

14245/2022

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12835/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

ARA II

AD 676195

2-(8)2938307/22

22/10/22  
1.06 PM

Additional Registrar of Assurances-II  
Kolkata

Certified that the Document is admitted to  
Registration. The Signatures, Seal and the  
endorsement sheets attached to this document  
are the part of this Document.  
Additional Registrar  
of Assurances II Kolkata

22 OCT 2022

**DEVELOPMENT POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME WE, 1(a) SRI PARTHA DEY (PAN No.AKSPD1870F) (Aadhaar No.4801 3601 9588) son of Late Sunil Kumar Dey, by faith Hindu, by Nationality - Indian, by occupation Service, 1(b) SRI PRADIP DEY, (PAN No. FMGPD3838G) (Aadhaar No. 9865 7785 1965) son of Late Sunil Kumar Dey, by faith Hindu, by Nationality - Indian, by occupation Service, both residing at 22/2/1B, Mahatma Sisir Kumar Sarani

05 APR 2022

ক্রমিক নং 1000 ..... তাং.....  
মূল্য..... ক্রেতার নাম.....

S. Bhattacharya

50.

*[Signature]*

12. Bahadur Math Street

স্ট্যাম্প ভেভার শ্রী বিশ্বজিত চক্রবর্তী  
এ.ডি.এস.আর. অফিস চাকদহ, নদীয়া

Val-70000



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
22 OCT 2022  
*[Signature]*

*[Handwritten notes]*  
Goutam Chakrabarty  
S. Ghoshal & Co. Chartered Accountants  
24, A. R. Ghoshal Street  
1st Fl.  
Opp: Bus Stop  
S. Ghoshal  
S. Ghoshal

(formerly known as Galiff Street), P.O. Tala, P.S. Tala, Kolkata – 700 004, and **2. MISS. MONONITA DAS (PAN No.EUNPD6044J) (Aadhaar No.4862 0732 4540)** daughter of Monoj Kumar Das, by faith Hindu, by Nationality Indian, by occupation Student, residing at Purbachal Housing Estate, House No.26, Cluster-7, Salt Lake, Sector-III Bidhannagar (M) Purbachal, P.O. Purbachal, P.S. Bidhannagar (South), District : North 24 Parganas, Pin-700 097, West Bengal  
**SEND GREETINGS.**

**WHEREAS** we are the absolute joint owners of **ALL THAT** piece and parcel of Bastu land measuring about 03 (three) Cottahs 05 (five) Chittaks and 14 (fourteen) Square Feet, together with the existing structures standing thereon lying and situate at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, Kolkata - 700 004, Police Station - Tala, under Assessee No. 110121500231 within the limits of Kolkata Municipal Corporation, as more fully described in **Schedule - 'A'** hereunder written and used to pay the rates and taxes as that of true Owner and exercising our right of ownership as that of true owners.

**AND WHEREAS** for the development and for the construction of a proposed building according to the sanctioned plan of K.M.C. on the said schedule premises we have made a Development Agreement with the Developer namely **M/S. VPH DEVELOPERS PRIVATE LIMITED**

(PAN - AAECV6540M), (CIN - U45400WB2013PTC198388), a Private Limited Company within the meaning of Companies Act, 1956 having its registered office at Premises no. Ground Floor, 12, Bhabanath Sen Street, P.O. Shyambazar, P.S. Tala, Kolkata-700004, District Kolkata and Directors **(1) SRI SANJIB BHATTACHARYA (PAN - APJPS0979J), (Aadhaar No. 6823 1576 5969)**, son of late Biswanath Bhattacharya, by faith Hindu, by nationality Indian, by occupation Business, residing at AB—165, Sector—I, Salt Lake, P.O. North Bidhannagar, P.S.-North Bidhan Nagar, Kolkata—700 064, District - North 24 Parganas **AND (2) SMT. SHIULI BHATTACHARYA (PAN - BAHPB3873J), (Aadhaar No. 8403 8307 0684)**, wife of Sri Amitava Bhattacharya, by faith Hindu, by nationality Indian, by occupation Businessperson, residing at c/o, Smt. Pratima Bhattacharya, Premises no. 135, Shuksanatantala Main Road, Post Office Chandannagar, Police Station Chandannagar, District Hooghly, Pin - 712136, **being represented by its Managing Director SRI SANJIB BHATTACHARYA**, by virtue of a Board Resolution dated 17th June, 2022 ; which was duly registered on 26th September, 2022 in Book No. I under Volume No. 1902-2022, Pages from 416405 to 416453 Being No. 190211646 for the year 2022 with the Registrar of Assurances - II Kolkata to construct the proposed building on the terms, conditions and stipulations contained in the said Agreement and after completion of the said construction work the Developer is

entitled to sale its allocated share i.e. Developer's allocation as stated in the Development Agreement.

