

8972

D. 9211/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 487880

12:40PM
09/12/2023

Q-2/3002998/2023

Signature

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



Signature

District Sub-Registrar-II
Purba Bardhaman

12 DEC 2023

Biswanath Sanyal



Biswanath Sanyal
by the pen of Atchijit Ghosh

Chanda Sanyal
Soutra Sanyal

Siddhivinayak Smartoon

Partner

Sadarandam

Siddhivinayak Smartoon

Partner

Shounali Das

DEVELOPMENT AGREEMENT CUM
DEVELOPMENT POWER OF ATTORNEY

Signature

Sl. No. 9439 Sale Date 05.12.2023
 Sold to Seddhivinayak Smart Con
 of Burawan
 Vol. & P. 100
 This Stamp Paper Purchased from Purba Bardhaman
 Excise & Treasury No.-1, Date on.....
 Stamp Vendor :- Gulam Mohabub
 Purba Bardhaman A.D.S.R. Office, Purba Bardhaman
 Licence No.-7/1976/77

23 NOV 2023

→ mohabub

- Basudev Sanyal



v.e.T.P-1664

- Basudev Sanyal



v.e.T.P-1665

- Chhanda Sanyal



v.e.T.P-1666

District Sub-Registrar-II
Purba Bardhaman.

09-12-2023

- Sowrav Sanyal



v.e.T.P-1667

Biswanata Sanyal
by the pen of Abinjit Ghosh

Basudev Sanyal



Biswanath Sanyal
by the Pen of Abhijit Ghosh

Chanda Sanyal
Sourav Sanyal
Siddhivinayak Smartcon

Sadananda Das
Partner

Siddhivinayak Smartcon

Shounak Das
Partner

THIS AGREEMENT is executed on this 9th day of December'2023

By and Amongst

- 1.MR.BASUDEV SANYAL, PAN-AJWPS3294H, EPIC NO.-
; S/o- Late Jagannath Sanyal;
- 2.MR.BISWANATH SANYAL, PAN-AJHPS9520P, EPIC NO.-WB/39/271/
663505, S/o-Late Jagannath Sanyal;
- 3.MRS. CHHANDA SANYAL, PAN-MVJPS1585C; EPIC NO.-
WB/39/271/663145, W/o-Late Shambhunath Sanyal;
- 4.MR. SOURAV SANYAL, PAN-DKFPS1753E; EPIC NO.-
WB/39/271/663079, S/o-Late Shambhunath Sanyal;

All are by nationality- Indian, residing at Jagannath Villa, Natun Pally, P.s-
Burdwan Sadar, Dist- Purba Bardhaman, Pin-713101, hereinafter jointly
and collectively referred to and called as the **LANDOWNERS** (Which term or
expression shall unless excluded by or repugnant to the subject or context
be deemed to mean and include their heirs, executors, administrators, legal
representatives, and assigns) of the **ONE PART**.

AND

SIDDHIVINAYAK SMART CON, a Partnership Firm, having PAN-
AEJFS9361R, having its office at 101, G.T. Road, Bardhaman, Purba
Bardhaman, Pin-713101, represented by its partners named MR.
SADANANDA DAS, PAN-ACTPD5016E, EPIC NO.-FKH1532571,
S/o- Late Monohar Chandra Das and MR. SHOUNAK DAS, PAN-
CCBPD0733N, EPIC NO.-UWX1693555, S/o- Mr. Sadananda Das, both are
by Nationality- Indian, by Occupation- Business, resident of 101, G.T.
Road, Bardhaman, Purba Bardhaman, Pin- 713101, hereinafter referred to
and called for the sake of brevity as the **DEVELOPER** (Which term or
expression shall unless excluded by or repugnant to the subject or context

Prasanna Sanyal



Biswanath Sanyal
by the pen of Atijitkumar

Chanda Sanyal
Sourav Sanyal
Siddhivinayak Smartoon

Sudaranda Das
Partner

Siddhivinayak Smartoon

Shouali Das
Partner

be deemed to mean and include its heirs, executors, administrators, legal representatives and assigns) of the **OTHER PART**.

WHEREAS the properties more fully described in the First Schedule hereunder originally belonged to Mahendra Nath Sanyal and his son Jagannath Sanyal, who became owners of the same by dint of Deed of Sale being Nos. 2049 for the year 1952, recorded in Book No.-1 Vol. No.15, Page-259 to 261, Deed of Sale being Nos. 2050 for the year 1952, recorded in Book No.-1 Vol. No. 19, Page- 298 to 300, and Deed of sale being No. 229 for the year 1954, recorded in Book No.-1 Vol. No. 6, Page- 275 to 276, all are registered at the office at District Sub Register. Subsequently, by dint of aforesaid Deed of Sale being Nos. 2050 for the year 1952, and Deed of Sale being No. 229 for the year 1954 as well as by virtue of the compromise decree passed in Title suit No. 112 of 1979, on the basis of SOLENAMA by the then subordinate Judge, Burdwan, aforesaid Jagannath Sanyal, became sole and absolute owner of the properties more fully described in the First Schedule hereunder.

AND WHEREAS, aforesaid Jagannath Sanyal, after becoming the absolute owner of the properties, more fully described in the FIRST Schedule hereunder by the aforesaid mode and manner during his ownership and possession executed a Family Settlement Deed which had been registered as Deed being No. 5528 for the year 1989, recorded in Book No.-1 Vol. No.105, Page- 226 to 233, registered at the office of the Burdwan District Sub-Registrar, through which said Jagannath Sanyal settled his schedule mentioned properties in favour of his sons Sambhunath Sanyal, Biswanath Sanyal and Basudeb Sanyal, his daughter Smt. Sapna Chowdhury and his wife Subarna Prava Sanyal. Subsequently, Subarna Prava Sanyal expired on 14.02.2008, leaving behind aforesaid Sambhunath Sanyal, Biswanath Sanyal and Basudeb Sanyal, and Smt. Sapna Chowdhury as her legal heirs

Paranulal Sanyal



*Biswanath Sanyal
by the pen of Atijit Ghosh*

*Chhanda Sanyal
Sourav Sanyal
Siddhivinayak Smartcon*

Sudhansu Das
Partner

Siddhivinayak Smartcon

Shamoli Das
Partner

and successors as sons and daughters. Consequently, the portion of the properties mentioned in the First Schedule hereunder, which was allotted in favour of deceased Subarna Prava Sanyal, by dint of aforesaid Deed of Family Settlement Being No. 5528 for the year 1989, devolved upon above referred Sambhunath Sanyal, Biswanath Sanyal and Basudeb Sanyal and Smt. Sapna Chowdhury in equal proportions. Thereafter aforesaid Sambhunath Sanyal expired on 11.09.2011, leaving behind his wife Smt. Chanda Sanyal and his Son Mr. Sourav Sanyal as his legal heirs and successors, who have become joint owner of the portion of properties acquired by deceased Sambhunath Sanyal by dint of aforesaid Deed of family Settlement being No.5528 for the year'1989. Subsequently, aforesaid Smt. Sapna Chowdhury transferred her portions of share which she was acquired by way of inheritance as the daughter of SubarnaProva Sanyal in favour of her aforesaid two brothers, namely, Biswanath Sanyal and Basudev Sanyal and Sister-in-Law Smt. Chanda Sanyal by dint of Deed of Gift being No.020310156 for the year 2021, recorded in Book No.-1 Vol. No. 0203-2021, Page- 284372 to 284395, registered at the office of the A.D.S.R. Bardhaman.

AND WHEREAS, accordingly, after becoming the owner of the properties more fully described in the First Schedule hereunder, by dint of aforesaid Deed of Sales, Deed of Family Settlement, Deed of Gift as well as law of inheritance, the LAND OWNERS herein after duly mutating their name in the present L.R.R.O.R. during their ownership and possession of the land, more fully described in the FIRST Schedule herein below, for considerable period of time have been thinking of developing multi-storied residential Complex consisted of several self-contained Flats and Parking spaces thereon, after demolishing the existing residential building, in such manner as may yield them greater advantage and financial benefit. But as the

Braswaler Sangal



Biswanath Sangal

by the pen of Abhijit Ghosh

Chhanda Sangal

Sowar Sangal

Siddhivinayak Smartcon

Sadarwardan

Partner

Siddhivinayak Smartcon

Shevrahe Dan

Partner

LANDOWNERS herein neither have experience, adequate and appropriate skill and knowledge nor have capacity and ability, both financially and technically, have been searching for competent DEVELOPER. Having learnt of intention of the LAND OWNERS, the DEVELOPER herein, which is a highly reputed Developer, having experience, knowledge and skill in the field of real estate development, upon making inspection and search and having been duly satisfied as to marketable title of the land, *more fully described in the FIRST Schedule hereunder*, has approached the LAND OWNERS with an offer to develop the land, *more fully described in the FIRST Schedule hereunder*, at its own costs and expenses and in such manner which will afford the LAND OWNERS herein greater financial advantage and benefits.

