

122/24

1 - 230/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 595004

I certify that the document is submitted to registration. The signature sheets and the endorsement sheets attached with this document are the same as this document.

31 JAN 2024
 Addl. District Sub-Registrar
 Bidhannagar, (Salt Lake City)

16.1.2024
 19:30L.
 207010845/2024

VC-26
 16.1.2024

DEVELOPMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS THAT

2794
11/01/2024
vinay.com

Developers
New Barabani, Kc 131

নং-
তারিখ-
স্বাক্ষর-
মোহর-
তারিখ-
তারিখ-
তারিখ-

বারাসাত কোর্ট
উত্তর-২৪ পরগনা

টি. ভি. নং-
মোহর-
মোট মোহর-
স্বাক্ষর-
তারিখ-
তারিখ-
তারিখ-

18 1 DEC 2023

600000

Prityanka Dhab



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N.C.T.I.

Prityanka Dhab



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N.C.T.I.

Binswanath Dey



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N.C.T.I.

Bipul Dey



68
N.C.T.I.

Prityanka Dhab



Add. District Sub-Registrar
Bidhannagar, (Salt Lake City)

16 JAN 2024

Sachin Kumar Majumdar
S/o Sri Anam Majumdar
24 P.S (N), Pin-743248, West Bengal
Law Clerk

WE, 1) SHRI BISWANATH DEY [PAN-BXVPD2865F] [AADHAAR - 9904 1747 6192], by Occupation Business, 2) SHRI GOPAL DEY [PAN - CHSPD7441K] [AADHAAR - 5217 8964 9600], by Occupation Service, 3) SHRI DILIP DEY [PAN - EJQPD4725Q] [AADHAAR - 8066 1726 6454], by Occupation -Service, 4) SHRI SAMIT DEY [PAN ARSPD5713E] [AADHAAR - 3016 5663 1716], by Occupation - Service, 5) SHRI SUJIT DEY [PAN - EMWPD7857L] [AADHAAR - 3650 3029 4617], by Occupation - Self Employed, all these five are the sons of Late Sadananda Dey, AND 6) SMT SIPRA DEY [PAN - CROPD5608N] [AADHAAR 7430 8625 2702], by Occupation - Housewife, wife of Late Pradip Dey, 6A) SHRI PRASENJIT DEY [PAN BGPPD9913D] [AADHAAR - 4125 3568 6064], by Occupation Business, 6B) SHRI SURAJIT DEY [PAN - BJOPD8709F] [AADHAAR - 9393 9500 3130], by Occupation - Service, No.6A & 6B are the sons of Late Pradip Dey, all are by Religion - Hindu, by Nationality - Indian, all are residing at 2nd Lane, Sukanta Nagar, P.O. - Michael Nagar, P.S. - Airport, Kolkata - 700133, do hereby declare as follows:-

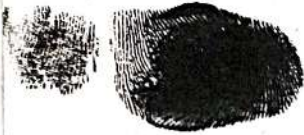
WHEREAS the we the Land Owners herein from No.1 to 5 along with our another brother Pardip Dey (since deceased) became the absolute owner and peaceful possessor of 8.0139 dec. Land be the same little more or less lying and situated under MOUZA - Sahara, J.L. No. 46, Touzi No.146, Re.Su.No.3 comprised in R.S. Khatian No. 207, R.S. Dag No. 80, under the then Police Station & Sub Registry Office at Barasat, within the District the then 24 Parganas, by way of purchase from Jamuna Rani Ghosh, Ganga Rani Ghosh, Kalipada Ghosh, Gopal Chandra Ghosh, all are the sons and daughters of Late Beharilal Ghosh of Ganganagar, P.S. Barasat by virtue of a Registered Deed of Sale [Bengali SAAF BIKRAY KOBALA] executed on 18/01/1977 which was duly registered at S.R.O. Barasat and Recorded the same in Book No. I, Volume No.22 copied in the Pages from 83 to 85 being No. 468 for the year 1977.

AND WHEREAS after getting the said property by way of purchase, we BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY and our



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V.C.TI

Samit dey



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V.C.TI

Sujit dey



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V.C.TI

Sipra dey



72
V.C.TI

সুভদ্রা দেবী



73
V.C.TI

সুভদ্রা দেবী



74
V.C.TI

Identified me

Sub Registrar Majumdar
S/o Sri Asim Majumdar
68 Swarniji Park, P.O. - Duttapukur
24 TGS (N), Pin-743248 (West Bengal)
Law denk



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another brother PRADIP DEY (since deceased) jointly seized, and possessed the said property with undivided equal 1/6th share over the said property by mutating our names jointly in the local Municipal Authority as well as in the Record of Rights and also constructed one structure with brick wall covered with Tin Shed and enjoyed the same uninterruptedly without any interference of anybody whomsoever.

AND WHEREAS while thus they seized and possessed the same, one co-sharer of the property Pradip Dey died intestate on 05/08/2018 leaving behind him his wife Sipra Dey and two sons namely Prasenjit Dey and Sri Surajit Dey, the Land Owner No.6, 6A & 6B herein as his only legal heirs and successors to inherit the deceased's 1/6th undivided share over aforesaid land property with the other Co-Sharers.