**NOW** We do hereby nominate, appoint, Constitute and Authorize **SRI SANJIB BHATTACHARYA (PAN - APJPS0979J), (Aadhaar No. 6823 1576 5969)**, son of late Biswanath Bhattacharya, by faith Hindu, by nationality Indian, by occupation Business, residing at AB—165, Sector—I, Salt Lake, P.O. North Bidhannagar, P.S.-North Bidhan Nagar, Kolkata—700 064, District - North 24 Parganas, the Managing Director of **M/S. VPH DEVELOPERS PRIVATE LIMITED (PAN - AAECV6540M), (CIN - U45400WB2013PTC198388)**, a Private Limited Company within the meaning of Companies Act, 1956 having its registered office at Premises no. Ground Floor, 12, Bhabanath Sen Street, P.O. Shyambazar, P.S. Tala, Kolkata-700004, District Kolkata, duly authorized by virtue of a Board Resolution dated 17th June, 2022, hereinafter called and referred to as the **ATTORNEY** for and on our behalf in our place and stead generally for doing the following acts, deeds, matters and things in respect of the said Property that is to say ;

1. To appear and act in all the Courts, Civil, Revenue or Criminal whether original or appellate or Municipal Corporation of Calcutta or before any of its Tribunals or any other local authority including Police Authority or before the Consumer Forum or before any of its Appellate Authorities, to sign Vakalatnama and to sign and verify

plaints, written statement, petitions and other pleadings and documents to prefer appeals and to apply for reviews and revisions, to apply for execution of decrees and orders to draw money from any court, Accountant General, official receiver or other authorities and to give effectual receipts and discharge for the same and to accept service of writs of summons and other legal process and generally to do and represent us before all courts, Magistrates, and other judicial criminal and revenue authorities in respect of the scheduled property detailed hereunder.

2. To approach all concerned authorities under Urban Land Ceiling and Regulation Act, 1976, Kolkata Municipal Corporation (Building, Drainage and Water department) Fire Brigade authority, Police Department, West Bengal State Electricity Distribution Company Limited, Municipal Authority /authorities for the purpose of obtaining exemption under the providing Act, as concerned in respect of the schedule premises and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities under the Act, as envisaged and also preferring appeals/appeals pursuant to any order of the competent authority/authorities made under the provisions

as envisaged in connection with the said schedule premises, hereunder written.

3. To carry on correspondence with all concerned authority/ authorities in respect of the said schedule premises and to pay or cause to be paid all Municipal/ KMC/ Panchayat rates, taxes and other outgoing and impositions payable in respect of the said property during the construction of the said multistoried building.
4. To appear and represent us before all concerned authority/ authorities whether it is government, semi/ government or any statutory bodies as may be necessary in connection with the said schedule premises. To sale, transfer the property as described in the said Development Agreement dated 26th September, 2022 for the proposed construction of building at such price and on such terms and conditions as our said Attorney shall think fit and proper and to present the Deed of Sale to the Registration office on our behalf save and except the owner's allocation as mentioned in the Development Agreement, as above.
5. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which

belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the land in the said property and to grant valid and effectual receipts and discharges thereof.

6. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, coolies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said property at such wages, remuneration fees or other payments and no such terms and conditions as my/our said Attorney shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
  
7. To make application and submit the proposed building plan and/or amendment and regularization, if any to the Kolkata Municipal Corporation and also able to collect the approved building plan and to give such other applications, writings, undertaking addition and/or alteration of building plan, collection of completion certificate etc. as may be required in connection with the said schedule property and the said Attorney also shall sign in the proposed building plan on our behalf as and when necessary allowing us to inspect the same

at their registered office by prior appointment if so desired before finalization.