AND WHEREAS the LAND OWNERS herein having been satisfied about competency and reputation of the DEVELOPER herein have accepted the offer and agreed to engage the DEVELOPER to develop Multi-Storied Residential Complex to be named as "JAGANNATH VILA" consisted of several self-contained Flats, Parking spaces, together with other amenities and common facilities on 'Bastu' class of land, *more fully described in the FIRST Schedule hereunder*, on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows: -

ARTICLE- I DEFINITION

In these presents, unless there is something in the subject or context inconsistent with: -

1. COMMON AREA AND FACILITIES:- shall include Open Space of four sides of the complex, passage-ways, driveways, corridors, lifts, stairways, landings, water reservoir, pump room, generator space/room, community room, meter room, transformer and other spaces and facilities, whatsoever

Bansu Chatter Sanjal



Biswanath Sanjal
by the pen of Abhishek

Chanda Sanjal
Sovan Sanjal

Siddhivinayak Smartcon

Sudamodar Das

Partner

Siddhivinayak Smartcon

Shounal Das
Partner

required for the establishment, location, enjoyment, provision, maintenance and/or management of the Complex, as stated in details in the FOURTH Schedule hereunder, meant for use of Land Owners/Developer and all occupiers.

- II. **LAND OWNERS' ALLOCATION SHALL MEAN:-48%**(Forty Eight) percent of the total built up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style of "**JAGANNATH VILA**", consisted of several Self contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing a separate supplementary agreement between the Land Owners and Developer herein if necessary.*
- III. **DEVELOPER'S ALLOCATION SHALL MEAN:- 52%** (Fifty Two) percent of the total build up area of Flats and Parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style of "**JAGANNATH VILA**", consisted of several Self-contained Flats and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule hereunder TOGETHER WITH rights upon common areas and facilities. *That mode of adjustment of aforesaid allocation will be decided later on and to be recorded by executing separate supplementary agreements between the Land Owners and Developer herein if necessary.*
- IV. **ARCHITECT/STRUCTURAL ENGINEER/CIVIL ENGINEER** shall mean any qualified person(s) or firm to be appointed or nominated by the Developer at its own cost as architect or Structural Engineer and Civil Engineer of the Complex to be constructed on the land, more fully described in the FIRST Schedule hereunder.

Biswanath Sangal



Biswanath Sangal
by the pen of Abhijit Kumar

Chhanda Sangal
Souzan Sangal
Siddhivinayak Smartcon

Sadananda Das
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

- V. FLOOR AREA RATIO: - shall mean the floor area ratio available for construction on the proposed Residential Complex according to prevailing law considering total area of the Land measuring 4020 Sq. ft. more or less.
- VI. COVERED/BUILD UP AREA: shall mean the Carpet Area of the flats and open terrace plus thickness of the internal walls and common external walls and pillars PROVIDED THAT if any external wall be common between two Flats, then one - half of the area under such wall shall be included in each Flats.
- VII. SUPER BUILT-UP AREA: Shall mean in context to a flat, as the area of the flats, computed by adding an agreed fixed percentage of 25% (Twenty Five Percent) with over Built-up area/Covered area and such will be used and utilized only for selling purpose and for the registration purpose in order to pay the Stamp Duty and Registration Fees to the Government of West Bengal. Be it mentioned here that during continuation of this Agreement, if any new Rules in respect of any Law relating to Development and Real Estate is framed by the Government and if such rule becomes effective by making the concept of "Super-Built-Up Area" obsolete, then in that case the flats are to be sold in accordance with the Law and Rules to be framed by the Government.
- VIII. UNDIVIDED SHARE: shall mean the undivided proportionate share in the FIRST Schedule mentioned land attributable to each flat, and parking space comprised in the said Residential Complex and the common portions held by and/or here in agreed to be sold to the prospective Purchaser.
- IX. CO-OWNER: shall according to its context mean and include all persons who acquire or agree to acquire Flats and Parking space in the proposed residential complex including the Land Owner and Developer for the Flats/ and Parking Spaces not alienated or agreed to be alienated.

Pranab Kumar Sanyal


Biswanath Sanyal
by the pen of *Abhijit Chakraborty*

Chhanda Sanyal
Sowrav Sanyal
Siddhivinayak Smartcon

Sudhakar Das
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

- X. Flat/Parking Spaces: shall mean the flats and/or parking or spaces intended to be built and/or constructed and/or the covered area capable of being enjoyed and occupied for residential purpose.
- XI. COMMON EXPENSES: shall include all expenses to be incurred by the Co-owners for the maintenance, management and up keeping of the proposed residential complex for common purposes.
- XII. COMMON PURPOSES: shall mean purpose of managing and maintaining the proposed residential complex and in particular the common areas and portions, collection and disbursement of common expenses for common portion and areas and dealing with the matter of common interest of the Co-owners relating to their mutual rights and obligations for the most beneficial use and enjoyment of their respective flats/parking spaces exclusively and the common portion in common.
- XIII. ENCUMBRANCES: shall mean charges, liens, lispence, claims, liabilities, trusts, demands, acquisition and requisition.
- XIV. TIME shall mean the period by which construction shall be completed by the Developer. The Developer shall complete the construction on or within **36 (Thirty Six)** months from the date of sanction of the building plan by the Burdwan Municipality
- XV. **FORCE MAJEURE** shall mean and include Flood, Earthquake, Riot, War, storm, Civil Commotion, State wide Strike, Pandemic, Natural Calamities, Unavoidable circumstances or Other irresistible force or any other act and circumstances beyond reasonable control of the party affected hereby but shall not include normal bad weather or processions etc.

ARTICLE-II : DEVELOPMENT

The DEVELOPER herein shall develop the said Multi-storied Residential Complex on the terms herein agreed and in the manner as follows:-

1. By obtaining necessary sanctions and/or permission from the Burdwan Municipality and other appropriate departments and authorities.

Bansunder Sangal



Bansunder Sangal

by the pen of Abhijit Chakraborty

Chanda Sangal
Sourav Sangal

Siddhivinayak Smartcon

Sudhakar Das -
Partner

Siddhivinayak Smartcon

Shouvik Das
Partner

2. By erecting and/or constructing the said residential complex in or upon the FIRST Schedule mentioned land on or within 36 (Thirty Six) months from the date of Sanction of the Building Plan.
3. By retaining, selling, transferring or otherwise disposing of flats and parking spaces including a proportionate share of FIRST Schedule mentioned land Together with common amenities and facilities at the proposed Residential Complex of the Developer's allocation in favour of intending buyers and also in receive, realize, recover, appropriate proceed thereof.
4. That being satisfied about the marketable title and possession of the LANDOWNERS, the DEVELOPER herein has entered this agreement with the LAND OWNERS. If any defect in respect of title and possession of the LANDOWNERS be transpired, the LANDOWNERS shall rectify the same at an earliest at the cost of the DEVELOPER.
5. The LANDOWNERS shall keep original title deeds, record of rights and other relevant documents in respect of the land, more fully described in FIRST Schedule hereunder, in their custody. They shall provide copies of the same to the DEVELOPER as well as allow inspections by the DEVELOPER and/or its nominees or their solicitors, as and when asked for, at the cost of DEVELOPER.

ARTICLE-III : RIGHTS AND OBLIGATIONS

1. The DEVELOPER shall be entitled to cause all such changes or modifications, as shall be required by the Burdwan Municipality or the Government or any authority or to comply with such sanction, Permission, clearance and approval as aforesaid.
2. The DEVELOPER shall abide by all laws, rules and regulations of the West Bengal Real Estate Regulatory Authority, Government of West Bengal, local bodies as the case may be and shall be answerable and responsible for any deviation and/or breach of any laws, bye laws rules and regulations.