AND WHEREAS thus we BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY became the undivided 1/6th share of the property each and SIPRA DEY, PRASENJIT DEY, SURAJIT DEY jointly became the undivided 1/6th share of the aforesaid total land measuring an area of 8.0139 dec. be the same a little more or less lying and situated within Mouza - Sahara, J.L. No. 46, Touzi No 146, Re. Su. No. 3; comprised and contained in R.S. Dag No. 80 corresponding to L.R. Dag No. 246 under R.S. Khatian No. 207 corresponding to L.R. Khatian Nos. 1335 (in the name of Biswanath Dey), 533 (in the name of Gopal Chandra Dey), 827 (in the name of Dilip Kumar Dey), 2142 (in the name of Samit Kumar Dey), 2235 (in the name of Sujit Kumar Dey), 1126 (in the name of Pradip Kumar Dey), 3719 (in the name of Sipra Dey), 3720 (in the name of Prasenjit Dey), 3721 (in the name of Surajit Dey), within Ward No. 27 of Madhyamgram Municipality having its Holding No. 220, Sahara Sukanta Nagar, under P.S. Airport, A.D.S.R.O. - Bidhannagar, Kolkata - 700133, District - North 24 Parganas, which is more fully and particularly described in the FIRST SCHEDULE herein below and the land Owners herein seized, possessed and



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enjoying the same till date without any interruption or intervention of others in any manner whatsoever.

AND WHEREAS the said property is free from all encumbrances, charges, liens, lispendens, attachments, trusts etc. whatsoever or howsoever and we, the Executants have the marketable title to the said property with right to assign and transfer their title to the third parties.

Be it mentioned here that the present owners have entered into a Development Agreement with "**VINAYAK DEVELOPERS**", a Partnership Firm, represented by its Partners **(1) SRI SATYAKI GHOSH & (2) SMT PRIYANKA DHAR**, with a intent to Develop their Property with several Residential Units / Shops/ Garages and the same is duly Registered in the Office of A.D.S.R. Bidhannagar on 02.11.2022 recorded in the Book No. I, Volume No. 1504-2022 pages from 190246 to 190285 being No. 150404621 for the Year 2022.

AND WHEREAS, we, the Executants with an intention to empower the said Developer namely "**VINAYAK DEVELOPERS**", a Partnership Firm, represented by its Partners **(1) SRI SATYAKI GHOSH & (2) SMT PRIYANKA DHAR**, executed a registered Development Power of Attorney relating to the aforesaid Property ad-measuring 4 [Four] Katha 13 [Thirteen] Chittacks 32 [Thirty two] square feet with all easement rights, lying and situated within the District North 24 Parganas, within Madhyamgram Municipality, Ward No.27, bearing Holding No. 220, Sahara Sukanta Nagar, within the control of Airport Police Station, A.D.S.R.O. Bidhannagar, Mouza - Sahara, J.L. No. 46, Touzi 146, Re.Su.No.3, comprised and contained in R.S. Dag No. 80 corresponding to L.R. Dag No. 246 under R.S. Khatian No. 207 corresponding to L.R. Khatian Nos. 1335, 533, 827, 2142, 2235, 1126 and the same is duly Registered in the Office of A.D.S.R. Bidhannagar on 02.11.2022 recorded in the Book No. I, Volume No. 1504-2022, pages from 192714 to 192740, Being No. 150404625 for the Year 2022.



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It is to be mentioned that, after demise of said Pradip Dey, his legal heirs i.e. SIPRA DEY, PRASENJIT DEY, SURAJIT DEY recorded their names in the L.R. settlement operation under respective L.R. Khatian Nos. i.e. 3719 (in the name of Sipra Dey), 3720 (in the name of Prasenjit Dey), 3721 (in the name of Surajit Dey), which was not mentioned at the time of execution of aforesaid Development Agreement and Development Power of Attorney, as their names were not entered in the L.R. settlement operation at that time.

AND WHEREAS, due to oversight and typographical mistakes, it appears that, in Page No. 4, Paragraph No. 4 (last paragraph) of the aforesaid registered Development Power of Attorney being No. 150404625 dated 02.11.22, the Developer Firm's name along with its nature and address i.e. **"VINAYAK DEVELOPERS" [PAN-AAQFV0308Q]**, a Partnership Firm, having its Registered Office at 56, Kalibari Girls' School Road, P.O. - New Barrackpore, P.S. - New Barrackpore (formerly under the control of Ghola P.S.), District - North 24 Parganas, Kolkata - 700131, has not been entered / recorded therein.

AND WHEREAS, with a view to rectify the above mentioned mistake, we, the executants do hereby nominate, appoint and constitute **"VINAYAK DEVELOPERS" [PAN-AAQFV0308Q]**, a Partnership Firm, having its Registered Office at 56, Kalibari Girls' School Road, P.O. - New Barrackpore, P.S. - New Barrackpore (formerly under the control of Ghola P.S.), District - North 24 Parganas, Kolkata - 700131, represented by its Partners **(1) SRI SATYAKI GHOSH [PAN-BBIPG8455K] [AADHAAR-249434916821]**, son of Tapan Kumar Ghosh, residing at 49 Main Road (East), P.O. & P.S. - New Barrackpore, District - North 24 Pgs, Kolkata - 700131 and **(2) SMT. PRIYANKA DHAR [PAN - HBTPS5777R] [AADHAAR - 380353740978]**, wife of Sri Pradip Dhar, of Village - Tegharia, P.O.- Jugberia, P.S.- Ghola, Kolkata -700110, as our true and lawful ATTORNIES to do exercise, execute and perform for us in our name on our behalf and / or all of the acts, to do inter alia the following acts, deeds and things mentioned hereunder written prejudice to the Power:-

1. To enter into Hold, demand, possession of the demarcated portion of the premises and every part thereof and to develop the said demarcated portion as per annexed schedule or any part thereof and also to manage, maintain and administer the said premises.