8. To apply for and obtain water connection at the said schedule premises and occupation and completion certificate from the Kolkata Municipal Corporation and other concerned authorities and also Calcutta Electric Supply Corporation for obtaining electric connection and other in respect of the scheduled property.
9. To approach in any Government Department both State and Central statutory/authorities for the purpose of obtaining permission and/or sanction in connection with the said building plan and to approach Kolkata Municipal Corporation for obtaining common passages, plans and amenities in respect of the scheduled property.
10. To give necessary letter, writings, and undertaking to the Kolkata Municipal Corporation, Fire Brigade Department for occupying the said premises and/or obtaining necessary 'NO OBJECTION' Certificate (N.O.C) from the department in connection with the said premises.
11. To make application and submit the amended or new building plan to the Kolkata Municipal Corporation including all department or

any other authorities for the purpose of getting the building plans and to give such other applications, writings undertakings in connection with the said schedule premises.

12. To sign and verify plaints, written statements, petitions of claims and objections, Memorandum of Appeal and petitions and applications of all kinds, swear affidavits and to file them in any such Courts or Office, Tribunal or Authorities, if required, in respect of the scheduled property.
13. To appoint an Advocate or any other legal practitioner for the purpose of development of the scheduled property, if required.
14. To compromise, compound or withdraw cases, to confess, judgments and to refer to Arbitration.
15. To execute Boundary Declaration of the said plot of land and also able to submit the proposed building plan before the Kolkata Municipal Corporation by putting their own signatures and also able to addition, alteration and/or modification of the same plan and also able to apply for Completion Certificate before the concerned authority.
16. To obtain refund of stamp duty or repayment of Courts Fees
17. To apply for inspection of and to inspect judicial records.

18. To apply to Courts and officers for copies of documents and papers relating to the scheduled property.
19. To accept service of any summons, notice or writ issued by any Courts or Office against us and to accept registered letters and money orders.

**BE IT NOTED** that the Attorney shall have construction right and shall have every right to transfer units by way of sale, lease from Developer's allocation in the newly constructed building to the intending Purchaser/s and also to mortgage the said property in respect of Developer's allocation in favour of any bank(s) or other financial institutions in such a manner as the attorney think fit and proper for obtaining a loan by the attorney and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage or charge on the said property, as the attorney think fit.

**AND GENERALLY** to do all acts, deeds and things necessary for the above mentioned purpose.

**AND** We do hereby agree that all acts, deeds and things lawfully

done by our said Attorney shall be deemed to have been done by us and we hereby undertake to ratify and confirm all acts lawfully done for us by virtue of this Power hereby given.

We ~~admit~~ that this Power of Attorney shall ~~remain irrevocable~~ under all circumstances.

*Indip Dey.*  
*Partha Dey*  
*Mononita Das*

**THE SCHEDULE 'A' ABOVE REFERRED TO**  
**(Description of Land and Property)**

**ALL THAT** piece and parcel of land admeasuring 03 (three) Cottahs 05 (five) Chittaks and 14 (fourteen) Square Feet, together with the existing structures standing thereon lying and situate at Premises no. 22/2/1B, Mahatma Sisir Kumar Sarani, Kolkata - 700 004, under Assessee No. 110121500231 Police Station - Tala, Ward No. 12, within the limits of Kolkata Municipal Corporation and butted and bounded as follows :

- ON THE NORTH** : By Mahatma Sisir Kumar Sarani (formerly Galiff Street) ;
- ON THE SOUTH** : By Premises No. 1, Nanda Kishore Street ;
- ON THE EAST** : By Premises no. 22/2/2A, Mahatma Sisir Kumar Sarani ;
- ON THE WEST** : By Premises no. 22/2/1A, Mahatma Sisir Kumar Sarani.

**IN WITNESS WHEREOF** we have set and subscribed our hand and seal on this the 22<sup>th</sup> day of oct, Two Thousand Twenty Two (2022).

**SIGNED, SEALED AND DELIVERED**

by the Parties in the presence of :

**WITNESSES :-**

1. *Goutam Chakrabarty*  
24/A, Narayan Chandra Street  
Calcutta

(i) *Partha Sanyal*.....

(ii) *Pradip Sanyal*.....

(iii) *Menemita Das*.....

**(Signature of the Owners)**

***We accept the Power***

2. *Shri H. K. Laha*  
24, H. K. Laha Street  
Calcutta

*[Handwritten Signature]*

**(Seal & Signature of Attorney)**

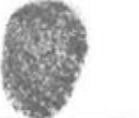
Drafted by :-

*Toshit Banerjee*  
Advocate  
High Court, Calcutta.  
Panchsatabdi Court  
WB-794198

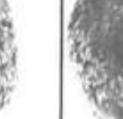


PAGE NO.

