharam, 156 Jessore Road, Lake Town, Kolkata- 700 055 and its branch office at 51 N S B Road Rangajy P.O. & P.S. Rangajy PIN - 713347 A.D.S.R. Office Rangajy Sub-division Asansol Sadar, Dist. Paschim Bardhaman (W.B.) represented by one of its Partner - SRI VIVEK BHUWALKA, Son of Sri Om Prakash Bhuwalka, by faith Hindu, Indian National by Occupation Business, holding PAN AIZPB9974D, resident of 51 N S B Road Rangajy P.O. & P.S. Rangajy, PIN - 713347 A.D.S.R. Office Rangajy Sub-division Asansol Sadar, Dist Paschim Bardhaman (W.B.), and hereinafter also referred to as "the Developer", the Principal has appointed the Developer to develop the said Property into a residential and/or commercial building complex (hereinafter referred to as "the Project") and for the commercial exploitation in the Project as defined and described therein on the terms and conditions as contained therein.

AND WHEREAS as so agreed under the Development Agreement, the Principal is executing this Power of Attorney in favour of the Developer - AKAISHA BHUWALKA BUILDCON LLP, a limited liability partnership firm holding PAN ABGFA6143B having its registered office at Flat No- 4A1, 4<sup>th</sup> floor, Gokul Dharam, 156 Jessore Road, Lake Town, Kolkata-700 055 and its branch office at 51 N S B Road Rangajy P.O. & P.S. Rangajy PIN - 713347 A.D.S.R. Office Rangajy Sub-division Asansol Sadar, Dist. Paschim Bardhaman (W.B.) represented by one of its Partner SRI VIVEK BHUWALKA, Son of Sri Om Prakash Bhuwalka, by faith Hindu, Indian National, by Occupation Business, holding PAN AIZPB9974D, resident of 51 N S B Road Rangajy P.O. & P.S. Rangajy, A.D.S.R. Office Rangajy Sub-division Asansol Sadar, Dist Paschim Bardhaman (W.B.) for the purposes concerning the said Property as hereinafter contained.

NOW KNOW WE BY THESE PRESENTS, I the Principal above named do hereby nominate constitute and appoint the said VIVEK BHUWALKA, as my true and lawful attorney to do execute exercise and perform all or any of the following acts deeds and things concerning the said Project, i.e. to say -



= 3 =

*Om Prakash Bhowal*  
AKASHI BHUVANA BUILDCON ILE  
Vivek Bhowal  
PARTNER

1. To have the soil of the said Property tested, to appoint and depute architects engineers etc. for preparation of plans for construction of new buildings at the said Property
2. To take all the permissions approvals sanctions for inauguration of the said Property and to inaugurate the same in the records of the Municipality/Panchayat/Concerned Authority if so required
3. To appear before the competent and/or any other concerned authority for any purposes relating to the Project not specifically mentioned herein
4. To obtain necessary permissions approvals and sanctions from the concerned authorities in connection with the sanction of plan for construction of the said Project, obtaining Lift License permission for installation of generator, for obtaining sewerage connection water supply, electricity supply and/or for modification and changes of the plan and for obtaining the completion and occupancy certificates from the Concerned Authority, any other permission from the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, Fire Department, West Bengal Building (Construction and Transfer) by Promoter Act, Pollution and Environment Control Authorities, Directorate of Electricity, Airport Authority of India and other concerned authorities.
5. To apply for quota and to obtain the same relating to cement, steel, bricks, other building materials etc. from any person whomsoever for the construction of new building(s) at the said Property
6. To apply for and obtain all utilities and facilities in the new buildings at the said Property
7. To build, erect, construct residential and/or commercial buildings / Shops and/or Project at or upon Schedule Premises in accordance with the terms of the Development Agreement
8. For or all any of the purposes aforesaid to sign execute and deliver all papers, plans, documents, etc. as my said attorney may deem fit and proper
9. To represent me and to appear before any Court of Law, any or all Judicial, Legislative, Executive authority and/or authorities, Public and/or Private authority and/or authorities whomsoever in connection with the powers and authorities hereby granted.


