

1128

P-1676/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AK 149885

*1.12.22
12.10.22
A.D.S.R. (10) 2022/23*

Certified that the Document is Admitted to Registration the Signature Sheet and the Endorsements Attached with this Document are the Part of this Document.

**A.D.S.R. Durgapur
Burdwan**

27 FEB 2023

QUERY NO. 8000276943/2023

**DEVELOPMENT
POWER OF ATTORNEY**

AFTER REGD. DEVELOPMENT AGREEMENT DEED

NO. I-230601629/2022 OF A.D.S.R. DURGAPUR

SI No. 4817 Date 08/02/23
Sold to S B Mukherjee Infra (Vineeta
Address Laxmi DPM
Value of Stamp 100
Date of Purchase of the stamp
Paper from Treasury 03 FEB 2023
Name of the Treasury from
Durgapur

Chatterjee
Somnath Chatterjee
Stamp Vendar
A.D.S.R. Office, Durgapur-10
Licence No.-1/2016-17



13
Add. Dist. Sub-Registrar
Durgapur, Paschim Bardhaman

13 FEB 2023

THIS DEVELOP
Agreement c

THIS DEVELOPMENT POWER OF ATTORNEY is made after Regd. Development Agreement on this the 13th day of February, 2023.

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

- 1) SMT. ANJANA ROY [PAN-AUGPRO221G] [AADHAAR-2446 9987 0918], Daughter of Subal Chandra Roy, by religion. Hindu, by Occupation. Others, by Nationality. Indian, resident of New G.T. 145, Golpark, Durgapur-2, District-Paschim Bardhaman , West Bengal, India.
- 2) NABAKUMAR GANGULY [PAN-ADAPG5930C] [AADHAAR-9607 1538 0329], son of Sarat Ganguly, by religion. Hindu, by Occupation. Others, by Nationality. Indian, resident of Birbhanpur, Durgapur Coke-Oven Colony, P.O.-Durgapur-2, District- Paschim Bardhaman, West Bengal, India.
- 3) AMAR DAS [PAN- AHIPD2414L] [AADHAAR-6806 5101 3043], son of Khagen Chandra Das, by religion. Hindu, by Occupation. Others, resident of D/6, Sukumar Nagar, Durgapur-1, Dist. Paschim Bardhaman, West Bengal, India.
- 4) BABY DAS [PAN- AIPHD2419H] [AADHAAR-9049 1286 7421], wife of Late Amar Das, by religion. Hindu, by Occupation. Others, resident of D/6, Sukumar Nagar, Durgapur-1, District- Paschim Bardhaman, West Bengal, India.
- 5) VINAYAK DEVELOPERS [PAN-AAQFV7642F] office address at UCP005, Bengal Ambuja, City Centre, Durgapur-16, Dist.-Paschim Bardhaman, represented by its partners namely ARITRA DAS [PAN-BDJPD4766P] [AADHAAR-4723 5138 1379] S/o. Amar Das, residing at D/6, Sukumar Nagar, Durgapur-1, P.S.-Coke Oven, Dist. Paschim Bardhaman

Hereinafter jointly refereed to and called as "LANDOWNERS", do hereby state and declare as follows:-

WHEREAS we on 11/02/2022 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R, Office, Durgapur, vide Regd. Deed No. I-1629 for the year of 2022 with, "VINAYAK INFRA" [PAN-AAUFV9987F], A Partnership Firm having its principle place of business at UCPOC5, Bengal Ambuja, City Centre, Durgapur-16, Dist.-Paschim Bardhaman, W.B, India, Pin- 713216, represented by its Partner namely (1) TUMPA PAUL [PAN- CEOPP2461Q]

[AADHAAR-7285 3412 8900], W/o. Sujit Kumar Paul, residing at 28/3, Joydev Avenue, Durgapur-05, P.S.-Durgapur, Dist.-Paschim Bardhaman, (2) BISWAJIT MONDAL [PAN-AKQPM9124M] [AADHAAR-2249 1696 0927], S/o. Nitya Nanda Mondal, residing at G-Block, House -78, Benachity, Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, (3) RAJ TIWARI [PAN-AJZPT5793M] [AADHAAR-2225 9025 5077], S/o. Late Dewasish Tiwari, residing at Raj Bandh, Bankali Tala, Durgapur-713212, Dist.-Paschim Bardhaman, (4) ARITRA DAS [PAN-BDJPD4766P] [AADHAAR-4723 5138 1379], S/o. Amar Das, residing at D/6, Sukumar Nagar, Durgapur-1, P.S.-Coke Oven, Dist. Paschim Bardhaman, hereinafter referred to and called as the "DEVELOPER".

