




पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 723674

certified that the Document
is Admitted to Registration the
Signative Sheet and the Endr-
sementary attached with this
Document are the Part of this
Document.


A.D.S.R. Dargagan
Bardwan

18 NOV 2019

DEVELOPMENT POWER OF ATTORNEY

This Development Power of Attorney is made on this day month year as
written below at the ADSR office.

Contd. Page-02

7659 Date 15.11.19
Kabeer Day & ORS
Address Dep-1
Value of Stamp
Date of Purchase of this
Stamp Paper from Treasurer
Name of the Treasury
Stamp Paper Purchase-Durgapur

05 NOV 2019

KHUDIRAM MONDAL
Stamp Vendor
Durgapur Court
City Centre, Durgapur - 713
No-1



Addl. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

18 NOV 2019

KNOWN ALL MEN BY THESE PRESENT THAT :

I, Mrs. KABERI DEY [Pan No-DZTPD8510H] wife of Late Arpan Dey, by Occupation- Business, by Faith: Hindu, by nationality: Indian, residing at Khelaghar, Hattala Road, P.O- Durgapur-1, P.S-Coke-Oven, District-Paschim Bardhaman, West Bengal.

DO HEREBY NOMINATE CONSTITUTE AND APPOINT:

"J. R. KALPANA BUILDERS" [Pan No- AAFPJ4332H] a Partnership firm having its principle place of business at 74, Kusumtala Muchipara, NH-2, P.O-Durgapur-12, P.S-Kanksa, Dist-Paschim Bardhaman, West Bengal represented by all of its Partners namely

[1] Mrs. SANCHITA GHOSH [Pan No-BOTPM6272C] [Aadhaar No-647329878207] daughter of Subhas Chandra Mondal, wife of Joydeb Ghosh, by faith: Hindu, by occupation: Business, by Nationality: Indian residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal.

[2] Mr. RAKESH DAS [Pan no- CIVPD1578B] [Aadhaar No-733007522017] son of Hiranmoy Das, by faith -Hindu, by occupation - Business, by nationality-Indian, residing at Muchipara Shibpur Road, P.O-Durgapur-12, P.S- Kanksa, Dist-Paschim Bardhaman, West Bengal.

[3] Mr. JOYDEB GHOSH [Pan no-AKKPG3973C] [Aadhaar No-838849223185] son of Madan Ghosh, by faith -Hindu, by occupation - Business, by nationality-Indian, residing at RC-103, Gitanjali Park, Bengal Ambuja, City Centre, P.O-Durgapur-16, P.S-Durgapur, Dist-Paschim Bardhaman, West Bengal as my true and law full attorney in my name and on my behalf to do following acts deeds and things in respect of my property mentioned below either singly or jointly as they deems fit.

WHEREAS I am the Owner and occupier and otherwise well and sufficiently entitled to in respect of all that the piece and parcel of land as described in schedule hereinafter referred to as the 'Said Property'.

The referred landed property originally belonged to Gouri Shankar Chatterjee, Bimala Shankar Chatterjee.

And whereas Gouri Shankar Chatterjee, Bimala Shankar Chatterjee transferred by way of regd deed of Sale being no-4894 of 1956 and 4895 of 1956 in favour of Sohindar Singh Bedi and thereafter Sohindar Singh Bedi transferred an area of 7 katha by way of regd deed of Sale being no-6619 of 1984 in favour of Sukumar Dey. And an area of 7 katha by way of regd deed of Sale being no-6618 of 1984 in favour of Sunil Kumar Dey.

Contd. Page-03

And whereas a partition deed was executed between Sunil Kumar Dey, Anil Kumar Dey, Sukumar Dey, Sanat Kumar Dey, Ashim Kumar Dey, Bisweswari Debi, Biplab Kumar Dey, Sarmistha Pal, Mamat Dutta vide deed no-761 of 1989.