20/11/20

Parasuram Sanyal



Biswanath Sanyal
by the pen of *Abijit Choudhury*

Chhanda Sanyal
Sowrav Sanyal
Siddhivinayak Smartcon

Sadayanandan
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

3. The DEVELOPER shall at its own cost construct the proposed multi-storied residential complex in or upon the FIRST Schedule mentioned land in accordance with sanctioned building plan without any hindrance or disturbance by or on behalf of the LANDOWNERS or any person claiming under them. The DEVELOPER shall ensure that proposed complex will be made of I.S.I. materials, as specified more fully in the Sixth Schedule hereunder.
4. The DEVELOPER shall be entitled to use the name of the LANDOWNERS to apply for obtaining quota entitlements for cements, steel, bricks and other building materials as may be required for the construction of the proposed residential complex.
5. The DEVELOPER shall be entitled to at its own cost to apply for and obtain water connection, sewerage, electricity power, telephone and/or gas and other public utility services and facilities as think proper. The LAND OWNERS shall sign, execute and deliver all papers and applications and approval enabling the DEVELOPER to obtain such public utility services and facilities.
6. The DEVELOPER shall pay all expenses to be incurred towards sanction of the building plan including expenses towards fees of the Architect, Structural Engineer, Civil Engineer and soil testing etc. whatsoever shall become necessary for the purpose of construction of the proposed multi-storied building.
7. That the LAND OWNERS agreed that after execution of this Development Agreement, they shall not in any manner encumber, mortgage, sale, transfer, let out or otherwise deal with or dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided. Similarly, the DEVELOPER herein shall not in any manner encumber, mortgage, transfer, let out or otherwise deal with or

[Handwritten mark]

Rasuldev Samyal



Subenath Samyal by the power

of Attorney

Chanda Samyal
Sourav Samyal
Siddhivinayak Smartcon

Sadananda Das -
Partner

Siddhivinayak Smartcon

Shovananda Das
Partner

dispose of the land mentioned in the FIRST Schedule hereunder or portion thereof except in the manner as expressly provided.

8. The DEVELOPER herein shall be entitled to construct and complete the proposed Multi-Storied Residential Complex, on the said land, more fully described in the FIRST Schedule hereunder, in or within 36 (Thirty Six) months computed from the date of sanction of Building Plan by the Burdwan Municipality/Competent Authority. The DEVELOPER undertakes to construct the proposed Residential complex in accordance with sanctioned building plan and undertake to pay damages, penalties and/or compounding fees payable to the authority or authorities concerned any deviation thereof.
9. In carrying out the said development work and/or construction of the proposed multi-storied residential complex herein agreed, the DEVELOPER shall keep the LAND OWNERS indemnified from and against all claims or compensations.
10. In consideration of this instant agreement, the DEVELOPER shall deliver peaceful vacant physical possession of the LANDOWNERS' allocated flats and parking spaces, free from all encumbrances, completed in all respects TOGETHER WITH other common areas and facilities, in or within 36 (Thirty Six) months computed from the date of Sanction of Building Plan and to retain and enjoy and transfer the DEVELOPER'S allocation without any interruption(s) from the LAND OWNERS or any person(s) claiming under the LAND OWNERS.
11. That the LANDOWNERS' accordingly to materialize the proposed multi-storied residential project, do hereby executing this Power of Attorney to nominate, constitute and appoint SIDDHIVINAYAK SMART CON i.e. the DEVELOPER herein, to be their lawful attorney to do or execute all or any of the acts, deeds or things in their names and on their behalf mentioned herein below:-

Basudev Sangal



*Biswanath Sangal by the
Pen of Abinjit Ghosh*

*Chanda Sangal
Sowrav Sangal
Siddhivinayak Smartcon*

Sudhakar Das
Partner

Siddhivinayak Smartcon

Shamali Das
Partner

- a) To enter upon, take possession of the land, mentioned in the Schedule herein below and in general to manage, look after, control, supervise, defend, protect and administer the said property mentioned in the Schedule hereunder or any part thereof by whatsoever manner or way.
- b) To lay out, construct, develop our said land, mentioned in the Schedule herein below, as it thinks fit and proper in accordance with the sanctioned building plan.
- c) To enter into such understanding, agreement and/or arrangements, as the attorney thinks fit and proper to develop Multi-Storied Residential Complex, consisting of several self contained and compact flats and car parking on the land, described in the Schedule herein below.
- d) To pay all taxes, maintenance and other charges expenses and other outgoings, whatsoever, payable for and on account of the said properties and to claim and receive refund, reimbursement and other amounts from the concerned persons and authorities and to grant receipts and discharges in respect thereof.
- e) To apply and submit application before the Burdwan Municipal Authority for sanction of Building Plans, Revised plans, addition and alteration of sanction Building Plans, drawings, designs, and/or representations, too, as may be required, to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below by the Attorney at its absolute discretion shall think fit and proper for and on behalf of us and in our names.
- f) To apply for electricity, telephone and for any other connections whatsoever the manner and nature be and for that purpose to sign, issue and receive all papers and/or documents and/or plans and/or drawings and/or all relevant documents etc, whatsoever manner or nature may be thought to be necessary by the said Attorney before the different

10/11

Basuwar Sangal



*Biswanath Sangal by the
Pen of Abhijit Ghosh*

*Chanda Sangal
Sourav Sangal
Siddhivinayak Smartcon*

*Sadananda Das -
Partner*

Siddhivinayak Smartcon

*Shounak Das
Partner*

departments of the WBSEDCL Authority and Burdwan Municipal Authority and/or other Authorities.

- g) To apply to the Department of Water supply, Sewerage and Drainage of the Burdwan Municipality and/or others too, for availing or seeking and/or laying necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature at the schedule mentioned property and to that effect to sign all such relevant applications, drawings, documents and representations of whatsoever manner or nature that is being sought to be done by the aforesaid Departments of the Burdwan Municipality and/or by others.
- h) That the Attorney herein shall be able to avail necessary permissions from the Road Department of the Burdwan Municipality for and on behalf of us.
- i) To apply for and obtain all required clearance and permissions, from any authority or Departments of the Burdwan Municipality, as may be required to develop proposed Multi-Storied Residential Complex on the land, described in the Schedule herein below.
- j) To apply for and obtain all required clearance and permissions by filing necessary undertakings, from any authority or Departments, in relations to all types of amenities and facilities including lift, as may be installed and provided at the Multi-Storied Residential Complex proposed to be developed on the land, described in the Schedule herein below.
- k) To sign and submit all applications, papers and documents for having the scheduled mentioned property or any part thereof separately assessed, mutated and amalgamate in all public records maintained by the authorities having jurisdiction including the Burdwan Development Authority and Burdwan Municipality.

[Handwritten mark]

Banwinder Sangal



Biswamath Sangal by the
pen of Abhijit Ghosh

Chanda Sangal
Sourav Sangal
Siddhivinyak Smartcon

Sadananda Das
Partner

Siddhivinyak Smartcon

Shounali Das
Partner

- l) To produce and deliver all title deeds, documents and papers relating to the tile and possession of said property to the buyer(s) of the same and to answer and comply with all requisitions that may be enquired by such intending buyers in respect of Developers' allocation.
- m) To appear and represent the appointers before the Burdwan Municipality, Burdwan Development Authority, Collector, Statutory bodies and Government departments and/or their or any of their officers and also all other State Executives, Judicial or Quasi Judicial and other authorities and also all courts and Tribunals and before any person, Developer, Contractor or other persons and deal with them in all manner and sign, execute, deliver and submit all papers, plan, documents, applications, objections notices etc. and also to submit and take delivery of and/or explain all documents of title, clearances, plan etc. and to do all acts deeds and things as may be required or found necessary or expedient by the said attorney.
- n) To sign, execute, enter into, modify, cancel, alter, draw, approve rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale agreements, sale deeds, documents of transfer, rectifications, nominations, assignments, declarations, confirmations, affidavits, indemnities, undertakings, applications, accounts, plans, forms, correspondences, notices, letters and other documents and writings. Be it specifically mentioned here that the Developer can enter into agreement(s) with the Intending Purchaser(s) and complete the sell by executing deed of sale/deed conveyance in respect of its allocations, mentioned and described in the registered Development agreement bearing No.8361 for the year'2023, subject to terms and conditions contained therein.

