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I-5806



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Y 468098

Certified that the Encasement  
Sheet / Sheets and Signature Sheet /  
Sheets attached to this Document  
are part of the Document itself.

Addl. Dist. Sub-Registrar  
Bolpur, Birbhum

12 JUL 2019

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT 1. MR PRASANTA CHOWDHURI (PAN- AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal,  
2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal,  
3. MRS SOMA CHOUDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, DO HEREBY SENT BY GREETINGS: Ctd.p/2

13623 10/7/2019

Prasanta Choudhury

School Bagan, Bolpur.  
Birma, Birbhum

Power of Attorney  
জোড়ার বীরদুর্গ বিহারী বসু

এ. ডি. এ. আর. অফিস  
বোলপুর, বীরভূম



*[Handwritten signature]*

Addl. Dist. Sub-Registrar  
Bolpur, Birbhum

12 JUL 2019

*[Faint, mostly illegible text from a stamp or form, possibly containing names and dates.]*

*[Handwritten signature]*

WHEREAS We are absolutely seized and possessed of and sufficiently entitled ALL THAT piece and parcel measuring 15 decimals more or less of Bastu land lying and situated in Mouza- Bolpur, J.L. No. 99, R.S. Plot No. 571/2822 under L.R. Plot No. 1529, R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047, and Holding No. 226/167, dated- 08-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur in the District of Birbhum, West Bengal, India which is free from all encumbrances, charges, liens, attachments, lis-pendens, What so ever. ....

WHEREAS We the Executants' while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property/plot of land as the absolute owner thereof decided to develop our said property/plot of land but due to financial difficulties and other personal problems we could not make any arrangement for development of our property/plot of land and ultimately finding no other alternative and in order to resolve our said financial difficulties and problems we have expressed our desire to develop the said property/plot of land through any recognised Developer, who is financially sound having clear knowledge to development of land and undertake to make construction over the said land as per sanctioned plan at his own costs and to grant to us a portion of the constructed area in the said building according to our choice with the liberty and authority to the developer to dispose of or otherwise deal with the remaining portion of the constructed area according to his discretion.

WHEREAS We have delivered ALL THAT a piece of "Bastu" land measuring 15 decimal more or less lying and situated in Mouza- Bolpur, J.L. No. 99, R.S. Plot No. 571/2822, L.R. Plot No. 1529, R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047 at Holding No. 226/167, dated- 08-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur, District Birbhum, West Bengal, India for the purpose of development by way of making construction of a Ground plus Four (G+4) storied building/s for residential purpose and executed a Deed of DEVELOPMENT AGREEMENT dated 12-07-2019, registered at the Office of the Additional District Sub-Registrar at Bolpur and entered in Book No. 01, Volume No. 0303-2019, being No. 030305752 for the year 2019 in my favour M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAI PAYAN GHOSH (PAN- BROP0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal.

Ctd.p/3

*Dwaipayan Ghosh*



WHEREAS as per the said DEVELOPMENT AGREEMENT we have agreed to grant a DEVELOPMENT POWER OF ATTORNEY in favour of the said DEVELOPER in order to enable him to do all the acts deeds and things necessary in connection with the development of the said land and construction of the proposed a Ground plus Four (G+4) storied building/s in accordance with the plan which has been sanctioned by the Chairman, Bolpur Municipality and its disposal as fully mentioned therein.

WHEREAS it is not practically possible for us always to present ourselves and to sign and execute all the documents, agreements and deeds for that reason we are desirous to appointing the said M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROP0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, AS OUR TRUE AND LAWFUL ATTORNEY to do and execute, perform and exercise any of such or several acts, deeds, power authority, matter and things with regard to the "SAID PROPERTY" mentioned hereunder written and to sell respective flats/apartments, car parking spaces, commercial spaces of the said proposed a Ground plus Four storied building/s under the name and style "ALEKKHYA" TOGETHER WITH undivided proportionate shares in the land TOGETHER WITH proportionate share in the common passages, areas, facilities, amenities TOGETHER WITH all rights of easement thereon, as defined in the DEVELOPMENT AGREEMENT, which are allotted or under the Developer's allocation, excluding our allocation, to the intending purchaser/purchasers as the said Attorney shall think fit and proper.