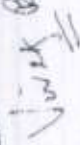
= 4 =

*Ben Frederick Blumenthal*

KAISIA BIRGAWAZA BUILDINGS LLC  
*Nicky Blumenthal*  
PARTNER

10. To sue, defend, prosecute and litigate with whomsoever concerned in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said property on my behalf as if could be done on personal representation
11. To sign, verify, draw, draft and prepare any type of application, paper, document, letter, and statement whatsoever and to issue and use the same in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on my behalf as effectually as it could be done personally
12. To appoint, engage and discharge any Pleader, Solicitor, Advocate, Wakil and/or Attorney/Attorneys in connection with the better management, preservation, security, control, use, occupation and enjoyment of the said Property on my behalf as effectually as it could be done if may be represented physically
13. To advertise in the newspapers for the transfer of residential flats/commercial spaces in the Project
14. To obtain bank finance and/or banking facilities from any bank and/or financial institutions and to sign and execute any documents to create a charge and/or mortgage in respect of the constructed area in accordance with and/or under the said Development Agreement
15. To negotiate with any of the prospective buyer/buyers, lessees and/or the party and/or parties in order to sale, dispose, liberate, transfer and conveyance of the Flats/Units/Commercial Spaces/Shops/Parking spaces/other saleable areas in the said Project in accordance with and/or under the said Development Agreement in the manner as the said attorney shall think fit and proper and to receive consideration in respect thereof
16. To sign, execute register and deliver for in the name and on behalf of the Principal necessary sale agreements agreeing to and/or confirming transfer/assignment of undivided part or share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Flats/Units/Commercial Spaces/Shops /Parking Spaces/any other saleable Areas forming part of the and for in the said Project and to receive the consideration in respect thereof
17. To present for registration with the registering authority the sale agreement executed by the said attorney in respect of the Flats/Units/Commercial Spaces/Shops/Parking Spaces /any other saleable Areas forming part of the and/or in the said Project by virtue of the powers conferred and to admit the execution



  
 AKASHA BHUWALKA BUILDCON LLP  
  
 PARTNER

- thereof before the Registrar, Sub Registrar, Registrar of Assurances or any registering authority as if I am personally present to admit the execution and registration thereof. All the receivable in respect of the Owner's share shall have to be deposited to his account as per terms of the Development Agreement dated 17/11/2017 Being No I-0204047702017 at A D S R, Durgam.
18. To sign execute register and deliver for in the name and on behalf of the Principal necessary agreement(s), deed(s) of sale, assignment, sub-lease, mortgage, gift or otherwise transfer to confirm transfer/assignment of undivided share of and in the land comprised in the said Property attributable to and as a property appurtenant to the Flats/Units/ Commercial Spaces/Shops/Parking Spaces/any other saleable Areas in the said Project and to present for registration with the registering authority the deed(s) of sale, assignment, sub-lease, mortgage, gift or otherwise transfer executed by the said attorney in respect of the Constructed Space/Saleable Space in the said Project and to admit the execution inereof before the Registrar, Sub Registrar, Registrar of Assurances or any registering authority
  19. To sign transfer forms, documents, and writing for including the property in the names of the Principal in the records of the Municipality, or other public authorities and to do all other acts in connection therewith
  20. To appoint such persons as its authorised representative by way of appropriate resolution taken by the meeting of the Partners (Board Resolution) of the Firm **AKASHA BHUWALKA BUILDCON LLP** for exercising all powers and authorities under the Development Agreement and for the due performance of the powers and authorities hereby granted

**AND GENERALLY** to do all acts, deeds, and things concerning the powers and authorities hereby granted in respect of the developer's share in the building to be built on my above-said premises, which I myself could have done lawfully if personally present.

**AND** I do hereby ratify and confirm and agree to ratify and confirm, as and whatsoever my said Attorney shall lawfully do or cause to be done concerning the power and authority herein intended.