**SPECIMEN FORM FOR TEN FINGERPRINTS**

|   |                   |   |   |   |  |   |   |
|---|-------------------|---|---|---|--|---|---|
|  | <i>Partha Das</i> |   | LITTLE FINGER   | RING FINGER   | MIDDLE FINGER  | FORE FINGER   | THUMB   |
|   |                   | LEFT HAND   |  |  |   |   |  |
|   |                   |   | THUMB   | FORE FINGER   | MIDDLE FINGER  | RING FINGER   | LITTLE FINGER   |
|   | RIGHT HAND        |  |  |  |  |  |   |

Signature \_\_\_\_\_

|  |                   |   |   |   |  |   |   |
|--|-------------------|---|---|---|--|---|---|
|  | <i>Pradip Das</i> |   | LITTLE FINGER   | RING FINGER   | MIDDLE FINGER  | FORE FINGER   | THUMB   |
|  |                   | LEFT HAND   |  |  |   |   |  |
|  |                   |   | THUMB   | FORE FINGER   | MIDDLE FINGER  | RING FINGER   | LITTLE FINGER   |
|  | RIGHT HAND        |  |  |  |  |  |   |

Signature \_\_\_\_\_

|   |                     |   |   |   |  |   |   |
|---|---------------------|---|---|---|--|---|---|
|  | <i>Mononita Das</i> |   | LITTLE FINGER   | RING FINGER   | MIDDLE FINGER  | FORE FINGER   | THUMB   |
|   |                     | LEFT HAND   |  |  |   |   |  |
|   |                     |   | THUMB   | FORE FINGER   | MIDDLE FINGER  | RING FINGER   | LITTLE FINGER   |
|   | RIGHT HAND          |  |  |  |  |  |   |

Signature \_\_\_\_\_

PAGE NO.

**SPECIMEN FORM FOR TEN FINGERPRINTS**

|   |            |   |   |  |   |   |
|---|------------|---|---|--|---|---|
|  |            | LITTLE FINGER   | RING FINGER   | MIDDLE FINGER  | FORE FINGER   | THUMB   |
|   | LEFT HAND  |  |  |   |   |  |
|   |            | THUMB   | FORE FINGER   | MIDDLE FINGER  | RING FINGER   | LITTLE FINGER   |
|   | RIGHT HAND |  |  |  |  |  |

Signature \_\_\_\_\_

|       |            |               |             |               |             |               |
|-------|------------|---------------|-------------|---------------|-------------|---------------|
| PHOTO |            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|       | LEFT HAND  |               |             |               |             |               |
|       |            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|       | RIGHT HAND |               |             |               |             |               |

Signature \_\_\_\_\_

|       |            |               |             |               |             |               |
|-------|------------|---------------|-------------|---------------|-------------|---------------|
| PHOTO |            | LITTLE FINGER | RING FINGER | MIDDLE FINGER | FORE FINGER | THUMB         |
|       | LEFT HAND  |               |             |               |             |               |
|       |            | THUMB         | FORE FINGER | MIDDLE FINGER | RING FINGER | LITTLE FINGER |
|       | RIGHT HAND |               |             |               |             |               |

Signature \_\_\_\_\_



इस कार्ड के खोने / पाने पर कृपया सूचित करें। सीटार्  
आयकर पैन सेवा इकाई, एन एस डी  
5 वीं मंजिल, मकी इस्टर्लिंग, प्लॉट नं. 341, सैरी नं. 997/8,  
मॉडल कॉलोनी, दीप बंगला चौक, पुणे - 411 016

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

Income Tax PAN Services Unit, NSDI,  
5th floor, Macro Sterling,  
Plot No. 341, Survey No. 997/8,  
Model Colony, Near Deep Bungalow Chowk,  
Pune - 411 016

Tel: 91-20-2721 8060, Fax: 91-20-2721 8081  
e-mail: [unit@nsdi.gov.in](mailto:unit@nsdi.gov.in)



ভারত সরকার  
GOVERNMENT OF INDIA



পার্শ্ব দে  
Partha Dey  
পিতা: সুনীল কুমার দে  
Father : SUNIL KUMAR DEY

জন্ম তারিখ: Year of Birth: 1972  
পুংস: Male



4801 3601 9588

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ওফিস: ১১-১১/১  
মহাত্মা সিসির কুমার সারানী, শ্যামবাজার  
কোলকাতা, পশ্চিমবঙ্গ, ৭০০০০৪