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2. To develop the premises by construction of the building and or structures thereon consisting of several flats and to do survey soil testing excavation, cleaning the site and all other works at the cost and expenses of the Attorney as necessary for the development of the property.
3. To cause mutation, amalgamation and / or any other things in relation to the premises and any other adjoining premises as may attorney deem fit and proper but at the risk, cost and responsibility of the attorney.
4. To sign and submit all papers, documents, statements, undertaking, declarations and plans as may be required for having the plan and / or plans sanctioned on the premises and / or part of portions thereof and to have the same sanctioned modified and / or altered by the Madhyamgram Municipality and / or other authorities and in connection with to make, sign, execute and submit necessary applications and declarations, give undertakings and fees obtain sanction and such orders and permissions as be expended.
5. To appear before the necessary authorities including Madhyamgram Municipality, B.L. & L.R.O. Barasat II, Fire Brigade, Competent Authority under Urban Land (Ceiling & Regulation) Act, 1976, Police Station etc. In connection with the sanctioning of Plan and /or Plans and also for raising construction of the building after having the plan sanctioned from the Municipality.
6. To appoint architects and contractor for the purpose of construction and / or development of the said premises.
7. To apply for and obtain temporary and /or permanent electricity, water, gas, sewerages and / or connection of any utilities and also the completion



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certificates from the Madhyamgram Municipality and / or other concerned Authorities.

8. To warn off and prohibit and if necessary to proceed against in due form of Law against all or any trespasser on the premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate all nuisance.
9. To negotiate for sale, lease and / or transfer of the premises and / or undivided share of shares thereof and or building or buildings and or structures thereof, portions thereof TOGETHERWITH the rights appurtenant thereto including flat sale agreement containing such provision and with such purchasers and / or persons as our attorney may deem fit and to receive earnest moneys and / or part and/or full mutual considerations save and except the Owners. Allocation portion which was mentioned in the above said Development agreement.
10. To mortgage the Developer's Allocation portion or may be eligible to obtain loan from any financial institutions, by way of mortgage the Developer's Allocation portion save and except the owners Allocation portion which was mentioned in the above said Development agreement.
11. To apply for the obtain such certificates and/or other permission and clearance certificates and or permission under any act or form from any Government Authority as may be required for execution and or registration of the Documents for transfer in respect of the Developers Allocation which was mentioned in the above-said Development Agreement.
12. To sign, execute, enter into, modify, cancel, alter, draw, approve, agreement for Sale, Deed of Conveyance, transfer and all papers, documents, contracts, agreements, declarations, affidavits, applications,



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returns, confirmation and other documents as may be required in connection with the development of the property or any part thereof and to receive consideration, rents, service, charges, taxes and other amounts thereof and grant valid receipts and discharge for the same.

13. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including arbitration proceedings and demands touching any of the matters aforesaid or any part thereof and also, fit to compromise refer to arbitration, abandon, submit the judgment or become non suited, in any court civil or criminal or Revenues, including Rent Controller and small causes court.
14. To accept notice and service of papers from any Court, Tribunal and postal and / or other authority and or persons.
15. To receive and pay and / or deposit all moneys including Court Fees, receive, refunds and to receive and grant valid receipts and discharges in respect thereof.
16. To sign and submit all papers, applications and documents for having mutation, amalgamation and separation effected in all public records and with all authorities and / or persons including the Madhyamgram Municipality in respect of the premises and to deal with such authority and Authorities in any manner to have such mutation, amalgamation and separation affected.
17. To appear and represent us before the Authorities of the Madhyamgram Municipality, Electricity Authority and before all other Statutory and local bodies as and when necessary for the purpose of construction of a new building over and above our said premises and for registration of Agreement for Sale, Deed of Conveyance, or any other



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Documents and instruments of Flats of proposed multi-storied building to be constructed as per sanctioned Building Plan duly sanctioned by the Madhyamgram Municipality over the said land in our name and on our behalf.

18. To sign and execute sale Deeds, instruments and assurances which our attorney shall consider necessary and to enter into and / or agree to such covenants and conditions as may be required for fully and effectively conveying flats /Shops/Garages and spaces of the proposed multi-storied building (save and except the portion of the Owner's allocation) as I could do ourselves, if I personally present.
19. To present any such conveyance or conveyances for registration, to admit, execution and receipt of consideration before the A.D.S.R.O. Bidhannagar, District Registrar at Barasat and Additional Registrar of Assurances, Kolkata having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said attorney shall necessary for conveying the said Flat of the proposed multi-Storied building to the purchaser or purchasers as fully and effectually in all respects as I could do the same ourselves save and except the Owner's Allocation.
20. To appear before the Registry Office and to sign on our behalf for rectifying and / or registration of Deed of Rectification / Declaration of the Deed or Deeds of the said Flats of the proposed Multi-storied building.
21. To receive the consideration money in part or full in cash or by cheque / draft for the intending purchaser / purchasers for sale or booking of flat/s and to grant receipts thereof in our names and to give full discharge to the purchaser/s as our lawful representatives in respect of Developers Allocation only.