- 6 -

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land measuring 85467 Sq.ft. (be the same little more or less) land measuring more or less 44179 Sq.Ft. under L.R. Dag No.2333 land measuring more or less 10454 Sq.Ft. under L.R. Dag No.2334 and land measuring more or less 30834 Sq.Ft. under L.R. Dag No.2332 within Mouza Seansole J.I. No 17 P.O & P.S. Raniganj PIN - 713358 Sub-Division Asansol Sadar, Dist Paschim Bardhaman, and butted and bounded by

ON THE NORTH Shed of Sujit Shaw  
ON THE EAST Vacant Land of Hajan Maj  
ON THE SOUTH 14 Feet wide private road  
ON THE WEST 30 feet wide road

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed his hand and seal ON THIS THE 20<sup>TH</sup> DAY OF NOVEMBER 2017.

SIGNED SEALED AND DELIVERED by  
the PRINCIPAL in the presence of

*Om Prakash Bhunia*

ARASHA BHUWALKA BUILDCON LLP  
*Vijay Pruthi*  
PARTNER

SIGNED SEALED AND ACCEPTED by  
the ATTORNEY in the presence of

WITNESS:

1 Shouvik Dey  
So- Shri Pankaj Kumar Dey  
C. R. Road  
P.O. & P.S. - Raniganj  
Dist - Paschim Bardhaman  
PIN- 713347











2 Sourav Chakraborty  
So- Udam Chakraborty  
Grispara, Raniganj  
P.O & P.S. - Raniganj  
Dist - Paschim Bardhaman  
Pin - 713347

Drafted and prepared by me

*Shouvik Dey*  
SHOUVIK DEY  
ADVOCATE  
WB/1029/2009













# TEN FINGERS TIPS CHAPH

Left Hand					
		1st Finger	Middle	Ring	Small Finger
Right Hand					



Signature: *Gin Prakash Bhusale*

Pass port size photograph & singer print of both hands attested by me Signature: *Gin Prakash Bhusale*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Signature: *Vivek Bhusale*

Pass port size photograph & singer print of both hands attested by me Signature: *Vivek Bhusale*

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



Pass port size photograph & singer print of both hands attested by me Signature: \_\_\_\_\_

Left Hand					
	Thums	1st Finger	Middle	Ring	Small Finger
Right Hand					



आयकर विभाग  
INCOME TAX DEPARTMENT



GOV

OM PRAKASH BHUWALKA

GANESH DAS BHUWALKA

18/10/1952

Permanent Account Number

AIZPB1892J

भारत सरकार  
अर्थ विभाग

Om Prakash Bhawalka



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

VIVEK BHUWALKA  
OM PRAKASH BHUWALKA

21/09/1983  
Permanent Account Number

AIZPB9974D

Signature

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*Vivek Bhawalke*

आयकर विभाग

INCOME TAX DEPARTMENT

AKAISHA BHUWALKA BUILDCON LLP

भारत सरकार

GOVT. OF INDIA

08/11/2016

ABGFA6143B

22112016

AKAISHA BHUWALKA BUILDCON LLP  
Vivek Bhawalke  
PARTNER

AKAISHA BHUWALKA BUILDCON LLP  
Vivek Bhawalke  
PARTNER



## Major Information of the Deed


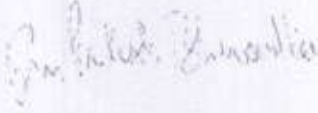
Deed No :	I-0204-04795/2017	Date of Registration	20/11/2017
Query No / Year	0204-1000381068/2017	Office where deed is registered	
Query Date	20/11/2017 11:21:13 AM	A D S R. RANIGANJ, District: Burdwan	
Applicant Name, Address & Other Details	Shouvik Dey Raniganj, Thana : Raniganj, District : Burdwan, WEST BENGAL, PIN - 713347, Mobile No. : 9126060200, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs 2,86,07,704/-	Rs 2,86,07,704/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs. 14/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] :- 020404770/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: Burdwan, P.S.:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2333	LR-4474	Vastu	Vastu	44179 Sq Ft	1,47,87,693/-	1,47,87,693/-	Property is on Road
L2	LR-2334	LR-4474	Vastu	Vastu	10454 Sq Ft	34,99,186/-	34,99,186/-	Property is on Road
L3	LR-2332	LR-4474	Vastu	Vastu	30834 Sq Ft	1,03,20,825/-	1,03,20,825/-	Property is on Road
TOTAL :					195.8622Dec	286,07,704 /-	286,07,704 /-	
Grand Total :					195.8622Dec	286,07,704 /-	286,07,704 /-	

### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Om Prakash Bhuwarka (Presentant) Son of Late Ganesh Das Bhuwarka Executed by: Self, Date of Execution: 20/11/2017 Admitted by: Self, Date of Admission: 20/11/2017, Place : Office			
		20/11/2017	20/11/2017	20/11/2017










51, N. S. B. Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: A17PR18921 Status :Individual, Executed by: Self, Date of Execution: 20/11/2017 place : Office




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Akaisha Bhuwalka Buildcon Lip 51 N S B Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347, PAN No : ABGFA6143B, Status :Organization, Executed by: Representative

**Representative Details :**

Sl 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 Vivek Bhuwalka Son of Mr Om Prakash Bhuwalka Date of Execution - 20/11/2017, , Admitted by: Self, Date of Admission: 20/11/2017, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>Nov 20 2017 2:55PM</td> <td>L1 20/11/2017</td> <td>20/11/2017</td> </tr> </tbody> </table> <p>51 N S B Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No : AIZPB9974D Status Representative, Representative of Akaisha Bhuwalka Buildcon Lip (as Partner)</p>	Name	Photo	Finger Print	Signature	Mr Vivek Bhuwalka Son of Mr Om Prakash Bhuwalka Date of Execution - 20/11/2017, , Admitted by: Self, Date of Admission: 20/11/2017, Place of Admission of Execution: Office					Nov 20 2017 2:55PM	L1 20/11/2017	20/11/2017
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	Nov 20 2017 2:55PM	L1 20/11/2017	20/11/2017										

**Identifier Details :**

Name & address
Mr Shouvik Dey Son of Mr Pankaj Kumar Dey C R Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347, Sex: Male, E Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Om Prakash Bhuwalka, Mr Vivek Bhuwalka

20/11/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Lip-101 244 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Lip-23 9571 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Lip-70 6614 Dec



## Land Details as per Land Record

District: Burdwan, P.S:- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2333(Corresponding RS Plot No:- 1671), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:1.17000000 Acre.
L2	LR Plot No:- 2334(Corresponding RS Plot No:- 1672), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:0.23000000 Acre.
L3	LR Plot No:- 2332(Corresponding RS Plot No:- 1670), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:0.84000000 Acre.

Endorsement For Deed Number : I - 020404795 / 2017

On 20-11-2017

**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 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:33 hrs on 20-11-2017, at the Office of the A.D.S.R. RANIGANJ by Mr Om Prakash Bhuwalka 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 2,86,07,704/-

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

Execution is admitted on 20/11/2017 by Mr Om Prakash Bhuwalka, Son of Late Ganesh Das Bhuwalka, 51, N. S. B. Road, P.O: Raniganj, Thana: Raniganj, , Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr Shouvik Dey, . . Son of Mr Pankaj Kumar Dey, C R Road, Raniganj, P O: Raniganj, Thana: Raniganj Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-11-2017 by Mr Vivek Bhuwalka, Partner, Akaisha Bhuwalka Buildcon Llp, 51 N S B Rd P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347

Indetified by Mr Shouvik Dey, . . Son of Mr Pankaj Kumar Dey, C R Road, Raniganj, P O: Raniganj, Thana: Ranigar Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Advocate

**Payment of Fees**

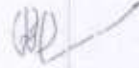
Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp. Type. Impressed, Serial no 1138, Amount: Rs. 100/-, Date of Purchase: 20/11/2017, Vendor name: A K Chand



Sumanta Dhar  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
Burdwan, West Bengal



### Major Information of the Deed



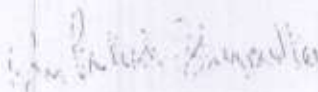
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[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4308] Other than Immovable Property, Agreement [No of Agreement : 1]	
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Rs 2,86,07,704/-		Rs 2,86,07,704/-	
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Grand Total :					195.8622Dec	286,07,704 /-	286,07,704 /-	

#### Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Fingerprint	Signature
1	Mr Om Prakash Bhuwarka (Presentant ) Son of Late Ganesh Das Bhuwarka Executed by: Self, Date of Execution: 20/11/2017 Admitted by: Self, Date of Admission: 20/11/2017, Place : Office	 <small>20/11/2017</small>	 <small>20/11/2017</small>	 <small>20/11/2017</small>