And by virtue of partition deed being no-761 of 1989 Anil Kumar Dey acquired a piece of land measuring an area of 23 decimal and after demise of Anil Kumar Dey his property devolves upon his legal heirs namely Laxmi Dey & Arpan Dey and their names was duly recorded in LR records of rights under Khatian no-1111,1112 and paid land revenue upto 1423 BS and obtained landuse NOC of ADDA and paid municipal holding tax upto March 2017 and obtained building sanction plan vide Plan No-CB/64/16.

And Laxmi Dey & Arpan Dey lodged a GDE before Coke-Oven P.S No-499 dated 10.12.2017 and on the basis of this GDE Laxmi Dey & Arpan Dey swear an affidavit before 1st Class Judicial Magistrate at Durgapur Court and publish the same on Bengali newspaper on 14.12.2017 and whereas Laxmi Dey & Arpan Dey died leaving behind the present landowner as their only legal heir and her name duly recorded in LR records of rights under khatian no-LR-1328 .

AND I being the Owner in respect of the said property which is more fully described and mentioned in the schedule herein below, became desirous to get a multi storied building/buildings instructed over the said property through any financially sound and technically capable builder, and accordingly approached to the above named attorney to construct the proposed multi-storied building over the said "Schedule" mentioned property and my attorney have agreed to construct building on certain terms and conditions to which me and my attorney have agreed and to that effect one **Development Agreement vide Deed no- 020606549 of 2019, Vol No-0206-2019, Page No-147332 to 147358** has already been executed and registered at ADSR Durgapur. But however for the purpose of doing all necessary works, and appearing in different offices for obtaining permission and/or for smooth and convenient construction and/or for disposal of flats or buildings etc. it is absolutely expedient and necessary to execute an **REVOCABLE POWER OF ATTORNEY** in favour of my favour of said attorney to do inter-alia the following deeds, acts and things.

BY that I do hereby constitute, nominate and by force of this power of attorney all the attorney either singly or jointly as they deems fit and proper to do inter-alia the following deeds, acts and things in respect of my Schedule mentioned property.

- 1) To defend possession or manage and maintain the said premises in connection with it's construction and all affairs ancillary or incidental thereto.
- 2) To appear, to represent before and act in all the Courts, Civil, Revenue or Original, whether original or appellate and also in the Registration Office and in any other office of Government or District Board, Gram Panchayat, B.L.R.O., P.W.D, A.D.M, Income Tax Office, Revenue Office, Bank or financial Institution or any other relevant office or offices or any other local authority in respect of the property which is more fully described in the Schedule herein below.



- 3) To take down and/or demolish any house or structure of whatsoever nature at the said premises and/or to construct, reconstruct, modify, execute and perform all the construction of New Building or Buildings thereon in accordance with the plan as would be sanctioned by the Gram Panchayat.
- 4) To sign, submit, apply for and obtain Sanctioned building plan for construction of the New Building/Buildings at the said premises from the Gram Panchayat & Zilla Parisad and all other statutory authority or authorities and to receive and/or collect the said sanctioned building plan from the Gram Panchayat & Zilla Parisad after due sanction and to apply for and obtain such certificate and/or permission and/or clearance including deposit of as made plan/Revised Plan, paying of penalty/fine, regularizing fee in respect of the said property .
- 5) To sign and verify plaints, written statements, petitions or claims and objection, Memorandum of Appeal and petitions and applications of all kinds and to file them in any such Court or Office relating to the Schedule, mentioned premises.
- 6) To appoint Advocate, Vokil, Pleader, Mukhtar, Revenue Agent or any other legal Practitioner in connection with any litigation or other legal affairs concerning the Schedule mentioned premises,
- 7) To file and receive back documents, to deposit and withdraw money and to grant receipt thereof, in connection with all affairs relating to the construction of Schedule mentioned premises,
- 8) To construct and/or to raise and sale the multi-storied building/buildings upon my said property as per sanctioned plan or if any amendment are to be obtained from the competent authority or other concerning authorities in respect of my property as fully described in Schedule hereunder and hereinafter called the "said property" after demolishing the Existing structure if any and entitled him to sell the said existing materials and/or use the same in the said construction work.
- 9) To deal with or dispose of the entire constructed area in the proposed multi-storied building/buildings or the complex to be constructed over the Schedule mentioned premises in any form i.e. Sale, Lease Out, Rental etc. and also to collect advance, salami etc from the prospective purchaser, or purchasers/Lessees/Tenants etc, save and except owners' allocation.
- 10) To enter into Agreement for sale, for lease, to let out on rental with the prospective buyer or buyers/Lessees/Tenants in respect of any flat or Car Parking Space or any other space up to balance area including super built up to be constructed upon the Land of the said Schedule mentioned property and to receive advance and/or earnest money and/or the entire consideration money for and/or on my behalf.