NOW KNOW BY THESE PRESENTS we, 1. MR PRASANTA CHOWDHURI (PAN- AFCPC5561K), son of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, 2. MRS CHHAYA GUHA (PAN- ADCPG7063N), wife of Sri Rathindranath Guha, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- 27 Chelo Mahal, P.O. Natunganj, P.S. Burdwan, Dist. Burdwan (East), PIN Code 713102, West Bengal, 3 MRS SOMA CHOUDHURY (PAN- ANTPC6945J), daughter of Late Anadinath Choudhury, by religion- Hindu (Indian Citizen), by occupation - Retired Person, residing at- School Bagan, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, DO HEREBY nominate constitute and appoint M/S JHINUK INFRA, a proprietorship firm having its office at Flat No. FF - 01, First Floor, Block- B, Alapan Apartments, Bandhgora, 39/39/1/F-01, Sriniketan Road North, Bolpur, P.O. & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, represented by its proprietor MR DWAIPAYAN GHOSH (PAN- BROP0298J), son of Mr Biswa Bijoy Ghosh, by religion- Hindu (Indian Citizen), by occupation Business, residing at- Kalimohan Pally, Bolpur, P.O & P.S. Bolpur, Dist. Birbhum, PIN Code 731204, West Bengal, Ctd.p/4

TO BE OUR TRUE AND LAWFUL ATTORNEY to do the following acts, deeds and things in respect of the "SAID PROPERTY" more particularly described in the schedule hereunder written.

1) To enter upon the said land either alone or along with other for the purpose of the proposed development work and construction of the a Ground plus Four storied building/s in accordance with the plans and specifications sanctioned by the Chairman, Bolpur Municipality over the "SAID PROPERTY" as per the Sanctioned Building Plan.

2) To supervise the development work in respect of the said construction and to carry out and/or to get carried out through engineers, Contractors, Sub-Contractors, Architects, and Surveyors as may be required by the said Attorney for construction of the proposed building and structures on the SAID PROPERTY.

3) To appoint from time to time engineers, Architects, RCC, Consultants, Contractors, Sub-Contractors, Surveyors labourers, workmen and other personal for smooth carrying of the development work and to pay their fees, wages etc. from his own fund.

4) To carry on correspondence and represent us before all concerned Authorities in connection with the development of the " SAID PROPERTY".

5) To sign for and on our behalf WBDCL, Municipality, Income Tax Authority and/or any other Govt. or Semi Govt. Authority/Authorities or any other concerned Offices for the purpose of all necessary steps and permissions for commencing and completing the said development work in the "SAID PROPERTY".

6) To approach different Authority/Authorities or any other concerned Offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development of the "SAID PROPERTY" and construction of building/s thereof.

7) To advertise or sell or otherwise empower and negotiate the said of "SAID PROPERTY".

8) To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect with any intending Purchaser or Purchasers as such price or prices as may be agreed by them and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt in respect of the "SAID PROPERTY" excluding owners allocation which is mentioned in the SECOND SCHEDULE of the said DEVELOPMENT AGREEMENT.

Ctd.p/5

*Dwijendra Singh*

9) To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in their name and on our behalf excluding owners allocation.

10) Upon such receipt as aforesaid in our name and as to do all acts and deeds and to sign, execute and to deliver any deed or deeds of sale conveyance and conveyances of any one or more in respect of the said property or any portion of in favour of such intending purchaser or purchasers or their nominee or nominees of assignee excluding owners allocation.

11) To sign and to execute all Deed of Conveyances, instruments and assurances which our Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do ourselves, if personally present excluding owners allocation.

12) To present any such deed or deed of conveyance or conveyances or other documents for registration when executed by him in our name and on our behalf before Registrar of Assurance at Kolkata, District Sub-Registrar, Birbhum at Suri, Birbhum and Addl. District Sub-Registrar, Bolpur at Bolpur, Birbhum having authority for and to have registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the SAID PROPERTY" or portion of it to such Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

13) To negotiate on terms for and to do all acts to obtain sanction or re-sanction site plan and building plan from the Bolpur Municipality and to construct building as per sanctioned building plan in respect of our SAID PROPERTY of which is fully described in the schedule herein below.

14) To appear before any Magistrate, Notary Public from time to time and to sign, execute, Register, affirm and verify all declarations, boundary declarations, affidavit, bonds, indemnities and such other papers and documents as may from time to time be necessary or required in relation to the "SAID PROPERTY" as the said attorney shall think fit and proper.