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22. To execute and / or negotiate and / or enter into any agreement for sale of the Flat/s in the said new building on our behalf and as our lawful authorized representatives and to accept consideration money thereof and entitled to nominate the intending purchaser or purchasers for sale, transfer and / or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats in favour of the intending purchaser/s on our behalf in respect of Developers Allocation only.
23. To instruct the Advocate / Lawyer for preparing and / or drafting such agreements, Deeds of Conveyances, documents and other such paper as may be necessary for the purpose of Booking and/or sale of the flats / units in the said building over and our said premises.
24. To appear before the Madhyamgram Municipality and other Authorities and Government Departments and / or Offices and also / all other States, Executives, Judicial or Quasi Judicial, Municipal and other Authorities and also all Courts of Law and Tribunals or Forums for all matters connected with the Development and Construction.
25. To pay all outgoings including Municipal Taxes, Urban Land Tax, Rent, Revenues and other Charges whatsoever payable for and on account of the premises and receive refund and other money including compensation of any nature from requisition and / or acquisition authorities and to grant valid receipts and/or discharge thereof.
26. To employ solicitors Advocates, Chartered Accountants, Income Tax Practitioners and / or agents.
27. To give undertakings, assurances and indemnities as may be required for the purpose aforesaid.



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28. To appear and represent us before all authorities make commitments, give undertakings as be required for all or any of the purpose herein contained.

29. This Power of Attorney shall remain restricted only to the said property and building plan thereupon.

30. GENERALLY TO DO AND PERFORM all acts, deeds matters and things necessary for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do the same.

31. That our above said Attorneys are specially the Promoters and/ or the Developers for developing a Multi-storied building over the above said and below mentioned Scheduled property as per the Sanctioned Building Plan sanctioned by the Local Madhyamgram Municipality.

32. This Agreement is a contract between this owners and the Developer and it is not a partnership.

33. That nothing herein contained shall be construed as a demise or an assignment or conveyance or as creating any right title or interest in respect of the said premises in favour of the Developer other than an exclusive right to the Developer to do or refrain from doing the acts and things in terms hereof and to deal with the Developer's allocation as the Developer shall think fit and proper for the beneficial of his/their firm and also for these project.



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34. Owner's Allocation will be allotted as follows:-

a) Land owners will get 06 (Six) residential flats measuring 594 Sft. covered area each i.e. in total of 3564 Sft. covered area excluding lift and stair details as follows:

- i. One residential flat measuring 594 Sft. covered area excluding lift and stair in the Ground floor.
- ii. One residential flat measuring 594 Sft. covered area excluding lift and stair in the First floor.
- iii. Two residential flats measuring 594 Sft. covered area each excluding lift and stair in the Second floor.
- iv. Two residential flats measuring 594 Sft. covered area each excluding lift and stair in the Third floor,

Within the proposed multi-storied building together with proportionate undivided share of land upon which the building shall be raised and constructed together with ten right to use and enjoy the common areas as mentioned below jointly with other flat owners of the said multi-storied building as per plan sanctioned by the Madhyamgram Municipality.

35. Developer's Allocation will be allotted as follows:-

Shall mean save and except the Owner's Allocation and the rest of the constructed area of the proposed multi-storied building to be constructed upon all over the First Schedule land with right to use of the common facilities, common parts and common amenities of the proposed multi-storied building.

All other clauses, terms and conditions of the Development Agreement dated 02.11.2022 being No. 150404621 duly registered in the Office of A.D.S.R. Bidhannagar, shall remain unchanged and in force.



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AND GENERALLY the said Attorney shall have the Power to do all such acts, deeds, things in connection with the Development, maintenance and not to transfer by way of sale or lease of the Owner's Allocation.

AND WE, hereby agree that all the acts, deeds, things fully and more fully described in the foregoing paragraphs will lawfully done by our said Attorneys and shall be construed as acts, deeds and things done by us and We undertake to ratify and confirm and all whatsoever that our said Attorneys shall lawfully

do or cause to be done for us by virtue of the Power hereby given.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of vacant land with all easement rights, lying and situated within the District of North 24 Parganas, within the Local Limit of Madhyamgram Municipality, Ward No.27, having its Holding No. 220, Sahara Sukanta Nagar, within the Police Station - Airport, under B.L. & L.R.O. Barasat II, A.D.S.R. - Bidhannagar, Mouza -Sahara, J.L. No. 46, Touzi No.- 146, Re.Su.No.3 comprised in R.S. Khatian No. 207 in L.R. Khatian No. 1335 (in the name of Biswanath Dey), 533 (in the name of Gopal Chandra Dey), 827 (in the name of Dilip Kumar Dey), 2142 (in the name of Samit Kumar Dey), 2235 (in the name of Sujit Kumar Dey), 1126 (in the name of Pradip Kumar Dey), 3719 (in the name of Sipra Dey), 3720 (in the name of Prasenjit Dey), 3721 (in the name of Surajit Dey), comprised and contain in R.S. Dag No. 80 corresponding to L. R. Dag No. 246, land measuring 4 [Four] Katha 13 [Thirteen] Chittacks 32 [Thirty two] Square feet equivalent to 8.0139 dec. be the same a little more or less. The Property is abutted and bounded by:

ON THE NORTH : Property of Panchu Gopal Dalal.
ON THE SOUTH : 20' feet wide Municipal Road.
ON THE EAST : Property of Madhusudan Dutta & Raju Shaw.
ON THE WEST : Property of Bhaskar Nandi.