- 11) To execute and sign all such Deeds, Writings and agreements as shall be required for the purpose of aforesaid sale, lease or rental for passing perfect title to the or in favour of intending purchaser/s, Lessees or Tenants.
- 12) To take, prosecute or defend all legal proceedings touching any of the matters aforesaid in which I hereafter be interested or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid or concerned and also if thought fit to compromise, refer to arbitration for withdrawal as aforesaid.
- 13) To state, settle, adjust compound, submit to arbitration and compromise, all suits or other proceedings, accounts claims and demands whatsoever which now are or hereafter or shall be pending between myself and any person or shall be pending between myself and any person or persons in such matter in all respect as the said attorneys shall think fit during the period of **Development Agreement vide Deed no-020606549 of 2019, Vol No-0206-2019, Page No-147332 to 147358** has already been executed and registered at ADSR Durgapur.
- 14) To invest money for erecting the proposed multi-storied building or buildings or complex out of his own fund or funds derived out of premium, selami, advance and/or earnest money and/or consideration money from the prospective buyer or take loan from any financial institution, Bank, or any private persons etc keeping the Owners' share free.
- 15) To apply for the inspection of and to inspect the judicial records.
- 16) To apply, to courts and offices for copies of the documents and papers as would be required by my said Attorney.
- 17) To appoint agents, Darwans, peons, contractors and other servants necessary for any of the purpose aforesaid at such remuneration, commission or salary as the said attorney may think proper and from time to time to dismiss or discharge such agents etc. and to appoint or employ other in their places.
- 18) To accept service or any summons, notice or write issued by and court or officer against me relating to the said property during the validity of Agreement.
- 19) To submit plan before the competent authority to sign on the said plan, to withdraw the same, to rectify or modify the same and also be entitled to receive back the sanctioned plan on my behalf.
- 20) To negotiate on terms for and to sell all flat or flats or units or residence in respect of entire constructed area save and except the reserved area as stated here in above being Owners as mentioned in the agreement dated of the disposed multistoried building/buildings over the Schedule mentioned properties to purchaser or purchasers at such price the said Attorney shall think fit and proper.