Bansunder Sangal



Biswanath Sangal by
the pen of Abhijit Ghosh

Chanda Sangal
Sourav Sangal
Siddhivinayak Smartcon

Sadananand Das
Partner

Siddhivinayak Smartcon

Shamoli Das
Partner

- o) To sell, convey and transfer right, title, interest and possession of Flats and Parking Spaces of LAND OWNERS as well as DEVELOPER'S allocation together with proportionate share of the land, more fully mentioned and described in the Schedule hereunder along with other amenities and common facilities at the proposed multi-stored Residential Complex to be constructed upon the land, more fully described in the Schedule mentioned hereunder, to any Buyer(s)/ Purchaser (s) and to do all acts, deeds and things with regard to sale or transfer on such terms and conditions as the said ATTORNEY may deem fit and proper.
- p) To appear and represent the LANDOWNERS before any Registrar, Sub-Registrar, Additional Dist. Sub-Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents, sell or transfer deeds, instruments and writings signed by the said Attorney and to receive advance, earnest and consideration money from the intending buyer(s)/ purchaser(s) by virtue of this Power of Attorney in relation to LAND OWNERS' as well as DEVELOPER'S allocation, as has been mentioned and stipulated in aforesaid registered Development Agreement. *The DEVELOPER as attorney shall deposit sale proceeds of LAND OWNERS' allocation, at the respective accounts of the LAND OWNERS herein as per their entitlement and shall retain sale proceeds of DEVELOPER'S allocation in its own account as its entitlement.*
- q) To appear and represent the appointers before any Notary Public, other Magistrates and other officer or officers and authorities in connection with affirmation or notarization of any deed, instrument, declaration or writing signed or made by the said attorney by virtue of the power hereby conferred.

[Handwritten signature]

Parvinder Sanyal



Biswanath Sanyal by
trustee of Abhijit Choudhary

Chhanda Sanyal
Soupar Sanyal
Siddhivinayak Smartcon

Sudhanda Datta
Partner

Siddhivinayak Smartcon

Showali Datta
Partner

- r) To sign, verify and/or affirm any Plaint, Written Statement, Petition, Application, Consent petition, affidavit, execute Vakalatnama, appoint of Advocates Memorandum of Appeal or any other document or paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper in respect of the subject property.
- s) To accept notices, summons and services of papers and documents from any Court, Tribunal, postal authorities and / or other authorities and/or persons.
- t) To do all acts deeds and things for better exercise of the authorities herein contained relating to the development of multi-storied residential complex, consisted of several self contained ownership flats and car-parking spaces together with other common facilities and amenities, on the land, more fully described in the Schedule hereunder, or any part thereof which the APPOINTERS could have lawfully done under their own hands and seals, if personally present.
- u) The appointers doth hereby ratify and confirm and agree to ratify and confirm all and whatever said Attorney has done or shall lawfully do or cause to be done in or about the premises aforesaid, within the purview and intent of this present.
- v) The appointers hereby record and declare that this power of attorney shall be irrevocable and shall also be binding upon the appointers and their heirs, executors, administrators, legal representatives and/or assigns of the appointers till completion of proposed multi-storied residential complex on the land, more fully described in the Schedule hereunder and final delivery of possession of all the flats and car parking spaces to individual.
12. THE LAND OWNERS' shall have exclusive right to deal with or transfer their respective allocation in the proposed multi-storied Residential Complex along with proportionate undivided share of FIRST Schedule mentioned

Asw,

Arundev Sanyal



Biswanath Sanyal by
the pen of Arijit Choudhary

Chanda Sanyal
Souvik Sanyal
Siddhivinayak Smartcon

Satenderdas
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

land TOGETHER WITH common amenities and facilities and in favour of any intending purchaser (s) thereby entering agreement for sale as well as by executing and registering formal Deed of Sale/Deed of Conveyance. The DEVELOPER shall have no power to interfere or control regarding sell of the LAND OWNERS' allocation. But in course of construction and before receiving possession of their respective allocation, if the LAND OWNERS enter agreement for sale with intending Purchaser(s) in respect of their respective allocation in that event DEVELOPER shall also join and execute agreement for sale and formal Deed of Sale/Deed of Conveyance as CONFIRMING PARTY along with the LAND OWNERS herein. The LAND OWNERS will directly accept the consideration amount of their allocation from intending purchaser(s) and the DEVELOPER has no right to receive any consideration amount in respect of LAND OWNERS' allocation.

13. The occupancy or completion certificates shall be collected by the DEVELOPER before delivery of possession to the LAND OWNERS and other prospective purchasers.
14. The DEVELOPER shall form an Apartment Owners Association for maintenance of the common areas, portions, facilities and essential services in such manner and form as may be required at the said proposed multi-storied Residential Complex. The Developer shall cause all Purchasers, occupiers or their assigns to join in and be bound by the rules and regulations of the Association.
15. The LAND OWNERS shall bear and pay all rates and taxes in respect of the FIRST Schedule mentioned land till giving vacant possession and soon thereafter the DEVELOPER shall bear and pay all rates and taxes in respect of the said land till delivery of possession of their respective allocated flats and parking spaces ALONG WITH other common areas and facilities, completed in all respects TOGETHER WITH completion certificate to the LAND OWNERS in accordance with law.

Parasuram Sanyal



Biswanath Sanyal by
the pen of Abhijit Chakraborty

Chanda Sanyal
Sourav Sanyal
Siddhivinayak Smartcon

Sadananda Das
Partner

Siddhivinayak Smartcon

Shovanli Das
Partner

16. As soon as the construction of said multi-storied Residential Building shall be completed, in accordance with sanctioned building Plan, the DEVELOPER shall give written notice to the LAND OWNERS to take possession of their respective allocation and at all times thereafter the LAND OWNERS shall be exclusively responsible for payment of all taxes and charges, whatsoever, payable in respect of LAND OWNERS' allocation. Similarly, as and from the said date, the DEVELOPER shall be responsible for the said taxes payable in respect of the DEVELOPER'S allocation. The said taxes, if levied, on the proposed complex, as a whole, then in such event it shall be apportioned on pro-rata basis.
17. On and from the date of service of the notice to take physical possession, the LAND OWNERS, their nominee(s), as the case may be, in respect of LAND OWNERS' allocation shall also be responsible to pay on demand to the DEVELOPER or its nominee(s) or the Apartment Owners' Association, the service charges for the common amenities, facilities and utilities in the complex. The said charges shall include premium of insurance of the Complex, if required, water, fire and scavenging charges, taxes, lights, sanitation operation, repair and renewals, security guards' salary and management of common facilities including replacement, repair and maintenance charges and expenses for the all of common wiring, pipes, electric and mechanical equipments, switch, gear, transformers, generators, pumps, motors and other electrical and mechanical installations, appliances and equipment of lift, stair ways, corridors, halls, passage ways and other common facilities, whatsoever. Similarly, as and from the said date the DEVELOPER or its nominees or Purchaser(s) of flat(s) and Car Parking spaces shall also be responsible to pay and bear proportionate share of the service charges for facilities of their respective portions.

[Handwritten mark]

Biswanath Sanyal



Biswanath Sanyal by
the pen of Atinjit Chosh

Chanda Sanyal
Sourav Sanyal
Siddhivinayak Smartcon

Sadendra Das
Partner

Siddhivinayak Smartcon

Shounak Das
Partner

ARTICLE-IV: MISCELLANEOUS

1. The LAND OWNERS and the DEVELOPER have entered the instant agreement purely on principal-to-principal basis and nothing state herein shall be deemed or construed as **Joint Venture** between the LAND OWNERS and the DEVELOPER.
2. *That in future adjustment of respective allocation of the LANDOWNERS AND DEVELOPER will be amicably resolved by executing supplementary agreement(s) between the LAND OWNERS and DEVELOPER.*
3. The LAND OWNERS on being notified by the DEVELOPER, handover the vacant peaceful possession of the land, described in the FIRST Schedule herein below for development and execution of the proposed residential complex thereon, to the DEVELOPER on or with 15 (fifteen) days from the date of intimation thereby making arrangement of their residential accommodation in a rented premises and the DEVELOPER shall pay per month house rent to the LAND OWNERS herein till the date of handover of the possession of their flat(s) as per their allocation.
4. In case of any dispute or difference, which may arise between the LAND OWNERS and the DEVELOPER herein or their legal heir(s), successors and representatives in relation to this agreement shall be referred to ARBITRATOR, to be nominated by the Parties herein mutually and the decision of the said ARBITRATOR shall be final and binding upon the Parties. The seat and venue of the Arbitration proceeding shall be within area of Town & P.s.- Burdwan Sadar, District- Purba Bardhaman. This clause shall be deemed to be submission within the meaning of the Indian Arbitration and Conciliation Act'1996 including its statutory modification, amendment, and re-enactment.