15) To appear and to sign for and represent us before any Officer, Collector, Magistrate and in all Government Offices, Municipality in all matters and things relating to our "SAID PROPERTY" which is fully described in the schedule herein below or its affairs.

16) To appear for and represent us in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file pliant, written statements, applications and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.

17) To appoint engage Pleaders, Advocates or Solicitors, on our behalf whenever our said Attorney shall think proper to do so and to terminate his or their appointment.

18) To sign verify and file applications for execution of decree or order of any Court.

19) To defend possession, manage and maintain the "SAID PROPERTY".

20) To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise any to do all the acts that may necessary in connection with any of such cases.

21) To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the "SAID PROPERTY" or portion of it at his own cost.

22) To apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the SAID PROPERTY.

23) To apply for and obtain the Occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from the Bolpur Municipality after completion of construction.

24) To effect mutation of holding in the office of the Collector and/or Municipal records.

25) To do all acts and things which are necessary and which will deem fit by our aforesaid Attorney.

26) AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney jointly and severally and accordingly the said Attorney shall be entitled to exercise independently of each other the Power conferred upon them.

*Power* AND we do hereby by this Power of Attorney agree to ratify and confirm all and whatsoever other acts or acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of the "SAID PROPERTY" or portion of it and other acts under and by virtue of this Power of Attorney shall be valid and binding on us to all intents and purposes as if done by me personally.



SCHEDULE

(Referred of the "SAID PROPERTY")

ALL THAT piece and parcel of "Bastu" land measuring 15 decimal or 0.15 Acre lying and situated in Mouza- Bolpur J.L. No. 99, R.S. Plot No. 571/2822 corresponding to L.R. Plot No. 1529 under R.S. Khatian No. 4385, L.R. Khatian No. 23045, 23046 & 23047, at Holding No. 226/167, dated- 06-07-2019, School Bagan, within ward No. 09(05) of Bolpur Municipality within the Jurisdiction of Additional District Sub-Registration Office at Bolpur, under P.S. Bolpur, District Birbhum., West Bengal, India, which is butted and as follows:

On the North : Land of L. R. Dag No. 1528.

On the South : Land of L. R. Dag No. 1530 (Municipality Road).

On the East : Land of L. R. Dag No. 1526 (Municipality Road).

On the West : Land of L. R. Dag No. 1528.

IN WITNESS WHEREOF the Executants and the Attorney have hereto set and subscribed their respective hands and seals on this the 12th day of July, 2019.

SIGNED SEALED AND DELIVERED

In the Presence of:-

1. *Rathin Ghosh*

2. *Ahmed  
Abdul Hamid*

1. *Prasanta Chowdhury*

2. *Chhaya Ghosh*

3. *Soma Chowdhury*

Signature of EXECUTANTS

JHINUK INFRA

*Dwijayan Ghosh*  
PROPRIETOR

Signature of ATTORNEY

Ctd.p/8

*Dwijayan Ghosh*



OWNER NO. 1



Prasanta Choudhury

-8-

LEFT HAND

RIGHT HAND

Prasanta Choudhury

OWNER NO. 2



Chhaya Ghosh

LEFT HAND

RIGHT HAND

Chhaya Ghosh

OWNER NO. 3



Soma Choudhury

LEFT HAND

RIGHT HAND

Soma Choudhury

Ctd.p/9

DEVELOPER



*Dwaipayan Ghosh*

-9-



*Dwaipayan Ghosh*

Drafted, Prepared & Printed by:

*Abdul Hakim*

Abdul Hakim

Adv. Bolpur Court,

En. No. F/283/272/2011.

*Dwaipayan Ghosh*

आयकर विभाग

INCOME TAX DEPARTMENT

DWAIPAYAN GHOSH

BISWA BIJOY GHOSH

31/12/1991

Permanent Account Number

BROPGG298J

*Dwaipayan Ghosh*  
Signature



भारत सरकार

GOVT. OF INDIA



15079013

यह कार्ड के लॉस्ट/फॉन्ड या दुर्घटन मुक्ति को/संभालें।  
आयकर सेवा केन्द्र पर, एक एक से एक  
3-वॉल ऑफिस, 400 वॉलिंग,  
मॉडल नं. 241, सर्वे नं. 997/8,  
मॉडल कॉलोनी, नज़दिक डीप बंगलाउ चौक,  
पुणे - 411 015.