1) AND whereas We do hereby nominate, constitute and appoint, "VINAYAK INFRA" [PAN-AAUFV9987F], A Partnership Firm having its principle place of business at UCP005, Bengal Ambuja, City Centre, Durgapur-16, Dist.-Paschim Bardhaman, W.B, India, Pin- 713216, represented by its Partner namely (1) TUMPA PAUL [PAN- CEOPP2461Q] [AADHAAR-7285 3412 8900], W/o. Sujit Kumar Paul, residing at 28/3, Joydev Avenue, Durgapur-05, P.S.-Durgapur, Dist.-Paschim Bardhaman, (2) BISWAJIT MONDAL [PAN-AKQPM9124M] [AADHAAR-2249 1696 0927], S/o. Nitya Nanda Mondal, residing at G-Block, House -78, Benachity, Durgapur-13, P.S.-Durgapur, Dist.-Paschim Bardhaman, (3) RAJ TIWARI [PAN-AJZPT5793M] [AADHAAR-2225 9025 5077], S/o. Late Dewasish Tiwari, residing at Raj Bandh, Bankali Tala, Durgapur-713212, Dist.-Paschim Bardhaman, (4) ARITRA DAS [PAN-BDJPD4766P] [AADHAAR-4723 5138 1379], S/o. Amar Das, residing at D/6, Sukumar Nagar, Durgapur-1, P.S.-Coke Oven, Dist. Paschim Bardhaman as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property as mentioned in the Schedule below either solely or jointly:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said Development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on upon our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e "VINAYAK INFRA" [PAN-AAUFV9987F],

Dev
Adv

4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we could have done for the completion of the said Development work.
5. To represent us before the A.D.S.R. Office Durgapur/D.S.R. Office PASCHIM BARDHAMAN to present and execute any Agreement for Sale/Sale Deed/Lease Deeds and to execute all such Deeds of Conveyances for Selling the Flats/Apartments/Parking Spaces etc of which will be constructed over and above our landed Property mentioned in the schedule below save and **excepts** those Flats /parking space or other Commercial space which are allotted in favour of "**Land Owners' allocation**" as mentioned in the separate Affidavit shown before the Ld. Judicial Magistrate 1st Class at Durgapur, dated 24/01/2023 and also mentioned in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur, vide **Regd. Deed No. I-230601629 for the year of 2022.**
6. To accept and withdrawal on our behalf any compensation payable to us for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our said attorney shall think proper to do so and to discharge and / or terminate his or their Appointee.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw and received any documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.
10. To execute any Sale Agreement(s) with Intending customers or purchasers and negotiate and to receive any earnest money and / or advance amount or advances and also the balance of purchase money and to give good and valid receipt and discharge for the same on our behalf.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developer.
12. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and Development of our schedule mentioned property.

Handwritten initials: "Hend" and "Adv" below it.

13. If any legal proceedings are required to be taken in connection with the work of Development and construction or if any legal action is taken against us in connection with the said project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on our behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or Income Tax or any other act, to represent the matters regarding the proposed Development & construction.
16. To sign any declarations as may be required under section 269 of the Income- tax Act, 1961 and application under section 230(A) of Income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in our behalf or in which we may be in any way interested or to use and sign his/their names as our attorney shall think fit without any reference or recourse to us.
18. To appear for & represent us in all courts, civil, criminal or revenue, including Labour, tribunals, Original or Revision, or Appellate or in any Registration office and to sign, execute, verify and file plaints, written Statements and petitions and also to represent appeals in any court and to accept services of all summonses notices and other processes of laws.
19. To sign, transfer any forms, documents and writing for transferring the property in the records of Government or municipal authorities and other public authorities and to do all other acts in connection therewith,

AND we do hereby agree to ratify all acts and things lawfully done by the said attorney by exercising power is given to him.