- 21) To agree upon and to enter into any agreement for sale or sales and/or cancel and/or repudiate the same.
- 22) To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same with regards to the sell and/or disposal of such flats, units etc, in respect of the total construction in the proposed multistoried building regarding developers allocation.
- 23) Upon such receipt as aforesaid to sign execute and deliver any conveyance or conveyances of the said property in favour of said purchaser or purchasers of his/her/their nominee or nominees, or assigns or assignees on my behalf and also to get the said Deed of Conveyance Registered before the District Sub-Registrar Durgapur or Additional District Sub-Registrar at Durgapur at Paschim Bardhaman or before the Registrar of Assurance, Kolkata.
- 24) To sign and execute all other deeds, instruments and assurance which he 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, to intending purchaser/purchasers.
- 25) To present any such conveyance and conveyances for registration before the Additional District sub-Registrar Durgapur at Paschim Bardhaman and also before the Registrar of Assurance, Calcutta and also to admit execution and receipt of consideration having authority for and to have the said conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying the said property except my allotted share/ portion to the said purchaser or purchasers as fully and effectually in all respects with regards to the flats, units, space in respect of total covered area in the said building or buildings over the said schedule mentioned properties, Moreover for making and/or executing the deed of conveyance, or tenancies my said Attorney is done sufficient to act on my behalf and I am bound to adduce and endorse my signature if I became a PARTY in any Deed of Conveyance or other instruments whatsoever concerning the builder's total construction of the proposed Multistoried building.
- 26) To appoint Architect or Architects, Engineer, Mason, Carpenter and qualified surveyor for the purpose of construction of the said proposed building and to fix their remuneration fees or commission and to pay the same from other funds.
- 27) To apply before the Electricity authority, to apply before telephone department for telephone connection, gas connection on my behalf and/or intending purchaser or in their name and to peruse the matter effectively, I hereby for ourselves and on behalf of my heirs, executors, administrators and legal representatives agree to ratify and confirm whatsoever my said Attorney shall lawfully do by virtue Of these presents shall be construed as acts deeds and things done by my PROVIDED ALWAYS that this Power of Attorney is revocable and shall automatically be revoked after completion of the said project and by this power of attorney no right title and interest will be transferred in favour of my attorney.



28) We further agree that all acts, deeds and things done by my said Attorney by virtue of this instrument shall be, for all purposes be construed as acts, deeds and things done by us and I agree to ratify and confirm all such acts, deeds and things whatsoever my said Attorney shall lawfully do, or cause to be done by virtue of the power given hereunder.

SCHEDULE ABOVE REFERRED TO

A piece and parcel of DANGA LAND measuring an area of 23 decimal comprising in Plot no-LR-561 under Khatian no-LR-1328 under Mouza-Khatpukur, J.L. No-59, within the jurisdiction of Durgapur Municipal Corporation, at 74, Kusumtala Road, P.S-Kanksa, District- Paschim Bardhaman, West Bengal which is butted & bounded as follows;

North: 35 ft wide Metal Road.

South : CS Plot no-604

East: CS Plot no-595 (P).

West: CS Plot no-592,596, 598.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both the hands of LANDOWNER and Developers are attested in additional pages in this deed being nos. 1(A) i.e. in total 1 no of pages and these will be treated as a part of this deed.

IN WITNESS WHEREOF the parties have executed these presents on this 18th day of November 2019 at Durgapur.

WITNESS:

1. Dulal Sen
80 wali Manindra Nath Sen
Durgapur Court
D990-16



SIGNATURE OF THE EXECUTANT

2. Naresh Gupta Sarachita Ghosh
S/o. Sri. Chittarmal Gupta Partners
Mukhijan, Durgapur
PIN-713212

J.R. KALPANA BUILDERS

J.R. KALPANA BUILDERS

Rakesh Das
Partners

J.R. KALPANA BUILDERS

Jaydeb Ghosh,
Partners

SIGNATURE OF attorney



SIGNATURE OF ATTORNEY IS
ATTESTED BY EXECUTANT

Drafted, prepared & typed by



ADVOCATE Hanendra Nath Sinha
Advocate, Durgapur Court
P.O. Durgapur-16, District-Burdwan
Reg. No WB/468/80

হস্তাসুলীর টিপ ছাপ ও ফটো / Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাসুল 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 Kaberni Das

বাম হাত Left Hand					
	বৃদ্ধাসুল 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 Sanchita Ghosh

বাম হাত Left Hand					
	বৃদ্ধাসুল 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 Raksha Das

বাম হাত Left Hand					
	বৃদ্ধাসুল 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 Joydeb Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