Biswanath Sanyal



Biswanath Sanyal by
the Pen of Abhijit Ghosh

Chanda Sanyal
Sourav Sanyal
Siddhivinayak Smartcon

Sadananda Das -
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

FIRST SCHEDULE ABOVE REFERRED TO

All that piece and parcel of 'BASTU' class of Land, measuring an area of 4020 Sq. ft, more or less, situated at P.s.-Burdwan Sadar, Dist.- Purba Bardhaman, Mouza- Radhanagar, J.L. No.-39, appertaining to R.S. Khatian No.-253, L.R. Khatian No. 3508, 3509, 9747, and 9748, comprised in R.S. Plot No.- 7319 & 7321, corresponding to L.R. Plot No.-6851, within local limits of Burdwan Municipality under Ward No.8, Holding No.170, Mahalla-Kalibazar, which is identified by RED colour in the Sketch map which do form part and parcel of this presents, which is butted and bounded by :-

- ON THE NORTH :- House Of Dilip Samaddar & Ors.
ON THE SOUTH :- UMR -8
ON THE EAST :- House of Barun Sanyal & Ors.
ON THE WEST :- UMR-8

SECOND SCHEDULE ABOVE REFERRED TO :

(OWNERS' ALLOCATION)

48% (Forty Eight) percent of the total build up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential Complex to be constructed under the name & style "**JAGANNATH VILA**", consisted of several Self-contained Flats, and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.

THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

52% (Fifty Two) percent of the total build up area of flats and parking spaces, to be sanctioned by the Burdwan Municipality, at the Residential

Basundhar Sanyal



Sriswanath Sanyal by
the pen of Abinijithan

Chanda Sanyal
Sowen Sanyal

Siddhinayak Smartcon

Sudersandhan
Partner

Siddhinayak Smartcon

Shounak Das
Partner

Complex to be constructed under the name & style "JAGANNATH VILA", consisted of several Self-contained Flats, and Parking spaces TOGETHER WITH proportionate undivided impartible share and/or interest of the land, more fully described in the FIRST Schedule herein above TOGETHER WITH rights upon common areas and facilities.

FOURTH SCHEDULE ABOVE REFERRED TO
(COMMON AREA)

- I. All that piece and parcel of 'BASTU' class of Land, measuring an area of 4020 Sq. ft, more or less, situated at P.S.- Burdwan Sadar, Dist.- Purba Bardhaman, Mouza - Radhanagar, J.L. No.-39, appertaining to R.S. Khatian No.- 253, L.R. Khatian No.3508, 3509, 9747 & 9748, comprised in R.S. Plot No.-7319 & 7321, corresponding to L.R. Plot No.- 6851, within local limits of Burdwan Municipality under Ward No.8, Holding No. 170, Mahalla-Kalibazar.
- II. Common area would be water reservoir, top roof of the each block or building, tank on the roof, staircase, septic tank, water tank, common Meter room & pump room, outside wall etc.
- III. The foundation column, girders, beams, supports, main walls, roofs.
- IV. Walls, corridors, lobbies, stair, lift, stair-ways fire escapes, lighting arrangement in the common areas and gate, stair ways entrances and exists of the complex but excluding the corridors and lobbies, if any, situated within flats.
- V. Storage space meant for common use or for the use and enjoyment of the occupiers of the complex.
- VI. The four side open spaces at the complex premises, not meant for exclusive use and enjoyment of any particular person or flat which is to be kept open to sky as per provisions of law and as to be shown in the sanctioned building plan.
- VII. All other parts of the building necessary or convenient to its existence, maintenance and safety or normally forming parts of the main building not being exclusively held and enjoyed by any flat owner.

Rasuldev Sanyal



Biswanath Sanyal by the
Pen of Abhishek Chakraborty

Chanda Sanyal
Sourav Sanyal

Siddhivinayak Smartcon

Sudhanda Das
Partner

Siddhivinayak Smartcon

Shounali Das
Partner

FIFTH SCHEDULE ABOVE REFERRED TO:

(COMMON EXPENSE)

- I. Costs of maintenances, operating, replacing, white washing, painting, decorating and renewing the main structure, water tanks, septic tanks also the outer walls of the complex including all outer plumbing and sanitary pipes and fittings and electric lines to all common areas etc.
- II. The expenses of repairing, maintaining, white washing and colour washing of the main structure of the building of the complex including the exterior of the building of complex and also the common area of building of the complex.
- III. The cost of clearing and lighting of the entrance of the complex, passages and spaces around four sides of the complex, lobby, corridors, staircase and other common areas.
- IV. Municipal Taxes and Land Rents in respect of his/her/their respective allocation shall be paid by the occupiers of the complex, proportionately up to the date of mutation of his/her/their respective allocation in his/her/their name/name(s), from the date of getting physical possession of the flat(s) and parking spaces.

SIXTH SCHEDULE ABOVE REFERRED TO:

NATURE OF JOBS TO BE DONE BY THE DEVELOPER

Foundation and Super-structure:-The building shall be designed on reinforced cement concrete foundation with RCC Columns, Beams based on computerized programme and/or as per specification of the Architect/Structural Engineer, duly sanctioned by the Burdwan Municipality.

Building :- R.C.C frame structure Building.

Basudev Sanyal



Biswanath Sanyal by
the pen of Abhijit Choudhary

Chanda Sanyal
Soutra Sanyal

Siddhivinayak Smartcon

Sadaranda Das
Partner

Siddhivinayak Smartcon

Shouvik Das
Partner

Wall:- Brick wall with cement mortar, outer wall 8-10 inch, inner or Partition wall 5 inch.

Window:- Aluminium window fitted with glass and necessary accessories.

Main Doors:- Frame- Malyasian Sal, Shutter/Palla- Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Internal Doors :- Frame- Malyasian Sal and Flash Door Material with necessary accessories including lock, handle, chitkani, hasblot, stopper etc.

Flooring:- Standard Marble/Vitrified Tiles flooring.

Kitchen:- Black stone cooking platform fitted with sink and work self 2 inch height glazed tiles all over the cooking platform. Marble/Vitrified Tiles flooring.

Toilet :- Standard tiles flooring and walls.

Water Supply:- PVC pipe with standard fittings in kitchen/toilet.

Sources of Water Supply:- Overhead tank along with Electrically operated pumps.

Painting :- Save and except inside of each Flat, all other portion including and outside of each building of the complex shall be finished with standard colour.

And

Other works to be done extra as per quotation basis.

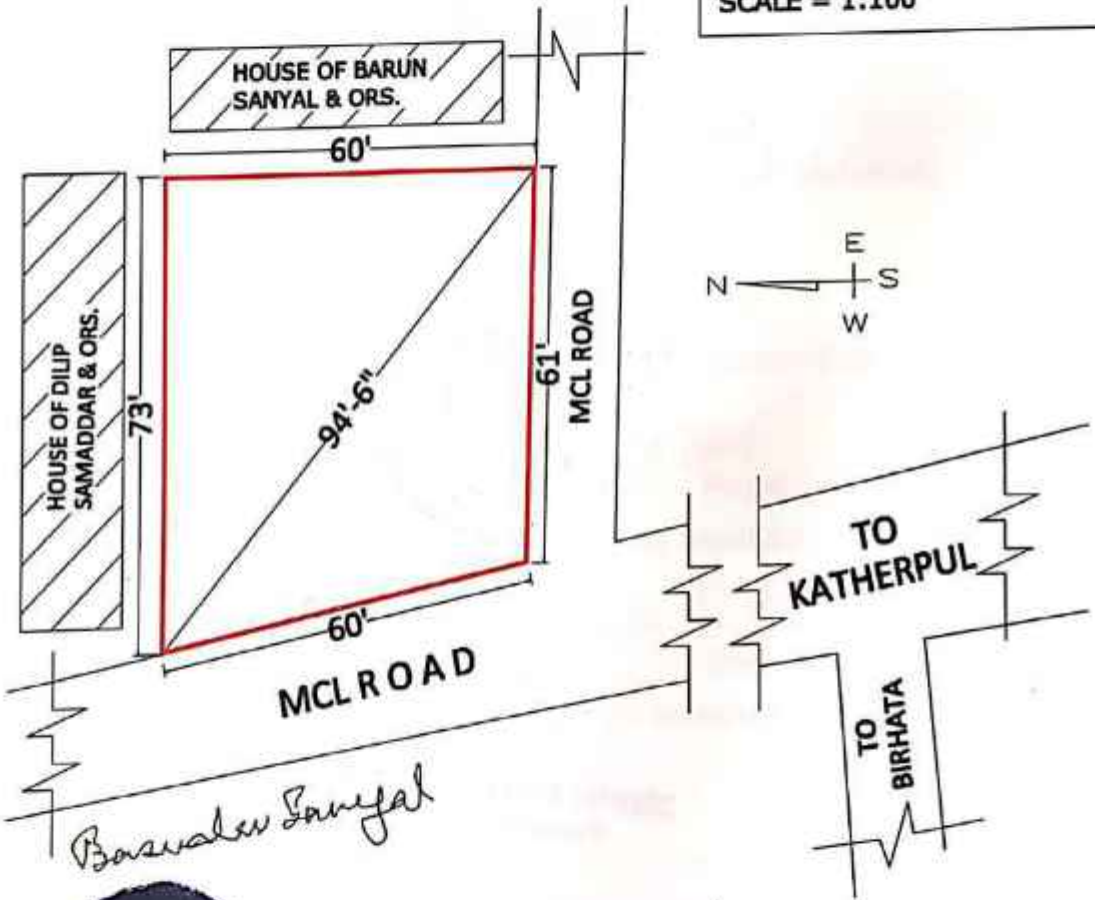
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the day, month and year FIRST above written.