That by virtue of this power of attorney our said attorney shall not acquired any right, title and interest over and above the Schedule mentioned plot.

This Power of Attorney is revocable after handing over the Flats to the prospective buyers.

SCHEDULE

ABOVE REFERRED TO

ALL THAT piece and parcel of Land admeasuring about **46.69 Katha**, all the lands belongs under Mouza-Birbhanpur, J.L. No. 91, P.S.-Coke Oven, Additional District Sub Registration Office-Durgapur, ward No.-42, under Durgapur Municipal Corporation, Durgapur-713201, Dist.-Paschim Bardhaman, and area mentioned as follows:-

Name of Party/Owner	Khatian No.	Plot No.	Share of land Acre	Total Share of Land
Anjana Roy [PAN-AUGPRO221G]	310	967, 969, 972, 973	.0268 .0640 .0540 .0330	Total land .1778 Acre or approx. 10.77 Katha.
Naba Kumar Ganguly [PAN-ADAPG5930C]	972	967, 969, 972, 973	.0360 .0980 .0980 .0530	Total land .2850 Acre or approx 17.27 Katha
Amar Das [PAN-AIHPD2414L]	4896	967 969 972 973	.0090 .0250 .0240 .0140	Total land .0720 Acre or approx 4.36 Katha
Baby Das [PAN-AIHPD2419H]	4906	967 969 972 973	.0100 .0330 .0430 .0200	Total land .1060 Acre or approx 6.42 Katha
All the four owners possess the land conjointly measuring 38.82 Katha				

Handwritten signature and initials: "Devi Adv"

AND

Vinayak Developers [PAN-AAQFV7642F]	6807	RS plot no.1387 LR plot no.973	.1298	Total land .1298 Acre or approx 7.87 Katha
Land measuring 7.87 Katha				

Along with new structure in the Ground Floor, measuring an area 100 Sq. Feet ,
Cemented Floor.

Butted and bounded by:-
ON THE NORTH.-Shyampur Road (20 ft)
ON THE SOUTH.-Exiting Building
ON THE EAST.- Exiting Building
ON THE WEST.- 130 ft State Highway

It is hereby declared that the full names, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holders is/are attested in additional pages in this deed being no. (1) (A) i.e. in total numbers of pages and these will be treated as part of this deed.

SIGNED AND DELIVERED by the Land Owners and Developer at DURGAPUR in the presence of.

WITNESSES.

1. Sanyal Kumar Paul
Son of Late Mihir Kumar Paul
28/3 Joydev AVENUE
B Zone, Durgapur - 713 205

2. Jangamla Chakraborty
S/o. Swapan Chakraborty
Vill. P.O. Krishnanagar
Banjora, Bankura.
Pin- 722202

37 Souvik Roy
S/o- Alok Roy
P/o- Durgapur B Zone
Pin- 713148.

Anjana Roy
Mubakumar Jangal

- Aman Das
- Beleydas

Anirban Das

Signature of Land Owners

VINAYAK INFRA

Tumpa Paul
Partner

VINAYAK INFRA

Prinjal Mondal
Partner

VINAYAK INFRA

Raj Tewari
Partner

VINAYAK INFRA

Anirban Das
Partner

Signature of the Developer

Drafted and Typed at my office & I read over & Explained in Mother languages to all parties to this deed and all of them admit that the same has been correctly written as per their instruction

Hiranya Maji

Hiranya Maji

Advocate, Durgapur Court

Enrolment No.F/363/128/2019

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Anjana Roy

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Nabakumar Sanjiv

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Amar Das

ডান হাত Right Hand					
বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small	
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Balagovind

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Arifur Rahman

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Tumpa Paul

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Arifur Rahman

ডান হাত Right Hand					
☆	বৃদ্ধাঙ্গুল Thumb	তর্জনি Fore	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small
বাম হাত Left Hand					



উপরের ছবি ও টিপ গুলি আমার দ্বারা প্রত্যায়িত হইল
color passport size photograph, finger print & attested by me

Raj Teowari

Major Information of the Deed

No :	I-2306-01676/2023	Date of Registration	27/02/2023
No / Year	2306-8000276943/2023	Office where deed is registered	
ary Date	02/02/2023 11:25:46 AM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	SWAPAN KUMAR DUTTA DURGAPUR COURT, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9735168110, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 75,017/-	Rs. 4,95,54,085/-		
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]:- 230601629/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road,
Mouza: Birvhanpur, Pin Code : 713202