If this card is lost/someone's lost card is found,  
please inform / return to:

Income Tax PAN Services Unit, NSDL,  
3rd Floor, Maruti Building,  
Plot No. 241, Survey No. 997/8,  
Model Colony Near Deep Bangalau Chowk,  
Pune - 411 015.

Tel: 21-25-2721, 25-2722, 25-2723, 25-2724  
e-mail: [nsdl@nsdl.com](mailto:nsdl@nsdl.com)

*Dwaipayan Ghosh*

*Dwaipayan Ghosh*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SCMA CHOUDHURY  
ANAD NATH CHOUDHURY  
01/09/1952



Permanent Account Number

ANT \*C6945J

Signature

*Samir chowdhury*





PERMANENT ACCOUNT NUMBER

ADCPG7083N



MY NAME  
CHHAYA GUHA

FATHER'S NAME  
ANADI NATH CHOWDHURY

DATE OF BIRTH  
15-11-1948

MY SIGNATURE

*Chhaya Guha*

*Chhaya*

COMMISSIONER OF INCOME TAX, W.B. - II

COMMISSIONER OF INCOME TAX, W.B. - II

इस कार्ड के साथ / इस कार्ड पर प्रकाशित करने  
वाले अधिनियमों को सुनिश्चित / अपने कर ई  
संग्रहण करवाएं।

07.

सर्वोच्च न्यायालय,

कोलकाता - 700 009.

In case this card is lost, kindly inform the same to  
the issuing authority.

Assistant Commissioner of Income-tax,

P-2,

Chowringhee Square,

Kolkata-700 009.

*Chhaya Guha*



Prasanta Chowdhuri

### Major Information of the Deed


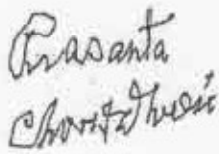
Deed No :	I-0303-05806/2019	Date of Registration	12/07/2019
Query No / Year	0303-1000159894/2019	Office where deed is registered	
Query Date	12/07/2019 1:20:40 PM	A.D.S.R. BOLPUR, District: Birbhum	
Applicant Name, Address & Other Details	Abdul Hakim Bolpur, Thana : Bolpur, District : Birbhum, WEST BENGAL, Mobile No. : 9232396890, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 54,75,000/-		
Stamp duty 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]:- 030305752/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) ...		

### Land Details :







District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur Pin Code : 731204

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-1529	LR-23045	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
L2	LR-1529	LR-23046	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
L3	LR-1529	LR-23047	Vastu	Vastu	5 Dec	5,00,000/-	18,25,000/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>15Dec</b>	<b>15,00,000 /-</b>	<b>54,75,000 /-</b>	
		<b>Grand Total :</b>			<b>15Dec</b>	<b>15,00,000 /-</b>	<b>54,75,000 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Prasanta Chowdhuri</b> Son of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office			
		12/07/2019	LTI 12/07/2019	12/07/2019

*Dwipayan Ghosh*

School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFCPC5561K, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				
2	<b>Name</b> <b>Mrs Chhaya Guha</b> Wife of Rathindranath Guha Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office	<b>Photo</b>  12/07/2019	<b>Finger Print</b>  LTI 12/07/2019	<b>Signature</b>  12/07/2019
27, Chelo Mahal,, P.O:- Natunganj, P.S:- Burdwan, District:-Burdwan, West Bengal, India, PIN - 713102 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADCPG7063N, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				
3	<b>Name</b> <b>Mrs Soma Choudhury</b> Daugther of Late Anadinath Choudhury Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office	<b>Photo</b>  12/07/2019	<b>Finger Print</b>  LTI 12/07/2019	<b>Signature</b>  12/07/2019
School Bagan, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ANTPC6945J, Status :Individual, Executed by: Self, Date of Execution: 12/07/2019 , Admitted by: Self, Date of Admission: 12/07/2019 ,Place : Office				




#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>JHINUK INFRA</b> Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 , PAN No.:: BROPG0298J, Status :Organization, Executed by: Representative

*Dwijay Ghosh*



### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Dwaipayan Ghosh</b> <b>(Presentant)</b> Son of Mr Biswa Bijoy Ghosh Date of Execution - 12/07/2019, , Admitted by: Self, Date of Admission: 12/07/2019, Place of Admission of Execution: Office	<b>Photo</b>  Jul 12 2019 4:29PM	<b>Finger Print</b>  LTI 12/07/2019	<b>Signature</b>  12/07/2019
Kalimohan Pally, Bolpur, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: BROPG0298J Status : Representative, Representative of : JHINUK INFRA (as Proprietor)				