Am,

SKETCH MAP

SKETCH MAP OF LAND DEFINE AND DEMARCATED LAND OF 4020 SQ. FT, WHICH IS MARKED AND IDENTIFIED BY "RED" COLOUR, LOCATED AT DIST.- PURBA BARDHAMAN, P.S.- BURDWAN SADAR, MOUZA- RADHANAGAR, J.L. NO- 39, APPERTAINING TO R.S. KHATIAN NO.- 253, L.R. KHATIAN NO.- 3508, 3509, 9747 & 9748, COMPRISED IN R.S. PLOT NO- 7319 & 7321, CORRESPONDING TO L.R. PLOT NO.- 6851, WITHIN LOCAL LIMITS OF BURDWAN MUNICIPALITY UNDER WARD NO.-8 .

AREA OF LAND = 4020 SQ.FT.
NATURE OF LAND = BASTU
SCALE = 1:100



Biswanath Sanyal
by the pers of *Ashjit Kumar*
Chhandra Sanyal
Sowrav Sanyal
OWNER

Sandhananda Das
Partner
Siddhivinayak Smartcon

Shamali Das
Partner

Bibhas Pal
BIBHAS PAL
CIVIL ENGINEER
MOB.-9735888260
REG. NO.-BM/CBS-11/21-22/55
DRAWN BY

SIGNED AND SEALED at Purba Bardhaman

In presence of: -

1) Abhijit Ghosh
S/o - Ananta Ghosh
Bhabani Thakurbaro
Burdwan

Baswaler Sanyal



Biswanath Sanyal
by the pen of Abhijit Ghosh

2) Chandrima Sanyal.
w/o Sri Biswanath Sanyal.
'Jagannath Villa'.
Nakun Pali.
Purba Bardhaman.

Chhanda Sanyal
Sowraia Sanyal

SIGNATURE OF SMARTCON OWNERS
Siddhivinayak Smartcon

Sadananda Das
Partner
Siddhivinayak Smartcon

- I, smt. Chandrima Sanyal, w/o Biswanath Sanyal, read over the entire deed in front of Biswanath Sanyal & knowing him the meaning of this deed & after understand the meaning of this deed he put his L.T.I with free consent in front of me.

Shounak Das
Partner
SIGNATURE OF DEVELOPER

Chandrima Sanyal,

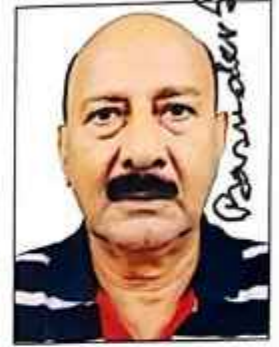
Drafted by me
Subrata Ghosh

(SUBRATA GHOSH)

Advocate

Enrolment No. - WB/1325/2002

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Basuvar Sanyal











SIGNATURE *Basuvar Sanyal*

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					













Biswanath Sanyal
by the pen of
Abhijit Ghosh

SIGNATURE *Biswanath Sanyal*
By the pen of Abhijit Ghosh

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE Chhanda Sanyal

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



SIGNATURE Sowrav Sanyal

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					



Siddhivinayak Smartcon

SIGNATURE

Partner

	LITTLE	RING	MIDDLE	INDEX	THUMB
L E F T					
	THUMB	INDEX	MIDDLE	RING	LITTLE
R I G H T					













Siddhivinayak Smartcon

SIGNATURE

Shamshad
Partner

PHOTO & FINGER PRINT

	Little	Ring	Middle	Index	Thumb
Left Hand					
Right Hand	Thumb	Index	Middle	Ring	Little
					



Signature *Abhijit Ghosh*

Name of Witness :- ABHIJIT GHOSH

✓
Son/Daughter/Wife of :- ANANTA GHOSH

Residing at :- BHABANI THAKUR LANE,
P.O - RAJBATI, BURDWAN
PIN - 713109

EPIC NUMBER :-

Mobile Number :- 7908211746



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	0202000682/2023	Date of Application	08/12/2023
Query No / Year	02022003002998/2023		
Transaction	[0110] Sale, Development Agreement or Construction agreement		
Applicant Name of QueryNo	Mr Abhijit Ghosh		
Stampduty Payable	Rs.7,060/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr A Ghosh		
Applicant Address	burdwan		
Place of Commission	JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101		
Expected Date and Time of Commission	08/12/2023 6:00 PM		
Fee Details	J1: 250/-, J2: 2,240/-, PTA-J(2): 0/-, Total Fees Paid: 2,490/-		
Remarks			







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue







OFFICE OF THE D.S.R. - II Purba Bardhaman, District Name :Purba Bardhaman

Signature / LTI Sheet of Query No/Year 02022003002998/2023





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr BASUDEV SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Land Lord			<i>Basudev Sanyal</i> 09/12/2023
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
2	Mr BISWANATH SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Land Lord			<i>Biswanath Sanyal</i> by the pen of <i>Atinjit Ghosh</i>

I. Signature of the Person(s) admitting the Execution at Private Residence.


Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs CHHANDA SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Land Lord			Chhanda Sanyal 9.12.2023
4	Mr SOURAV SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Land Lord			Sourav Sanyal 9/12/2023
5	Mr SADANANDA DAS 101 G T ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [SIDDHIVI NAYAK SMARTC ON]			Sadananda Das 9.12.23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr SHOUNAK DAS 101 G T ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101	Represent ative of Developer [SIDDHIVI NAYAK SMARTC ON]			<i>Shounak Das</i> 09/12/23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH BHABANI THAKUR LANE, City:- Burdwan, P.O:- RAJBATI, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713104	Mr BASUDEV SANYAL, Mr BISWANATH SANYAL, Mrs CHHANDA SANYAL, Mr SOURAV SANYAL, Mr SADANANDA DAS, Mr SHOUNAK DAS			<i>Abhijit Ghosh</i> 9/12/2023


(Amitava Dutta)

DISTRICT SUB-
REGISTRAR
OFFICE OF THE D.S.R. -
II Purba Bardhaman
Purba Bardhaman, West
Bengal


ELECTION COMMISSION OF INDIA
 ভারতের নির্বাচন কমিশন
IDENTITY CARD **WB/39/271/663505**


পরিচয় পত্র




Elector's Name	: Biswanath Sanyal
নির্বাচকের নাম	: বিস্বনাথ সান্যাল
Father/Mother/ Husband's Name	: Jagannat Sanyal
পিতা/মাতা/স্বামীর নাম	: জগন্নাথ সান্যাল
Sex	: M
লিঙ্গ	: পুরুষ
Age as on 1.1.1995	: 47
১.১.১৯৯৫-এ বয়স	: ৪৭

Address NUTAN PALLI
BURDWAN
BURDWAN

ঠিকানা নূতনপাল্লী
বর্ধমান
বর্ধমান


 Facsimile Signature
 Electoral Registration Officer
 নির্বাচক-নিবন্ধন অধিকারিক

For 271-BURDWAN (S) Assembly Constituency
২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন ক্ষেত্র

Place	: BURDWAN
স্থান	: বর্ধমান
Date	: 12/03/95
তারিখ	: ১২/০৩/৯৫

Identified by
 Anujit Choudhury

Identified by
 Chandrima Sanyal.

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AJHPS9520P

नाम /NAME
BISWA NATH SANYAL

पिता का नाम /FATHER'S NAME
JAGANNATH SANYAL

जन्म तिथि /DATE OF BIRTH
09-01-1949


हस्ताक्षर /SIGNATURE
Biswanath Sanyal

आयकर अधिकारी, प.सं.-II
COMMISSIONER OF INCOME-TAX, W.B. - II





Chandrima Sanyal.