51 N. S. B. Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. :  
 Status : Individual, Executed by: Self, Date of Execution: 20/11/2017



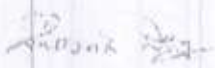
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Akaisha Bhuwalka Buildcon Llp 51 N S B Road, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347 , PAN No - ABGFA6143B, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Vivek Bhuwalka Son of Mr Om Prakash Bhuwalka Date of Execution - 20/11/2017, , Admitted by: Self, Date of Admission: 20/11/2017, Place of Admission of Execution: Office			
51 N S B Road, P.O:- Raniganj, P.S - Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347. Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AIZPB9974D Status Representative, Representative of : Akaisha Bhuwalka Buildcon Llp (as Partner)				

**Identifier Details :**

Name & address	
Mr Shouvik Dey Son of Mr Pankaj Kumar Dey C R Road, Raniganj, P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347, Sex: Male, Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Om Prakash Bhuwalka, Mr Vivek Bhuwalka	20/11/2017
	

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Llp-101.244 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Llp-23.9571 Dec

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Om Prakash Bhuwalka	Akaisha Bhuwalka Buildcon Llp-70.6614 Dec



## Land Details as per Land Record

District: Burdwan, P.S.- Raniganj, Municipality: RANIGANJ, Road: Unnamed Municipal Road (Raniganj), Mouza: Searsole

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 2333(Corresponding RS Plot No:- 1671), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:1.17000000 Acre,
L2	LR Plot No:- 2334(Corresponding RS Plot No:- 1672), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:0.23000000 Acre,
L3	LR Plot No:- 2332(Corresponding RS Plot No:- 1670), LR Khatian No:- 4474	Owner:ওম প্রকাশ ভূয়ালকা, Gurdian:গনেশদাস, Address:নিজ, Classification:বাইদ, Area:0.84000000 Acre,

Endorsement For Deed Number : I - 020404795 / 2017

On 20-11-2017

**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 : 4 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:33 hrs on 20-11-2017, at the Office of the A.D.S.R. RANIGANJ by Mr Om Prakash Bhuwalka ,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 2,86,07,704/-

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

Execution is admitted on 20/11/2017 by Mr Om Prakash Bhuwalka, Son of Late Ganesh Das Bhuwalka, 51, N. S. B. Road, P.O. Raniganj, Thana: Raniganj, . Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by Profession Business

Indetified by Mr Shouvik Dey, . . Son of Mr Pankaj Kumar Dey, C R Road, Raniganj, P.O: Raniganj, Thana: Raniganj Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-11-2017 by Mr Vivek Bhuwalka, Partner, Akaisha Bhuwalka Buildcon Lp, 51 N S B Rd P.O:- Raniganj, P.S:- Raniganj, District:-Burdwan, West Bengal, India, PIN - 713347

Indetified by Mr Shouvik Dey, . . Son of Mr Pankaj Kumar Dey, C R Road, Raniganj, P.O: Raniganj, Thana: Ranigar Burdwan, WEST BENGAL, India, PIN - 713347, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 14/- ( E = Rs 14/- ) and Registration Fees paid by Cash Rs 14/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1138, Amount: Rs.100/-, Date of Purchase: 20/11/2017, Vendor name: A K Chand



Sumanta Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RANIGANJ

Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0204-2017, Page from 67948 to 67963

being No 020404795 for the year 2017.



Digitally signed by Sumanta Dhar  
Date: 2017.11.23 13:44:12 +05:30  
Reason: Digital Signing of Deed.

(Sumanta Dhar) 23-11-2017 13:43:38  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RANIGANJ  
West Bengal.



1138 20/11/17 100/-

A. No. .... Date ..... Value .....

Purchaser's Name... Om Prakash Bhowan

Address... Raniganj

Seller's Name... Ajoy Chand

**AJOY K. CHAND**

ST. ...

A. D. S. R. Office, Raniganj

Lic. No. 1 of 1989

Purchased On ..... 14/11/17

From Asansol Treasury .....



Additional District Sub-Registrar  
Raniganj, Paschim Bardhaman

20 NOV 2017