DZTPD8510H



नाम / Name
KABERI DEY

पिता का नाम / Father's Name
RABI DAS

जन्म की तिथि / Date of Birth
20/09/1994

Kaberi DeY

हस्ताक्षर / Signature



27/12017

Kaberi DeY



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BOTPM6272C



नाम / Name
SANCHITA GHOSH

पिता का नाम / Father's Name
SUBHASH CHANDRA MONDAL

जन्म की तारीख
Date of Birth
17/07/1984

Sanchita Ghosh
हस्ताक्षर / Signature

12082019

Sanchita Ghosh





Rakesh Das



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AKKPG3973C

नाम/ Name
JOYDEB GHOSH

पिता का नाम/ Father's Name
MADAN GHOSH

जन्म की तारीख/ Date of Birth
11/01/1983

Jash.
हस्ताक्षर/ Signature

15062017

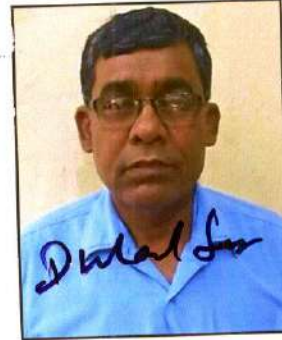


Joydeb Ghosh.

✓

ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন
IDENTITY CARD WB/37/265/573065
পরিচয় পত্র

Elector's Name : Dulal Sur
নির্বাচকের নাম : দুলাল সুর
Father/Mother :
Husband's Name: Manindra Sur
পিতা/মাতা/স্বামীর নাম: মনিন্দ্র সুর
Sex : Male
লিঙ্গ : পুরুষ
Age as on 01.01.95 : 28
১১ ১৯৯৫ এ বয়স : ২৮



Address : Uttar Dally
Post. - Durgapur 10
Dist. - Burdwan

ঠিকানা : উত্তর দল্লী
পোস্ট — দুর্গাপুর ১০
জেলা — বর্ধমান

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন আধিকারিক

265 Durgapur 2 Assembly Constituency

২৬৫ দুর্গাপুর ২ বিধানসভা নির্বাচন কেন্দ্র

Place : Durgapur
স্থান : দুর্গাপুর
Date : 12.03.95
তারিখ : ১২.০৩.৯৫

Major Information of the Deed

Deed No :	I-0206-06848/2019	Date of Registration	18/11/2019
Query No / Year	0206-1000236868/2019	Office where deed is registered	
Query Date	14/11/2019 1:46:21 PM	A.D.S.R. DURGAPUR, District: Burdwan	
Applicant Name, Address & Other Details	J N Sinha Durgapur Court,Thana : Durgapur, District : Burdwan, WEST BENGAL, Mobile No. : 9679266792, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,69,88,628/-		
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]:- 020606549/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur, Pin Code : 713212

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-561	LR-1328	Vastu	Danga	23 Dec	1/-	1,69,88,628/-	Width of Approach Road: 35 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					23Dec	1 /-	169,88,628 /-	