*Identified by
Anujit Ghosh*


 ভারতের নির্বাচন কমিশন
 परिचय पत्र
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

WB/39/271/663125

নির্বাচকের নাম : বাসুদেব সান্যাল
 Elector's Name : Basudev Sanyal
 পিতার নাম : জগন্নাথ সান্যাল
 Father's Name : Jagannath Sanyal
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 08/07/1953

WB/39/271/663125

ঠিকানা:
 নুতন পাটী, বর্ডমান, বর্ডমান (সাদার), বর্ডমান-713101

Address:
 NUTAN PALLY, BURDWAN, BURDWAN
 (SADAR), BURDWAN-713101



Date: 09/03/2011

260-বর্ডমান পশ্চিম নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
 অফিসারের হস্তাক্ষর অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 260-Burdwan Dakshin Constituency

বিদায় পরিবর্তন হলে সর্বদা বিদায় সনোদ বিধি মতে সনোদ ও সনোদ
 পত্রের সনোদ সঠিক পরিচয়কর পাঠানোর জন্য নির্দিষ্ট ফর্ম এ
 পরিচয়করের সংশ্লিষ্ট স্থানে প্রদান করুন।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Basudev Sanyal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AJWPS3294H



नाम /NAME

BASUDEV SANYAL

पिता का नाम /FATHER'S NAME

JAGANNATH SANYAL

जन्म तिथि /DATE OF BIRTH

08-07-1953

हस्ताक्षर /SIGNATURE

Basudev Sanyal

B. Sanyal

आयकर आयुक्त, प.प. - II

COMMISSIONER OF INCOME-TAX, W.B. - II

Basudev Sanyal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/663145

পরিচয় পত্র



Elector's Name : CHANDA SANYAL

নির্বাচকের নাম : চন্দা সান্যাল

Father/Mother/

Husband's Name : SHAMBHUNATH SANYAL

পিতা/মাতা/স্বামীর নাম : শম্ভুনাথ সান্যাল

Sex : F

লিঙ্গ : স্ত্রী

Age as on 1.1.1995 : 38

১.১.১৯৯৫-এ বয়স : ৩৮

Address NUTAN PALLI

BURDWAN

BURDWAN

ঠিকানা নুতন পল্লী

বর্ধমান

বর্ধমান

Facsimile Signature

Electoral Registration Officer

নির্বাচক নিবন্ধন আধিকারিক

For 271-BURDWAN (B) Assembly Constituency

২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 12/03/95

তারিখ : ১২/০৩/৯৫

Chanda Sanyal



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम / Name
CHHANDA SANYAL

पिता का नाम / Father's Name
NITYANANDA GOSWAMI

जन्म की तारीख
Date of Birth
10/05/1956

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
MVJPS1585C



29022020

Chhanda Sanyal
हस्ताक्षर / Signature

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटार्ड:
आयकर विभाग इकाई, एन सी यू
प्री-प्रीमियम, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, नज़्द डीप बंगलाउ चौक,
पुणे - 411 016.

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

Income Tax PAN Services Unit, NSDL,
4th Floor, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



Chhanda Sanyal



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/663079

পরিচয় পত্র



Elector's Name : SOURAV SANYAL
নির্বাচকের নাম : সৌরভ সান্যাল
Father/Mother/
Husband's Name : SHAMBHUNATH SANYAL
পিতা/মাতা/স্বামীর নাম: শম্ভুনাথ সান্যাল
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 18
১১.১১.৯৫-এ বয়স : ১৮

Address NUTAN PALLI
BURDWAN
BURDWAN

ঠিকানা নূতন পল্লী
বর্ধমান

বর্ধমান
Sourav Sanyal

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অধিকারিক
For 271-BURDWAN (B) Assembly Constituency
২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN

স্থান : বর্ধমান

Date : 12/03/95

তারিখ : ১২/০৩/৯৫

Sourav Sanyal

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SOURAV SANYAL

SAMBHUNATH SANYAL

25/12/1976

Permanent Account Number
DKFPS1753E

Sourav Sanyal

Signature



06090011

इस कार्ड के लाने / फले पर कुय्या मुक्ति कने / लीटाने
अवगतन पैम सेवा क्वार्ट, एन एन सी एन
तीसरी मंजील, सफ़्टवेर चेंबर,
नगेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411 045

*If this card is lost / someone's lost card is found,
Please inform / return to -*
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sourav Sanyal

Memorandum

Date: 28/07/2023

The Registrar of Firms, West Bengal, hereby acknowledges receipt of the undermentioned document and intimates that it has been filed / recorded / registered pursuant to the Indian Partnership Act, 1932 (Act IX of 1932).



Kolkata

Date : 28/07/2023

RegNo : ICE0112023004611

SIDDHIVINAYAK SMART CON

Registrar of Firms, West Bengal.

To

Firm Name: SIDDHIVINAYAK SMART CON

Address: 101, G. T. ROAD, TINKONIA, P.O. - BARDHAMAN MAIN, P.S. -
BARDHAMAN SADAR, DISTRICT - PURBA BARDHAMAN, PIN - 713101, WEST
BENGAL

*Registrar of Firms, West Bengal; Form No. N.S. 1
ACJP--A 6--2005-06-250-25,000*






Siddhivinayak Smartcon
Sadanand Das
Partner

Siddhivinayak Smartcon
Shamali Devi
Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
ACTPD5016E



नाम /NAME
SADANANDA DAS


पिता का नाम /FATHER'S NAME
MONOHAR CHANDRA DAS

जन्म तिथि /DATE OF BIRTH
12-10-1962


हस्ताक्षर /SIGNATURE
Sadananda Das

B. Das
आयकर आयुक्त, १३-११
COMMISSIONER OF INCOME-TAX, W.B. - II

Sadananda Das


 ভারতের নির্বাচন কমিশন
 পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

FKH1532571

নির্বাচকের নাম : সদানন্দ দাস
 Elector's Name : Sadananda Das
 পিতার নাম : মনোহর চন্দ্র দাস
 Father's Name : Manohar Chandra Das
 লিঙ্গ/Scx : পু/ M
 জন্ম তারিখ : 12/10/1962
 Date of Birth : 12/10/1962

FKH1532571

ঠিকানা:
 101, জি.টি. রোড তিঙ্কোনিয়া বাস স্ট্যান্ড, বর্ধমান
 (সদর), বর্ধমান- 713101

Address:
 101, G.T. ROAD TINKONIA BUS STAND,
 BURDWAN (SADAR), BURDWAN- 713101



Date: 03/01/2015

260-বর্ধমান দক্ষিণ নির্বাচন ক্ষেত্রের নির্বাচিত নিবন্ধন
 অফিসারের স্বাক্ষরে অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 260-Burdwan Dakshin Constituency

In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

Sadananda Das

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

SHOUNAK DAS

SADANANDA DAS

23/02/1996

Permanent Account Number

CCBPD0733N

Shounak Das

Signature



28.10.2014



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1693555



নির্বাচকের নাম : শৌনক দাস

Elector's Name : Shounak Das

পিতার নাম : সদানন্দ দাস

Father's Name : Sadananda Das

লিঙ্গ/Sex : পু/ M

জন্ম তারিখ
Date of Birth : 23/02/1996

UWX1693555

ঠিকানা:
১০১, জি.টি.রোড তিনকোনিয়া বাস স্ট্যান্ড, বর্ধমান
(সদর), বর্ধমান- 713101

Address:
101, G.T.ROAD TINKONIA BUS STAND,
BURDWAN (SADAR), BURDWAN- 713101

Date: 03/01/2016

২৬০-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

টিকান পরিবর্তন হলে পত্র টিকানায় জোড়ার দিওঁ লব কোনও একই
সংখ্যক 'নতুন' পত্র পরিচালনা পত্রের জুড় দিওঁ লব এওঁ
পরিচালকের নতুনটি টিকানায় পত্র
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Shounak Das



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/39/271/603430

পরিচয় পত্র



Elector's Name : Chandrima Sanyal
নির্বাচকের নাম : চন্দ্রিমা সান্যাল
Father/Mother/
Husband's Name : Biswanath Sanyal
পিতা/মাতা/স্বামীর নাম : বিস্বনাথ সান্যাল
Sex : F
লিঙ্গ : মহী
Age as on 1.1.1995 : 41
১.১.১৯৯৫-এ বয়স : ৪১

Chandrima Sanyal

Address NUTAN PALLI
BURDWAN
BURDWAN

ঠিকানা নূতনপল্লী
বর্ধমান
বর্ধমান

Chandrima Sanyal
Facsimile Signature
Electoral Registration Officer
নির্বাচক-নিবন্ধন অধিকারিক

For 271-BURDWAN (S) Assembly Constituency

২৭১-বর্ধমান দক্ষিণ বিধানসভা নির্বাচন কেন্দ্র

Place : BURDWAN
স্থান : বর্ধমান
Date : 12/03/95
তারিখ : ১২/০৩/৯৫



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

UWX1157411



নির্বাচকের নাম : অভিজিৎ ঘোষ
 Elector's Name : Abhijit Ghosh
 পিতার নাম : অনন্ত কুমার ঘোষ
 Father's Name : Ananta Kumar Ghosh
 লিঙ্গ/Scx : পূ/ M
 জন্ম তারিখ : XX/XX/1991
 Date of Birth : XX/XX/1991