Address: 22/2/1B,  
MAHATMA SISIR KUMAR  
SARANI, Shyambazar S.O,  
Shyambazar Mail, Kolkata,  
West Bengal, 700004

1947  
1600 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947,  
Bengaluru-560 001

Partha Dey

## Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
| Deed No :   | I-1902-12835/2022  | Date of Registration                   | 22/10/2022 |
| Query No / Year   | 1902-8002938307/2022   | Office where deed is registered        |            |
| Query Date  | 28/09/2022 2:47:02 PM  | A.R.A. - II KOLKATA, District: Kolkata |            |
| Applicant Name, Address & Other Details   | GOUTAM CHAKRABORTY<br>2/16,DUM DUM ROAD,Thana : Cossipur, District : North 24-Parganas, WEST BENGAL,<br>PIN - 700002, Mobile No. : 8335915468, Status :Others  |  |            |
| Transaction   | Additional Transaction   |  |            |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement |  |  |            |
| Set Forth value   | Market Value   |  |            |
|   | Rs. 1,75,05,624/-  |  |            |
| Stampduty Paid(SD)  | Registration Fee Paid  |  |            |
| Rs. 50/- (Article:48(g))  | Rs. 73/- (Article:E, M(a), M(b), I)  |  |            |
| Remarks   | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190211646/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |  |            |

### Land Details :

District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Sisir Kumar Sarani, , Premises No: 22/2/1B, , Ward No: 012 Pin Code : 700004

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                        |
|----------------------|-------------|----------------|-------------------|---------|---------------------------|-------------------------|-----------------------|--------------------------------------|
| L1                   |             |                | Bastu             |         | 3 Katha 5 Chatak 14 Sq Ft |                         | 1,64,93,124/-         | Property is on Road , Project Name : |
| <b>Grand Total :</b> |             |                |                   |         | <b>5.4977Dec</b>          | <b>0 /-</b>             | <b>164,93,124 /-</b>  |                                      |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 1500 Sq Ft.       | 0/-                     | 10,12,500/-           | Structure Type: Structure |
| Gr. Floor, Area of floor : 1500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>1500 sq ft</b> | <b>0 /-</b>             | <b>10,12,500 /-</b>   |                           |

**Principal Details :**

| SI No  | Name,Address,Photo,Finger print and Signature  |   |  |   |
|--|--|---|--|---|
| 1  | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|  | <b>Shri Partha Dey</b><br>Son of Late Sunil Kumar Dey<br>Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office   | <br>22/10/2022   | <br>LTI<br>22/10/2022   | <br>22/10/2022   |
| 22/2/1B, Mahatma Sisir Kumar Sarani, City:- , P.O:- Chitpore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: akxxxxxx0f, Aadhaar No: 78xxxxxxxx9588, Status :Individual, Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office                          |  |   |  |   |
| 2  | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|  | <b>Shri Pradip Dey</b><br>Son of Late Sunil Kumar Dey<br>Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office   | <br>22/10/2022  | <br>LTI<br>22/10/2022  | <br>22/10/2022   |
| 22/2/1B, Mahatma Sisir Kumar Sarani, City:- , P.O:- Chitpore, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: fmxxxxxx8g, Aadhaar No: 98xxxxxxxx1965, Status :Individual, Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office                           |  |   |  |   |
| 3  | <b>Name</b>  | <b>Photo</b>  | <b>Finger Print</b>  | <b>Signature</b>  |
|  | <b>Miss Mononita Das</b><br>Daughter of Manoj Kumar Das<br>Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office | <br>22/10/2022 | <br>LTI<br>22/10/2022 | <br>22/10/2022 |
| House No. 26, Cluster 7, Salt Lake Sector III, City:- , P.O:- Purbachal, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700097 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: euxxxxxx4j, Aadhaar No: 48xxxxxxxx4540, Status :Individual, Executed by: Self, Date of Execution: 22/10/2022 , Admitted by: Self, Date of Admission: 22/10/2022 ,Place : Office |  |   |  |   |

**Attorney Details :**

| SI No | Name,Address,Photo,Finger print and Signature   |
|-------|---|
| 1     | <b>Messrs VPH DEVELOPERS PRIVATE LMITIED</b><br>Ground Floor 12, Bhabanath Sen Street, City:- , P.O:- Shyambazar, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004 , PAN No.:: aaxxxxxx0M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative |