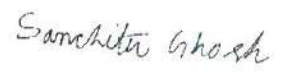





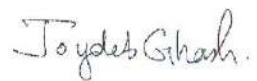
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kaberi Dey (Presentant) Wife of Late Arpan Dey Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office			
		18/11/2019	LTI 18/11/2019	18/11/2019
Khelaghar Hattala Road, P.O:- Durgapur, P.S:- Coke Oven, District:-Burdwan, West Bengal, India, PIN - 713201 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DZTPD8510H, Aadhaar No: 76xxxxxxxx0366, Status :Individual, Executed by: Self, Date of Execution: 18/11/2019 , Admitted by: Self, Date of Admission: 18/11/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>J R Kalpana Builders 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212 , PAN No.:: AAPFJ4332H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mrs Sanchita Ghosh Daugther of Mr Subhas Chandra Mondal Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 18 2019 12:19PM</p>	<p>Finger Print</p>  <p>LTI 18/11/2019</p>	<p>Signature</p>  <p>18/11/2019</p>
<p>RC 103, Gitanjali Park, Bengal Ambuja , City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BOTPM6272C, Aadhaar No: 64xxxxxxx8207 Status : Representative, Representative of : J R Kalpana Builders (as Partner)</p>				
2	<p>Name</p> <p>Mr Rakesh Das Son of Mr Hiranmoy Das Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 18 2019 12:17PM</p>	<p>Finger Print</p>  <p>LTI 18/11/2019</p>	<p>Signature</p>  <p>18/11/2019</p>
<p>Muchipara Shibpur Road, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CIVPD1578B, Aadhaar No: 73xxxxxxx2017 Status : Representative, Representative of : J R Kalpana Builders (as partner)</p>				
3	<p>Name</p> <p>Mr Joydeb Ghosh Son of Mr Madan Ghosh Date of Execution - 18/11/2019, , Admitted by: Self, Date of Admission: 18/11/2019, Place of Admission of Execution: Office</p>	<p>Photo</p>  <p>Nov 18 2019 12:18PM</p>	<p>Finger Print</p>  <p>LTI 18/11/2019</p>	<p>Signature</p>  <p>18/11/2019</p>

RC 103, Gitanjali Park, Bengal Ambuja, City Centre, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKKPG3973C, Aadhaar No: 83xxxxxxx3185 Status : Representative, Representative of : J R Kalpana Builders (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dulal Sur Son of Late Manindra Nath Sur Durgapur Court, P.O:- Durgapur, P.S:- Durgapur, District:-Burdwan, West Bengal, India, PIN - 713216			
	18/11/2019	18/11/2019	18/11/2019
Identifier Of Mrs Kaberi Dey, Mrs Sanchita Ghosh, Mr Rakesh Das, Mr Joydeb Ghosh			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kaberi Dey	J R Kalpana Builders-23 Dec

Land Details as per Land Record

District: Burdwan, P.S:- Kanksa, Municipality: DURGAPUR MC, Road: Unassessed Road (Khatpukur), Mouza: Khatpukur, Pin Code : 713212

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 561, LR Khatian No:- 1328	Owner:কাবেরী দে, Gurdian:অর্পন , Address:নিজ , Classification:ডাঙ্গা, Area:0.23000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 020606848 / 2019

On 14-11-2019

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 1,69,88,628/-



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

On 18-11-2019

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 12:01 hrs on 18-11-2019, at the Office of the A.D.S.R. DURGAPUR by Mrs Kaberi Dey ,Executant.

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

Execution is admitted on 18/11/2019 by Mrs Kaberi Dey, Wife of Late Arpan Dey, Khelaghar Hattala Road, P.O: Durgapur, Thana: Coke Oven, , Burdwan, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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

Execution is admitted on 18-11-2019 by Mrs Sanchita Ghosh, Partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 18-11-2019 by Mr Rakesh Das, partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

Execution is admitted on 18-11-2019 by Mr Joydeb Ghosh, Partner, J R Kalpana Builders, 74, Kusumtala Muchipara, N H 2, P.O:- Durgapur, P.S:- Kanksa, District:-Burdwan, West Bengal, India, PIN - 713212

Indetified by Mr Dulal Sur, , , Son of Late Manindra Nath Sur, Durgapur Court, P.O: Durgapur, Thana: Durgapur, , Burdwan, WEST BENGAL, India, PIN - 713216, by caste Hindu, by profession Others

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/-

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: Impressed, Serial no 7659, Amount: Rs.50/-, Date of Purchase: 15/11/2019, Vendor name: KHUDIRAM MONDAL



Partha Bairaggya
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
Burdwan, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 0206-2019, Page from 155720 to 155740
being No 020606848 for the year 2019.**



Digitally signed by PARTHA BAIKAGGYA
Date: 2019.11.25 14:18:16 +05:30
Reason: Digital Signing of Deed.

**(Partha Bairaggya) 25-11-2019 14:17:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.**

(This document is digitally signed.)