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Abdul Hakim</b> Son of Late Md Rustam Indirapally, Santiniketan, P.O:- Santiniketan, P.S:- Bolpur, Bolpur, District:- Birbhum, West Bengal, India, PIN - 731235	 12/07/2019	 12/07/2019	 12/07/2019
Identifier Of Prasanta Chowdhuri, Mrs Chhaya Guha, Mrs Soma Choudhury, Mr Dwaipayan Ghosh			

### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Prasanta Chowdhuri	JHINUK INFRA-5 Dec

### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mrs Chhaya Guha	JHINUK INFRA-5 Dec

### Transfer of property for L3

SI.No	From	To. with area (Name-Area)
1	Mrs Soma Choudhury	JHINUK INFRA-5 Dec

### Land Details as per Land Record

District: Birbhum, P.S:- Bolpur, Municipality: BOLPUR, Road: School bagan by road, Mouza: Bolpur Pin Code : 731204

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1529, LR Khatian No:- 23045	Owner:প্রশান্ত চৌধুরী, Gurdian:অনাদীনা চৌধুর, Address:কুলবাগান, বোলপুরস বীরভূম, Classification:বালু, Area:0.05000000 Acre,	Owner Name not selected by applicant.

*Dwaipayan Ghosh*

L2	LR Plot No:- 1529, LR Khatian No:- 23046	Owner:দ্বায়া গুহ , Gurdian:রশিন্দ্রনা গুহ, Address:নতনগঞ্জ, বর্ধমান , Classification:বালু, Area:0.05000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 1529, LR Khatian No:- 23047	Owner:সোমা চৌধুরী , Gurdian:অনাদীনা চৌধুরী, Address:স্কুলবাগান, বোলপুর বীরভূম , Classification:বালু, Area:0.05000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 030305806 / 2019**

**On 12-07-2019**

**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 16:15 hrs on 12-07-2019, at the Office of the A.D.S.R. BOLPUR by Mr Dwaipayan Ghosh

**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 54,75,000/-

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

Execution is admitted on 12/07/2019 by 1. Prasanta Chowdhuri, Son of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person, 2. Mrs Chhaya Guha, Wife of Rathindranath Guha, 27, Chelo Mahal,, P.O: Natunganj, Thana: Burdwan, , Burdwan, WEST BENGAL, India, PIN - 713102, by caste Hindu, by Profession Retired Person, 3. Mrs Soma Choudhury, Daughter of Late Anadinath Choudhury, School Bagan, Bolpur, P.O: Bolpur, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Retired Person

Indetified by Abdul Hakim, , , Son of Late Md Rustam, Indirapally, Santiniketan, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Muslim, by profession Advocate

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

Execution is admitted on 12-07-2019 by Mr Dwaipayan Ghosh, Proprietor, JHINUK INFRA, Flat No FF-01, First Floor, Alapan Apartments, Ban, Block/Sector: B, P.O:- Bolpur, P.S:- Bolpur, Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204

Indetified by Abdul Hakim, , , Son of Late Md Rustam, Indirapally, Santiniketan, P.O: Santiniketan, Thana: Bolpur, , City/Town: BOLPUR, Birbhum, WEST BENGAL, India, PIN - 731235, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

*Dwaipayan Ghosh*

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 13623, Amount: Rs.50/-, Date of Purchase: 10/07/2019, Vendor name: Mathura  
Bihari Basu

*Kamalika Datta*

**Kamalika Datta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BOLPUR**  
**Birbhum, West Bengal**

*Dwaipayan Ghosh*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0303-2019, Page from 117817 to 117836

\*being No 030305806 for the year 2019.



Digitally signed by KAMALIKA DATTA  
Date: 2019.07.15 18:19:31 +05:30  
Reason: Digital Signing of Deed.

*Katta*

(Kamalika Datta) 15/07/2019 18:19:23

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.

*Copy of the document  
26/07/2019*

Certified to be a true copy  
of the document  
Transcribe / Untranscribed

*[Signature]*  
Addl. Dist. Sub-Registrar  
Bolpur, Birbhum

(This document is digitally signed.)

*26/07/2019*  
*Dwijayan Ghosh*