**Representative Details :**

| SI No  | Name,Address,Photo,Finger print and Signature   |  |  |  |
|--|---|--|--|--|
| 1  | <b>Name</b>   | <b>Photo</b>   | <b>Finger Print</b>  | <b>Signature</b>   |
|  | <b>Shri Sanjib Bhattacharya (Presentant)</b><br>Son of Late Biswanath Bhattacharya<br>Date of Execution - 22/10/2022, , Admitted by: Self, Date of Admission: 22/10/2022, Place of Admission of Execution: Office | <br><small>Oct 22 2022 2:37PM</small> | <br><small>LTI 22/10/2022</small> | <br><small>22/10/2022</small> |
| AB 165, Sector I Salt Lake, City:- , P.O:- North Bidhannagar, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxxx9j, Aadhaar No: 68xxxxxxx5969 Status : Representative, Representative of : Messrs VPH DEVELOPERS PRIVATE LMITIED (as Director) |   |  |  |  |

**Identifier Details :**

| Name  | Photo  | Finger Print   | Signature  |
|---|--|--|--|
| <b>GOUTAM CHAKRABORTY</b><br>Son of Late GOVINDA LAL CHAKRABORTY<br>2/16, DUM DUM ROAD, City:- , P.O:- COSSIPUR, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 | <br><small>22/10/2022</small> | <br><small>22/10/2022</small> | <br><small>22/10/2022</small> |
| Identifier Of Shri Partha Dey, Shri Pradip Dey, Miss Mononita Das, Shri Sanjib Bhattacharya   |  |  |  |

**Transfer of property for L1**

| SI.No | From              | To. with area (Name-Area)                         |
|-------|-------------------|---|
| 1     | Shri Partha Dey   | Messrs VPH DEVELOPERS PRIVATE LMITIED-1.83257 Dec |
| 2     | Shri Pradip Dey   | Messrs VPH DEVELOPERS PRIVATE LMITIED-1.83257 Dec |
| 3     | Miss Mononita Das | Messrs VPH DEVELOPERS PRIVATE LMITIED-1.83257 Dec |

**Transfer of property for S1**

| SI.No | From              | To. with area (Name-Area)                                |
|-------|-------------------|--|
| 1     | Shri Partha Dey   | Messrs VPH DEVELOPERS PRIVATE LMITIED-500.00000000 Sq Ft |
| 2     | Shri Pradip Dey   | Messrs VPH DEVELOPERS PRIVATE LMITIED-500.00000000 Sq Ft |
| 3     | Miss Mononita Das | Messrs VPH DEVELOPERS PRIVATE LMITIED-500.00000000 Sq Ft |



Endorsement For Deed Number : I - 190212835 / 2022

On 28-09-2022

**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 1,75,05,624/-



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

On 22-10-2022

**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 13:53 hrs on 22-10-2022, at the Office of the A.R.A. - II KOLKATA by Shri Sanjib Bhattacharya ,.

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

Execution is admitted on 22/10/2022 by 1. Shri Partha Dey, Son of Late Sunil Kumar Dey, 22/2/1B, Mahatma Sisir Kumar Sarani, P.O: Chitpore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Business, 2. Shri Pradip Dey, Son of Late Sunil Kumar Dey, 22/2/1B, Mahatma Sisir Kumar Sarani, P.O: Chitpore, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700004, by caste Hindu, by Profession Service, 3. Miss Mononita Das, Daughter of Manoj Kumar Das, House No. 26, Cluster 7, Salt Lake Sector III, P.O: Purbachal, Thana: South Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700097, by caste Hindu, by Profession Student

Indetified by GOUTAM CHAKRABORTY, , , Son of Late GOVINDA LAL CHAKRABORTY, 2/16, DUM DUM ROAD, P.O: COSSIPUR, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

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

Execution is admitted on 22-10-2022 by Shri Sanjib Bhattacharya, Director, Messrs VPH DEVELOPERS PRIVATE LIMTIED, Ground Floor 12, Bhabanath Sen Street, City:- , P.O:- Shyambazar, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700004

Indetified by GOUTAM CHAKRABORTY, , , Son of Late GOVINDA LAL CHAKRABORTY, 2/16, DUM DUM ROAD, P.O: COSSIPUR, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

## Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1000, Amount: Rs.50.00/-, Date of Purchase: 05/04/2022, Vendor name: B  
CHAKRABORTY



**Semanti Sikdar**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1902-2022, Page from 443638 to 443661**

**being No 190212835 for the year 2022.**



**(Semanti Sikdar) 2022/10/28 12:52:45 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.**

**(This document is digitally signed.)**