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IN WITNESS WHEREOF, WE, the above named Executants, herein do hereby put our respective hands and signature on this DEED OF DEVELOPMENT POWER OF ATTORNEY in the presence of Witnesses on this **11th day of January, 2024 [TWO THOUSAND TWENTY FOUR]**.

WITNESSES :-

1) Saib Sankar Hajumdar
Saamiji Park, Potts-Cottopaken,
24/95 (N), 743248, WB.

2) Sulep Dava
293/2 Ashoknagar
PO + PS - Ashoknagar
Dist - (N) 24 P.S. Pin 743222

Biswanath Dey
Gopal Dey
Biswanath
Sarnit Dey
Sujit Dey
Sipra Dey
Biswanath Dey
Biswanath Dey

SIGNATURE OF THE EXECUTANTS

VINAYAK DEVELOPERS

Satyaki Ghosh
Partner

VINAYAK DEVELOPERS

Priyanka Dhas
Partner

SIGNATURE OF THE ATTORNEYS

Drafted and Identified by me :-

Goutam Kundu
Advocate
District Judges' Court,
Barasat, North 24 Parganas.

Composed by:-

Subhrajit Biswas, Barasat Court.

Goutam Kundu
Advocate
District Judges' Court
Barasat, North 24 Parganas
En. No. F-632/605/15



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Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



110120242034531849

GRIPS Payment Detail

| | | | |
|-------------------|--------------------|---------------------|---------------------|
| GRIPS Payment ID: | 110120242034531849 | Payment Init. Date: | 11/01/2024 16:22:46 |
| Total Amount: | 6941 | No of GRN: | 1 |
| Bank/Gateway: | SBI EPay | Payment Mode: | SBI Epay |
| BRN: | 4562977143837 | BRN Date: | 11/01/2024 16:23:23 |
| Payment Status: | Successful | Payment Init. From: | Department Portal |

Depositor Details

Depositor's Name: Mr SATYAKI GHOSH
Mobile: 9593209798

Payment(GRN) Details

| Sl. No. | GRN | Department | Amount (₹) |
|---------|--------------------|---|------------|
| 1 | 192023240345318508 | Directorate of Registration & Stamp Revenue | 6941 |
| Total | | | 6941 |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





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



192023240345318508

GRN Details

GRN: 192023240345318508 Payment Mode: SBI Epay
GRN Date: 11/01/2024 16:22:46 Bank/Gateway: SBIPay Payment Gateway
BRN : 4562977143837 BRN Date: 11/01/2024 16:23:23
Gateway Ref ID: CHO7419571 Method: State Bank of India NB
GRIPS Payment ID: 110120242034531849 Payment Init. Date: 11/01/2024 16:22:46
Payment Status: Successful Payment Ref. No: 2000101845/1/2024
[Query No*/Query Year]

Depositor Details

Depositor's Name: Mr SATYAKI GHOSH
Address: NEW BARRACKPUR GHOLA
Mobile: 9593209798
Period From (dd/mm/yyyy): 11/01/2024
Period To (dd/mm/yyyy): 11/01/2024
Payment Ref ID: 2000101845/1/2024
Dept Ref ID/DRN: 2000101845/1/2024

T - 230 / 2024

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 2000101845/1/2024 | Property Registration- Stamp duty | 0030-02-103-003-02 | 6920 |
| 2 | 2000101845/1/2024 | Property Registration- Registration Fees | 0030-03-104-001-16 | 21 |
| Total | | | | 6941 |

IN WORDS: SIX THOUSAND NINE HUNDRED FORTY ONE ONLY.



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DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.E. BARASAT / COSSPORE, DUMDUM / R.A. KOLKATA

STATUS / PRESENTANT

LEFT HAND FINGER PRINT NAME

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|--------|
| | | | | |
| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

SIGNATURE Binayank Deb



Binayank Deb

LEFT HAND FINGER PRINT NAME

| LITTLE | RING | MIDDLE | FORE | THUMB |
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| THUMB | FORE | MIDDLE | RING | LITTLE |
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SIGNATURE Binayank Deb



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

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| THUMB | FORE | MIDDLE | RING | LITTLE |
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SIGNATURE Binayank Deb



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME

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| THUMB | FORE | MIDDLE | RING | LITTLE |
| | | | | |

SIGNATURE Samit Deb



RIGHT HAND FINGER PRINT



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
16 JAN 2024

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.E. BARASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS / PRESENTANT

LEFT HAND FINGER PRINT NAME

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| THUMB | FORE | MIDDLE | RING | LITTLE |
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SIGNATURE *S. G. D. S. G.*

LEFT HAND FINGER PRINT NAME

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SIGNATURE *S. P. S. D. S. G.*