UWX1157411

ঠিকানা:

৩ নং ভবানী হাটের সেন, শ্যামলাল রোড এস সি মি,
বর্ধমান, বর্ধমান (সদর), বর্ধমান, 713104

Address:

3NANG BHABANI THAKUR
LEN, SHYAMALAL ROAD ES SI, MI,
BARDHAMAN, BURDWAN (SADAR),
BURDWAN, 713104

Date: 19/11/2010

260-বর্ধমান দক্ষিণ নির্বাচন কেন্দ্রের নির্বাচন নিয়ন্ত্রণ
অফিসারের স্বাক্ষরের অনুমতি:

Facsimile Signature of the Electoral
Registration Officer for
260-Burdwan Dakshin Constituency

নিয়ম পরিবর্তন হলে লগ্নে উল্লিখিত নম্বরটি সঠিক করে তোলা ও একটি
নতুন লগ্নি সঠিক পরিচয়পত্র সংগ্রহ করা যাবার পরে এই
পরিচয়পত্র নতুনটি গ্রহণ করুন।
 In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Abhijit Ghosh



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240312306201

GRN Details

GRN: 192023240312306201 Payment Mode: Online Payment
GRN Date: 08/12/2023 13:53:21 Bank/Gateway: State Bank of India
BRN : CKY8745347 BRN Date: 08/12/2023 13:54:07
GRIPS Payment ID: 081220232031230619 Payment Init. Date: 08/12/2023 13:53:21
Payment Status: Successful Payment Ref. No: 2003002998/4/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: Siddhivinayak smart con
Address: Burdwan
Mobile: 7001567213
EMail: s.sksalauddin985@gmail.com
Contact No: 9749425760
Depositor Status: Buyer/Claimants
Query No: 2003002998
Applicant's Name: Mr Abhijit Ghosh
Identification No: 2003002998/4/2023
Remarks: Sale, Development Agreement or Construction agreement
Period From (dd/mm/yyyy): 08/12/2023
Period To (dd/mm/yyyy): 08/12/2023

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2003002998/4/2023	Property Registration- Stamp duty	0030-02-103-003-02	6960
2	2003002998/4/2023	Property Registration- Registration Fees	0030-03-104-001-16	21
Total				6981

IN WORDS: SIX THOUSAND NINE HUNDRED EIGHTY ONE ONLY.

PAYED



Major Information of the Deed

Deed No :	I-0202-09241/2023	Date of Registration	12/12/2023
Query No / Year	0202-2003002998/2023	Office where deed is registered	
Query Date	06/12/2023 12:45:46 PM	D.S.R. - II Purba Bardhaman, District: Purba Bardhaman	
Applicant Name, Address & Other Details	Abhijit Ghosh Shyاملal Road, Burdwan, Thana : Bardhaman . District : Purba Bardhaman, WEST BENGAL, PIN - 713104, Mobile No. : 8436759214, Status : Solicitor firm		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4002] Power of Attorney, General Power of Attorney [Rs : 100/-], [4305] Other than Immovable Property, Declaration [No of Declaration : 1]		
Set Forth value	Market Value		
	Rs. 58,79,258/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 7,060/- (Article:48(g))	Rs. 53/- (Article:E, E, E.)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Purba Bardhaman, P.S:- Barddhaman, Municipality: BURDWAN, Road: Kalibazar Road, Mouza: Radhanagar, JI No: 39, Pin Code : 713101

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-7319	RS-253	Bastu	Bastu	2010 Sq Ft		29,39,629/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
L2	RS-7321	RS-253	Bastu	Bastu	2010 Sq Ft		29,39,629/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road,
		TOTAL :			9.2125Dec	0 /-	58,79,258 /-	
		Grand Total :			9.2125Dec	0 /-	58,79,258 /-	



Land Lord Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr BASUDEV SANYAL (Presentant) Son of Mr JAGANNATH SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx4H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence
2	Mr BISWANATH SANYAL Son of Mr JAGANNATH SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AJxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence
3	Mrs CHHANDA SANYAL Wife of Late SHAMHUNATH SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: MVxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence
4	Mr SOURAV SANYAL Son of Late SHAMHUNATH SANYAL JAGANNATH VILLA, NATUN PALLY, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: DKxxxxxx3E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/12/2023 , Admitted by: Self, Date of Admission: 09/12/2023 ,Place : Pvt. Residence

Developer Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SIDDHIVINAYAK SMARTCON 101 G T ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101 , PAN No.:: AExxxxxx1R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SADANANDA DAS Son of Late MONOHAR CHANDRA DAS 101 G T ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx6E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDDHIVINAYAK SMARTCON
2	Mr SHOUNAK DAS Son of Mr SADANANDA DAS 101 G T ROAD, City:- Burdwan, P.O:- BURDWAN, P.S:-Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: CCxxxxxx3N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDDHIVINAYAK SMARTCON

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ABHIJIT GHOSH Son of Mr ANANTA GHOSH BHABANI THAKUR LANE, City:- Burdwan, P.O:- RAJBATI, P.S:- Bardhaman District:-Purba Bardhaman, West Bengal, India, PIN:- 713104			
Identifier Of Mr BASUDEV SANYAL, Mr BISWANATH SANYAL, Mrs CHHANDA SANYAL, Mr SOURAV SANYAL, Mr SADANANDA DAS, Mr SHOUNAK DAS			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEV SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
2	Mr BISWANATH SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
3	Mrs CHHANDA SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
4	Mr SOURAV SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEV SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
2	Mr BISWANATH SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
3	Mrs CHHANDA SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec
4	Mr SOURAV SANYAL	SIDDHIVINAYAK SMARTCON-1.15156 Dec

Endorsement For Deed Number : I - 020209241 / 2023

On 09-12-2023

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

Presented for registration at 12:40 hrs on 09-12-2023, at the Private residence by Mr BASUDEV SANYAL , one of the Executants.

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

Execution is admitted on 09/12/2023 by 1. Mr BASUDEV SANYAL, Son of Mr JAGANNATH SANYAL, JAGANNATH VILLA, NATUN PALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 2. Mr BISWANATH SANYAL, Son of Mr JAGANNATH SANYAL, JAGANNATH VILLA, NATUN PALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 3. Mrs CHHANDA SANYAL, Wife of Late SHAMHUNATH SANYAL, JAGANNATH VILLA, NATUN PALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person, 4. Mr SOURAV SANYAL, Son of Late SHAMHUNATH SANYAL, JAGANNATH VILLA, NATUN PALLY, P.O: BURDWAN, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713101, by caste Hindu, by Profession Retired Person

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

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

Execution is admitted on 09-12-2023 by Mr SADANANDA DAS,

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals

Execution is admitted on 09-12-2023 by Mr SHOUNAK DAS,

Indetified by Mr ABHIJIT GHOSH, , , Son of Mr ANANTA GHOSH, BHABANI THAKUR LANE, P.O: RAJBATI, Thana: Bardhaman

, , City/Town: BURDWAN, Purba Bardhaman, WEST BENGAL, India, PIN - 713104, by caste Hindu, by profession Professionals



Amitava Dutta

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II Purba Bardhaman

Purba Bardhaman, West Bengal

On 11-12-2023

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 58,79,258/-

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by by online = Rs 21/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 1:54PM with Govt. Ref. No: 192023240312306201 on 08-12-2023, Amount Rs: 21/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8745347 on 08-12-2023, Head of Account 0030-03-104-001-16



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by online = Rs 6,960/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 08/12/2023 1:54PM with Govt. Ref. No: 192023240312306201 on 08-12-2023, Amount Rs: 6,960/-, Bank: State Bank of India (SBIN0000001), Ref. No. CKY8745347 on 08-12-2023, Head of Account 0030-02-103-003-02



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

On 12-12-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 32.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,060/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10.00/-
2. Stamp: Type: Impressed, Serial no 4439, Amount: Rs.100.00/-, Date of Purchase: 08/12/2023, Vendor name: G Mohbub



Amitava Dutta
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
Purba Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0202-2023, Page from 227294 to 227350

being No 020209241 for the year 2023.





Digitally signed by Amitava Dutta
Date: 2023.12.22 13:32:13 +05:30
Reason: Digital Signing of Deed.

(Amitava Dutta) 22/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II Purba Bardhaman
West Bengal.