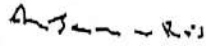


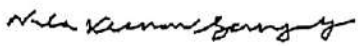


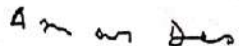
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-967 (RS :-)	LR-310	Bastu	Bastu	1.6242 Katha	1/-	17,20,649/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L2	LR-969 (RS :-)	LR-310	Bastu	Bastu	3.8787 Katha	1/-	41,09,026/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L3	LR-972 (RS :-)	LR-310	Bastu	Bastu	3.2727 Katha	1/-	34,67,040/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L4	LR-973 (RS :-)	LR-310	Bastu	Viti	2 Katha	1/-	21,18,765/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L5	LR-967 (RS :-)	LR-972	Bastu	Bastu	2.1818 Katha	1/-	23,11,360/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L6	LR-969 (RS :-)	LR-972	Bastu	Bastu	5.9393 Katha	1/-	62,91,989/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L7	LR-972 (RS :-)	LR-972	Bastu	Bastu	5.9393 Katha	1/-	62,91,989/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,

	73 (RS	LR-972	Bastu	Viti	3.2121 Katha	1/-	34,02,842/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
	LR-967 (RS :-)	LR-4896	Bastu	Bastu	0.5454 Katha	1/-	5,77,788/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L10	LR-969 (RS :-)	LR-4896	Bastu	Bastu	1.5151 Katha	1/-	16,05,070/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L11	LR-972 (RS :-)	LR-4896	Bastu	Bastu	1.4545 Katha	1/-	15,40,871/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L12	LR-973 (RS :-)	LR-4896	Bastu	Viti	0.8484 Katha	1/-	8,98,780/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L13	LR-967 (RS :-)	LR-4906	Bastu	Bastu	0.606 Katha	1/-	6,41,986/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L14	LR-969 (RS :-)	LR-4906	Bastu	Bastu	2 Katha	1/-	21,18,765/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L15	LR-972 (RS :-)	LR-4906	Bastu	Bastu	2.606 Katha	1/-	27,60,750/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L16	LR-973 (RS :-)	LR-4906	Bastu	Viti	1.2121 Katha	1/-	12,84,077/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
L17	LR-973 (RS :-)	LR-6807	Bastu	Bastu	7.87 Katha	1/-	83,37,338/-	Width of Approach Road: 150 Ft., Adjacent to Metal Road,
		TOTAL :			77.0643Dec	17 /-	494,79,085 /-	
		Grand Total :			77.0643Dec	17 /-	494,79,085 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7, L8, L9, L10, L11, L12, L13, L14, L15, L16, L17	100 Sq Ft.	75,000/-	75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
	Total :	100 sq ft	75,000 /-	75,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANJANA ROY (Presentant) Daughter of SUBAL CHANDRA ROY Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 LTI 13/02/2023	 13/02/2023
NEW G.T 145, GOLPARK,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713202 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUxxxxxx1G, Aadhaar No: 24xxxxxxxx0918, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr NABAKUMAR GANGULY Son of SHARAT GANGULY Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 RTI 13/02/2023	 13/02/2023
BIRBHANPUR, COCK OVEN COLONY,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713202 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx0C, Aadhaar No: 96xxxxxxxx0329, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	Mr AMAR DAS Son of KHAGEN CHANDRA DAS Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office	 13/02/2023	 LTI 13/02/2023	 13/02/2023

D/6, SUKUMAR NAGAR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIxxxxxx4L, Aadhaar No: 68xxxxxxxx3043, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs BABY DAS Daughter of Mr AMAR DAS Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office			
13/02/2023	LTI 13/02/2023	13/02/2023	










D/6, SUKUMAR NAGAR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx9H, Aadhaar No: 90xxxxxxxx7421, Status :Individual, Executed by: Self, Date of Execution: 13/02/2023 , Admitted by: Self, Date of Admission: 13/02/2023 ,Place : Office






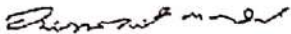






5	VINAYAK DEVELOPERS BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx2F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative
---	---

Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	VINAYAK INFRA BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216 , PAN No.:: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, 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 ARITRA DAS Son of AMAR DAS Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office</td> <td></td> <td></td> <td></td> </tr> <tr> <td>Feb 13 2023 3:36PM</td> <td>LTI 13/02/2023</td> <td>13/02/2023</td> <td></td> </tr> </tbody> </table> <p>D/6, SUKUMAR NAGAR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: BDxxxxxx6P, Aadhaar No: 47xxxxxxxx1379 Status : Representative, Representative of : VINAYAK DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	Mr ARITRA DAS Son of AMAR DAS Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office				Feb 13 2023 3:36PM	LTI 13/02/2023	13/02/2023	
Name	Photo	Finger Print	Signature										
Mr ARITRA DAS Son of AMAR DAS Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office													
Feb 13 2023 3:36PM	LTI 13/02/2023	13/02/2023											

Name	Photo	Finger Print	Signature
S TUMPA PAUL Wife of SUJIT KUMAR PAUL Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 3:36PM	 LTI 13/02/2023	 13/02/2023
28/3, JOYDEV AVENUE,, City:- Durgapur, P.O:- B ZONE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713205, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CExxxxxx1Q, Aadhaar No: 72xxxxxxxx8900 Status : Representative, Representative of : VINAYAK INFRA (as PARTNER)			
Name	Photo	Finger Print	Signature
3 Mr BISWAJIT MONDAL Son of NITYA NANDA MONDAL Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 3:37PM	 LTI 13/02/2023	 13/02/2023
G-BLOCK, HOUSE-78, BENACHITY,, City:- Durgapur, P.O:- BENACHITY, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713213, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4M, Aadhaar No: 22xxxxxxxx0927 Status : Representative, Representative of : VINAYAK INFRA (as PARTNER)			
Name	Photo	Finger Print	Signature
4 Mr RAJ TIWARI Son of Late DEWASISH TIWARI Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 3:38PM	 LTI 13/02/2023	 13/02/2023
RAJBANDH, BANKALI TALA,, City:- Durgapur, P.O:- RAJBANDH, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx3M, Aadhaar No: 22xxxxxxxx5077 Status : Representative, Representative of : VINAYAK INFRA (as PARTNER)			
Name	Photo	Finger Print	Signature
5 Mr ARITRA DAS Son of AMAR DAS Date of Execution - 13/02/2023, , Admitted by: Self, Date of Admission: 13/02/2023, Place of Admission of Execution: Office	 Feb 13 2023 3:39PM	 LTI 13/02/2023	 13/02/2023
D/6, SUKUMAR NAGAR, DURGAPUR,, City:- Durgapur, P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BDxxxxxx6P, Aadhaar No: 47xxxxxxxx1379 Status : Representative, Representative of : VINAYAK INFRA (as PARTNER)			

Details :

	Photo	Finger Print	Signature
Subik Roy Mr Alok Roy Par. Panagarh Bazar, City:- Not ified, P.O:- Panagarh Bazar, P.S:- ksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
	13/02/2023	13/02/2023	13/02/2023
Identifier Of Mrs ANJANA ROY, Mr NABAKUMAR GANGULY, Mr AMAR DAS, Mrs BABY DAS, Mr ARITRA DAS, Mrs TUMPA PAUL, Mr BISWAJIT MONDAL, Mr RAJ TIWARI, Mr ARITRA DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA ROY	VINAYAK INFRA-2 67993 Dec

Transfer of property for L10

Sl.No	From	To. with area (Name-Area)
1	Mr AMAR DAS	VINAYAK INFRA-2 49991 Dec

Transfer of property for L11

Sl.No	From	To. with area (Name-Area)
1	Mr AMAR DAS	VINAYAK INFRA-2 39992 Dec

Transfer of property for L12

Sl.No	From	To. with area (Name-Area)
1	Mr AMAR DAS	VINAYAK INFRA-1 39986 Dec

Transfer of property for L13

Sl.No	From	To. with area (Name-Area)
1	Mrs BABY DAS	VINAYAK INFRA-0 9999 Dec

Transfer of property for L14

Sl.No	From	To. with area (Name-Area)
1	Mrs BABY DAS	VINAYAK INFRA-3 3 Dec

Transfer of property for L15

Sl.No	From	To. with area (Name-Area)
1	Mrs BABY DAS	VINAYAK INFRA-4 2999 Dec

Transfer of property for L16

Sl.No	From	To. with area (Name-Area)
1	Mrs BABY DAS	VINAYAK INFRA-1 99996 Dec

Transfer of property for L17

Sl.No	From	To. with area (Name-Area)
1	VINAYAK DEVELOPERS	VINAYAK INFRA-12 9855 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA ROY	VINAYAK INFRA-6 39986 Dec

Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA ROY	VINAYAK INFRA-5 39995 Dec

Transfer of property for L4		
From	To. with area (Name-Area)	
Mrs ANJANA ROY	VINAYAK INFRA-3.3 Dec	
Transfer of property for L5		
No	From	To. with area (Name-Area)
	Mr NABAKUMAR GANGULY	VINAYAK INFRA-3.59997 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	Mr NABAKUMAR GANGULY	VINAYAK INFRA-9.79984 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr NABAKUMAR GANGULY	VINAYAK INFRA-9.79984 Dec
Transfer of property for L8		
Sl.No	From	To. with area (Name-Area)
1	Mr NABAKUMAR GANGULY	VINAYAK INFRA-5.29996 Dec
Transfer of property for L9		
Sl.No	From	To. with area (Name-Area)
1	Mr AMAR DAS	VINAYAK INFRA-0.89991 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs ANJANA ROY	VINAYAK INFRA-20.00000000 Sq Ft
2	Mr NABAKUMAR GANGULY	VINAYAK INFRA-20.00000000 Sq Ft
3	Mr AMAR DAS	VINAYAK INFRA-20.00000000 Sq Ft
4	Mrs BABY DAS	VINAYAK INFRA-20.00000000 Sq Ft
5	VINAYAK DEVELOPERS	VINAYAK INFRA-20.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Coke Oven, Municipality: DURGAPUR MC, Road: Railgate to Bankura Road,
Mouza: Birvhanpur, Pin Code : 713202

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 967, LR Khatian No:- 310	Owner:অঞ্জনা রায়, Gurdian:জগবনধু , Address:কুড়মণী বর্ধমান. , Classification:বাস্ত, Area:0.02600000 Acre,	Mrs ANJANA ROY
L2	LR Plot No:- 969, LR Khatian No:- 310	Owner:অঞ্জনা রায়, Gurdian:জগবনধু , Address:কুড়মণী বর্ধমান. , Classification:বাস্ত, Area:0.06400000 Acre,	Mrs ANJANA ROY