LEFT HAND FINGER PRINT NAME

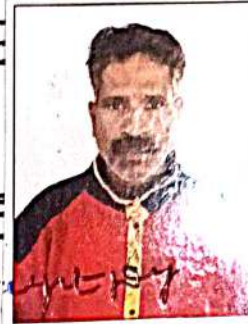
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SIGNATURE *S. G. D. S. G.*

LEFT HAND FINGER PRINT NAME

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| THUMB | FORE | MIDDLE | RING | LITTLE |
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SIGNATURE *S. A. S. G.*



RIGHT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



RIGHT HAND FINGER PRINT



**Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)**











16 JAN 2024

DISTRICT NORTH 24 PARGANAS

** OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAHATI / D.S.A. BARAJAT / COSSIPORE, DUMUR

STATUS / PRESENTANT

LEFT HAND FINGER PRINT NAME

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SIGNATURE *[Signature]*



RIGHT HAND FINGER PRINT

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| THUMB | FORE | MIDDLE | RING | LITTLE |
|  |  |  |  |  |

SIGNATURE *Pranjana Dhar*



RIGHT HAND FINGER PRINT

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SIGNATURE _____



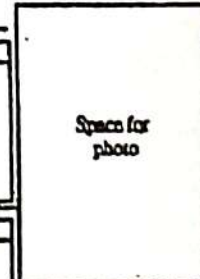
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RIGHT HAND FINGER PRINT

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SIGNATURE _____



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Adtl. District Sub-Registrar
Bidhanagar, (Salt Lake City)

16 JAN 2024

NC-26









Government of West Bengal

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

OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15042000101845/2024









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 |
|--------|--|-----------|---|--|---------------------------|
| 1 | BISWANATH DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Biswanath Deo 16/11/24 |
| 2 | GOPAL DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Gopal Deo 16/11/2024 |
| 3 | DILIP DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Dilip Deo 16/01/24 |



Query No:-15042000101845/2024, 16/01/2024 01:48:41 PM BIDHAN NAGAR (A.D.S.R.)









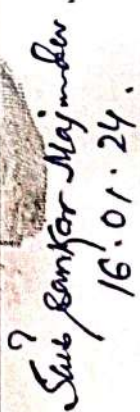
I. Signature of the Person(s) admitting the Execution at Private Residence.

| Sl. No. | Name of the Executant | Category | Photo | Finger Print | Signature with date |
|---------|---|-----------|---|--|----------------------------|
| 4 | SAMIT DEY 2nd LANE SUKANTA NAGAR, City:- P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Samit dey 16/01/24 |
| 5 | SUJIT DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Sujit Dey 16/1/24 |
| 6 | SIPRA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24- Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | sipra dey 16/01/24 |
| 7 | PRASENJIT DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  | Prasenjit Dey 16/1/2024 |



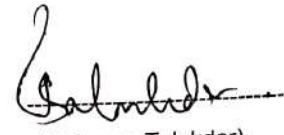
Query No:-15042000101845/2024, 16/01/2024 01:48:41 PM BIDHAN NAGAR (A.D.S.R.)

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 |
|--------|---|--|--|---|--|
| 8 | SURAJIT DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 | Principal |  |  |  16/1/2024 |
| 9 | SATYAKI GHOSH 49, MAIN ROAD EAST, HAL P.S NEW BARRACKPUR, City:- , P.O:- NEW BARRACKPUR, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 | Representative of Attorney [VINAYAK DEVELOPERS] | | | |
| 10 | PRIYANKA DHAR TEGHARIA, City:- , P.O:- JUGBERIA, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110 | Representative of Attorney [VINAYAK DEVELOPERS] |  |  |  16.1.2024 |
| SI No. | Name and Address of identifier | Identifi | oto | Finger Print | Signature with date |
| 1 | SHIB SHANKAR MAJUMDER Son of ASIM MAJUMDER SWAMIJI PARK, HAL P.S DUTTAPUKUR, City:- , P.O:- DUTTAPUKUR, P.S:- Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 743248 | BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY, SIPRA DEY, PRASENJIT DEY, SURAJIT DEY, SATYAKI GHOSH, PRIYANKA DHAR |  |  |  16.01.24. |



Query No:-15042000101845/2024, 16/01/2024 01:46:41 PM BIDHAN NAGAR (A.D.S.R.)



(Sukanya Talukdar)
ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
BIDHAN NAGAR
North 24-Parganas, West
Bengal



Major Information of the Deed

| | | | |
|--|---|--|------------|
| Deed No : | I-1504-00230/2024 | Date of Registration | 31/01/2024 |
| Query No / Year | 1504-2000101845/2024 | Office where deed is registered | |
| Query Date | 11/01/2024 1:05:30 PM | A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | SHIBSANKAR MAJUMDER Barasat, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 8777493579, Status : Solicitor firm | | |
| Transaction | Additional Transaction | | |
| [0139] Sale, Development Power of Attorney | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 8/- | Rs. 41,30,829/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 7,020/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, .
Ward No: 27, Holding No:220 JI No: 46, Pin Code : 700133