L4	LR Plot No:- 972, LR Khatian No:- 310	Owner:অঞ্জনা রায়, Gurdian:জগবনধু , Address:কুড়মনী বর্ধমান. , Classification:বাস্তু, Area:0.05400000 Acre,	Mrs ANJANA ROY
L5	LR Plot No:- 973, LR Khatian No:- 310	Owner:অঞ্জনা রায়, Gurdian:জগবনধু , Address:কুড়মনী বর্ধমান. , Classification:ভিটি, Area:0.03300000 Acre,	Mrs ANJANA ROY
L6	LR Plot No:- 967, LR Khatian No:- 972	Owner:নব কুমার গঙ্গোঁপাধ্যায়, Gurdian:শরত্ কুমার, Address:নিজ , Classification:বাস্তু, Area:0.03600000 Acre,	Mr NABAKUMAR GANGULY
L7	LR Plot No:- 969, LR Khatian No:- 972	Owner:নব কুমার গঙ্গোঁপাধ্যায়, Gurdian:শরত্ কুমার, Address:নিজ , Classification:বাস্তু, Area:0.09800000 Acre,	Mr NABAKUMAR GANGULY
L8	LR Plot No:- 972, LR Khatian No:- 972	Owner:নব কুমার গঙ্গোঁপাধ্যায়, Gurdian:শরত্ কুমার, Address:নিজ , Classification:বাস্তু, Area:0.09800000 Acre,	Mr NABAKUMAR GANGULY
L9	LR Plot No:- 973, LR Khatian No:- 972	Owner:নব কুমার গঙ্গোঁপাধ্যায়, Gurdian:শরত্ কুমার, Address:নিজ , Classification:ভিটি, Area:0.05300000 Acre,	Mr NABAKUMAR GANGULY
L10	LR Plot No:- 967, LR Khatian No:- 4896	Owner:অমর দাস, Gurdian:খগেন , Address:নিজ , Classification:বাস্তু, Area:0.00900000 Acre,	Mr AMAR DAS
L11	LR Plot No:- 969, LR Khatian No:- 4896	Owner:অমর দাস, Gurdian:খগেন , Address:নিজ , Classification:বাস্তু, Area:0.02500000 Acre,	Mr AMAR DAS
L12	LR Plot No:- 972, LR Khatian No:- 4896	Owner:অমর দাস, Gurdian:খগেন , Address:নিজ , Classification:বাস্তু, Area:0.02400000 Acre,	Mr AMAR DAS
L13	LR Plot No:- 973, LR Khatian No:- 4896	Owner:অমর দাস, Gurdian:খগেন , Address:নিজ , Classification:ভিটি, Area:0.01400000 Acre,	Mr AMAR DAS
L14	LR Plot No:- 967, LR Khatian No:- 4906	Owner:বেবী দাস, Gurdian:অমর দাস, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Mrs BABY DAS
L15	LR Plot No:- 969, LR Khatian No:- 4906	Owner:বেবী দাস, Gurdian:অমর দাস, Address:নিজ , Classification:বাস্তু, Area:0.03300000 Acre,	Mrs BABY DAS
L16	LR Plot No:- 972, LR Khatian No:- 4906	Owner:বেবী দাস, Gurdian:অমর দাস, Address:নিজ , Classification:বাস্তু, Area:0.04300000 Acre,	Mrs BABY DAS
L17	LR Plot No:- 973, LR Khatian No:- 4906	Owner:বেবী দাস, Gurdian:অমর দাস, Address:নিজ , Classification:ভিটি, Area:0.02000000 Acre,	Mrs BABY DAS
L17	LR Plot No:- 973, LR Khatian No:- 6807		Seller is not the recorded Owner as per Applicant.

13-02-2023

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

Presented for registration at 13:18 hrs on 13-02-2023, at the Office of the A.D.S.R. DURGAPUR by Mrs ANJANA ROY, one of the Executants.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 4,95,54,085/-

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

Execution is admitted on 13/02/2023 by 1. Mrs ANJANA ROY, Daughter of SUBAL CHANDRA ROY, NEW G.T 145, GOLPARK,, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession House wife, 2. Mr NABAKUMAR GANGULY, Son of SHARAT GANGULY, BIRBHANPUR, COCK OVEN COLONY,, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713202, by caste Hindu, by Profession Business, 3. Mr AMAR DAS, Son of KHAGEN CHANDRA DAS, D/6, SUKUMAR NAGAR,, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession Business, 4. Mrs BABY DAS, Daughter of Mr AMAR DAS, D/6, SUKUMAR NAGAR,, P.O: DURGAPUR, Thana: Coke Oven, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713201, by caste Hindu, by Profession House wife

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2023 by Mr RAJ TIWARI, PARTNER, VINAYAK INFRA, BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-02-2023 by Mr ARITRA DAS, PARTNER, VINAYAK INFRA, BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-02-2023 by Mr ARITRA DAS, PARTNER, VINAYAK DEVELOPERS, BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-02-2023 by Mrs TUMPA PAUL, PARTNER, VINAYAK INFRA, BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Execution is admitted on 13-02-2023 by Mr BISWAJIT MONDAL, PARTNER, VINAYAK INFRA, BENGAL AMBUJA,, City:- Durgapur, P.O:- CITY CENTRE, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

Indetified by Mr Souvik Roy, , , Son of Mr Alok Roy, Canel Par, Panagarh Bazar, P.O: Panagarh Bazar, Thana: Kanksa, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by profession Others

Santanu Pal

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

2023
of Fees

that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees
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
Stamp: Type: Impressed, Serial no 4817, Amount: Rs.100.00/-, Date of Purchase: 08/02/2023, Vendor name:
SOMNATH CHATTERJEE

Santanu Pal

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

On 27-02-2023

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.

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 28967 to 28988

being No 230601676 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.02.28 18:49:32 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/02/28 06:49:32 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)