| Sch No | Plot Number | Khatian Number | Land Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|----------------|----------------|---------------|---------|--------------------|-------------------------|-----------------------|---|
| L1 | LR-246 (RS :-) | LR-1335 | Bastu | Bastu | 12 Chatak 43 Sq Ft | 1/- | 6,88,668/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L2 | LR-246 (RS :-) | LR-533 | Bastu | Bastu | 12 Chatak 43 Sq Ft | 1/- | 6,88,668/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L3 | LR-246 (RS :-) | LR-827 | Bastu | Bastu | 12 Chatak 43 Sq Ft | 1/- | 6,88,668/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L4 | LR-246 (RS :-) | LR-2142 | Bastu | Bastu | 12 Chatak 43 Sq Ft | 1/- | 6,88,668/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L5 | LR-246 (RS :-) | LR-2235 | Bastu | Bastu | 12 Chatak 43 Sq Ft | 1/- | 6,88,668/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L6 | LR-246 (RS :-) | LR-3719 | Bastu | Bastu | 4 Chatak 14 Sq Ft | 1/- | 2,29,163/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| L7 | LR-246 (RS :-) | LR-3720 | Bastu | Bastu | 4 Chatak 14 Sq Ft | 1/- | 2,29,163/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |

| | | | | | | | | |
|----|----------------------|----------------|-------|-------|-------------------|-------------|---------------------|---|
| L8 | LR-246 (RS :-) | LR-3721 | Bastu | Bastu | 4 Chatak 14 Sq Ft | 1/- | 2,29,163/- | Width of Approach Road: 20 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 8.0139Dec | 8 /- | 41,30,829 /- | |
| | Grand Total : | | | | 8.0139Dec | 8 /- | 41,30,829 /- | |

Principal Details :



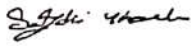
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>BISWANATH DEY Son of Late SADANANDA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BXxxxxx5F, Aadhaar No: 99xxxxxxxx6192, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 2 | <p>GOPAL DEY Son of Late SADANANDA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CHxxxxx1K, Aadhaar No: 52xxxxxxxx9600, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 3 | <p>DILIP DEY Son of Late SADANANDA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: EJxxxxx5Q, Aadhaar No: 80xxxxxxxx6454, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 4 | <p>SAMIT DEY Son of Late SADANANDA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ARxxxxx3E, Aadhaar No: 30xxxxxxxx1716, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 5 | <p>SUJIT DEY Son of Late SADANANDA DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EMxxxxx7L, Aadhaar No: 36xxxxxxxx4617, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |

| | |
|---|---|
| 6 | <p>SIPRA DEY Wife of Late PRADIP DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CRxxxxxx8N, Aadhaar No: 74xxxxxxxx2702, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 7 | <p>PRASENJIT DEY Son of Late PRADIP DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx3D, Aadhaar No: 41xxxxxxxx6064, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |
| 8 | <p>SURAJIT DEY Son of Late PRADIP DEY 2nd LANE SUKANTA NAGAR, City:- , P.O:- MICHAEL NAGAR, P.S:-Airport, District:- North 24-Parganas, West Bengal, India, PIN:- 700133 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BJxxxxxx9F, Aadhaar No: 93xxxxxxxx3130, Status :Individual, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 11/01/2024 , Admitted by: Self, Date of Admission: 16/01/2024 ,Place : Pvt. Residence</p> |



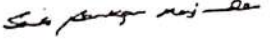
Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | <p>VINAYAK DEVELOPERS 56, KALIBARI GIRLS SCHOOL ROAD, HAL P.S NEW BARRACKPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131 , PAN No.:: AAxxxxxx8Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p> |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|--|---|--|--|
| 1 | Name | Photo | Finger Print | Signature |
| 1 | <p>SATYAKI GHOSH Son of TAPAN KUMAR GHOSH Date of Execution - 11/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office</p> |  <p>Jan 31 2024 2:24PM</p> |  <p>Captured LTI 31/01/2024</p> |  <p>31/01/2024</p> |
| | <p>49, MAIN ROAD EAST, HAL P.S NEW BARRACKPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BBxxxxxx5K, Aadhaar No: 24xxxxxxxx6821 Status : Representative, Representative of : VINAYAK DEVELOPERS (as PARTNERS)</p> | | | |
| 2 | <p>PRIYANKA DHAR (Presentant) Wife of PRADIP DHAR TEGHARIA, City:- , P.O:- JUGBERIA, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700110, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HBxxxxxx7R, Aadhaar No: 38xxxxxxxx0978 Status : Representative, Representative of : VINAYAK DEVELOPERS (as PARTNERS)</p> | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| SHIB SHANKAR MAJUMDER Son of ASIM MAJUMDER SWAMIJI PARK, HAL P.S DUTTAPUKUR, City:- , P.O:- DUTTAPUKUR, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 743248 |  |  Captured |  |
| | 31/01/2024 | 31/01/2024 | 31/01/2024 |
| Identifier Of BISWANATH DEY, GOPAL DEY, DILIP DEY, SAMIT DEY, SUJIT DEY, SIPRA DEY, PRASENJIT DEY, SURAJIT DEY, SATYAKI GHOSH, PRIYANKA DHAR | | | |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: MADHYAMGRAM, Road: Sukanta Nagar, Mouza: Sahara, ,
 Ward No: 27, Holding No:220 JI No: 46, Pin Code : 700133

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|--|---|--|
| L1 | LR Plot No:- 246, LR Khatian No:- 1335 | Owner:বিস্বনাথ দে, Gurdian:সদানন্দ , Address:বিজ , Classification:বাড়, Area:0.02000000 Acre, | BISWANATH DEY |
| L2 | LR Plot No:- 246, LR Khatian No:- 533 | Owner:গোপাল চন্দ দে, Gurdian:সদানন্দ , Address:বিজ , Classification:বাড়, Area:0.02000000 Acre, | GOPAL DEY |
| L3 | LR Plot No:- 246, LR Khatian No:- 827 | Owner:দিলীপ কুমার দে, Gurdian:সদানন্দ , Address:বিজ , Classification:বাড়, Area:0.02000000 Acre, | DILIP DEY |
| L4 | LR Plot No:- 246, LR Khatian No:- 2142 | Owner:সমীত কুমার দে, Gurdian:সদানন্দ , Address:বিজ , Classification:বাড়, Area:0.01000000 Acre, | SAMIT DEY |
| L5 | LR Plot No:- 246, LR Khatian No:- 2235 | Owner:সুজিত কুমার দে, Gurdian:সদানন্দ , Address:বিজ , Classification:বাড়, Area:0.01000000 Acre, | SUJIT DEY |
| L6 | LR Plot No:- 246, LR Khatian No:- 3719 | Owner:সিপ্রা দে , Gurdian:প্রদীপ দে, Address:সুকান্ত নগর দ্বিতীয় গণি মাইকেলনগর মধ্যমগ্রাম , Classification:বাড়, Area:0.00660000 Acre, | SIPRA DEY |
| L7 | LR Plot No:- 246, LR Khatian No:- 3720 | Owner:প্রসেনজিত দে , Gurdian:প্রদীপ দে, Address:সুকান্ত নগর দ্বিতীয় গণি মাইকেলনগর মধ্যমগ্রাম , Classification:বাড়, Area:0.00670000 Acre, | PRASENJIT DEY |
| L8 | LR Plot No:- 246, LR Khatian No:- 3721 | Owner:সুরাজিত দে , Gurdian:প্রদীপ দে, Address:সুকান্তনগর দ্বিতীয় গণি মাইকেলনগর মধ্যমগ্রাম , Classification:বাড়, Area:0.00670000 Acre, | SURAJIT DEY |

Endorsement For Deed Number : I - 150400230 / 2024

On 16-01-2024

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

Presented for registration at 19:30 hrs on 16-01-2024, at the Private residence by PRIYANKA DHAR ..

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 41,30,829/-

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

Execution is admitted on 16/01/2024 by 1. BISWANATH DEY, Son of Late SADANANDA DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business, 2. GOPAL DEY, Son of Late SADANANDA DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 3. DILIP DEY, Son of Late SADANANDA DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 4. SAMIT DEY, Son of Late SADANANDA DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service, 5. SUJIT DEY, Son of Late SADANANDA DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Others, 6. SIPRA DEY, Wife of Late PRADIP DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession House wife, 7. PRASENJIT DEY, Son of Late PRADIP DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business, 8. SURAJIT DEY, Son of Late PRADIP DEY, 2nd LANE SUKANTA NAGAR, P.O: MICHAEL NAGAR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Service

Indetified by SHIB SHANKAR MAJUMDER, , , Son of ASIM MAJUMDER, SWAMIJI PARK, HAL P.S DUTTAPUKUR, P.O: DUTTAPUKUR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 16-01-2024 by PRIYANKA DHAR, PARTNERS, VINAYAK DEVELOPERS (Partnership Firm), 56, KALIBARI GIRLS SCHOOL ROAD, HAL P.S NEW BARRACKPUR, City:-, P.O:- NEW BARRACKPUR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by SHIB SHANKAR MAJUMDER, , , Son of ASIM MAJUMDER, SWAMIJI PARK, HAL P.S DUTTAPUKUR, P.O: DUTTAPUKUR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by profession Law Clerk



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 18-01-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) 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 11/01/2024 4:23PM with Govt. Ref. No: 192023240345318508 on 11-01-2024, Amount Rs: 21/-, Bank: SBI EPay (SBl ePay), Ref. No. 4562977143837 on 11-01-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by online = Rs 6,920/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 11/01/2024 4:23PM with Govt. Ref. No: 192023240345318508 on 11-01-2024, Amount Rs: 6,920/-, Bank: SBI EPay (SBIPay), Ref. No. 4562977143837 on 11-01-2024, Head of Account 0030-02-103-003-02



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 31-01-2024**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.

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

Execution is admitted on 31-01-2024 by SATYAKI GHOSH, PARTNERS, VINAYAK DEVELOPERS (Partnership Firm), 56, KALIBARI GIRLS SCHOOL ROAD, HAL P.S NEW BARRACKPUR, City:- , P.O:- NEW BARRACKPUR, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700131

Indetified by SHIB SHANKAR MAJUMDER, , Son of ASIM MAJUMDER, SWAMIJI PARK, HAL P.S DUTTAPUKUR, P.O: DUTTAPUKUR, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 743248, by caste Hindu, by profession Law Clerk

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 7,020/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2794, Amount: Rs.100.00/-, Date of Purchase: 11/12/2023, Vendor name: Tapas Kr Saha



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2024, Page from 10122 to 10156

being No 150400230 for the year 2024.



Sukanya

Digitally signed by SUKANYA TALUKDAR
Date: 2024.02.05 14:30:27 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 05/02/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
West Bengal.**