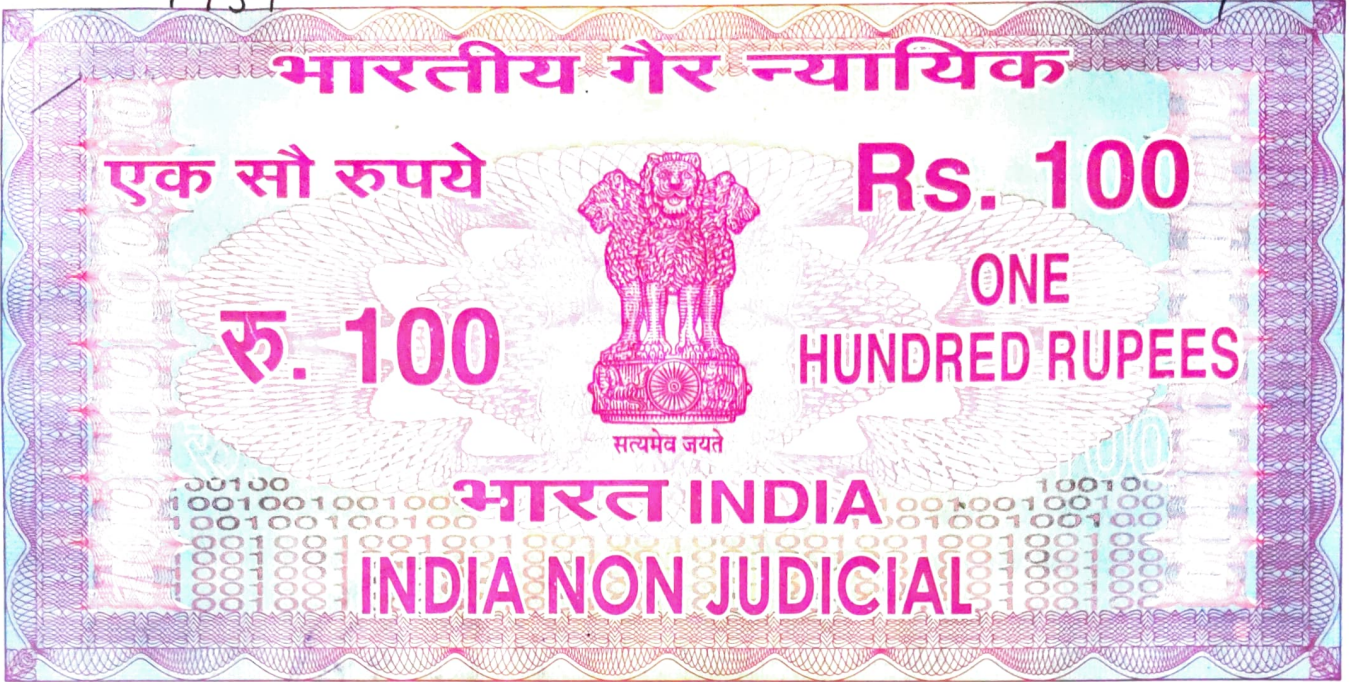


7459

R-7375/23.



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 207850

10-81 Am
S1-02-02
Dreg-(8) + 931 61/23

FORWARD THAT THE DOCUMENT
IS A TRUE AND CORRECT COPY OF THE
ORIGINAL DOCUMENT AND THE ENDR-
SEMENTS ARE THE PART OF THE
DOCUMENT.

A.D.S.R. Durgam
Jalandhar

31 JUL 2023

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGD. DEVELOPMENT
AGREEMENT DEED NO. I-230606996
FOR THE YEAR OF 2023

Handwritten signature and initials.

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 31st day of July, 2023.

KNOW ALL MEN BY THESE PRESENTS We,

MR. SANJOY KUMAR PAL [PAN- ALPPP8681G] [AADHAAR NO. 8655 6973 8561] Son of Madan Gopal Pal, By Caste- Hindu, by nationality Indian, by Occupation- Business, resident of Rammohan Sarani, Sabuj Nagar, Amarai, Durgapur Steel Project, P.O.- Durgapur, P.S.- Durgapur, Dist- Paschim Bardhaman, West Bengal, Pin- 713203, HEREINAFTER refereed to and called as **"LANDOWNER"**, do hereby state and declare as follows:-

WHEREAS I/we on 19/07/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide **Regd. Deed No. I-230606996 for the year of 2023**, registered in Book-I, CD Volume No. 2306-2023, Pages from 120275 to 120307 with **VINAYAK PROPERTIES [PAN-AAXFV1440Q]**, a Partnership Firm having its registered office at B-95, Joy Jayanti Sarani, Bidhannagar, P.O.- Durgapur-12, P.S.-New Township, Dist.-Paschim Bardhaman, Pin-713212, West Bengal, represented by its Partners namely

(1) **MR. SHIBSANKAR DAS** [PAN NO. BKJPD0301F] [AADHAAR-6922 6763 1928], Son of Ananga Mohan Das, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Rishi Arabinda Pally, Street No. 4D, Durgapur-1, P.O.- Durgapur, P.S.- Coke-Oven, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713201,

(2) **MR. RANEN GOPAL TEWARI** [PAN NO. AFNPT9657G] [AADHAAR-5625 6038 3788], Son of Debasish Tewari, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Rajbandh Bankali Tala, P.O.- Rajbandh, P.S.- Kanksa, Durgapur (m corp.), Dist.- Paschim Bardhaman, West Bengal, Pin.- 713212,

(3) **MR. SANTOSH SINGH** [PAN NO. FEUPS1878M] [AADHAAR-6800 9944 6694], Son of Jitan Singh, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Hat Tala Road West, Karangapara, P.O.- Durgapur, P.S.- Coke-Oven, Durgapur (m corp.), Dist.- Paschim Bardhaman, West Bengal, Pin.- 713201,

(4) **MR. CHANCHAL MONDAL** [PAN NO. CNRPM9116M] [AADHAAR-6011 0044 4938], Son of Bhairav Mondal, by Nationality Indian, by faith-Hindu, by

Occupation-Business, resident of Vill.- Badhna, P.O.- Panchet Dam, P.S.- Nirsa, Dist.- Dhanbad, Jharkhand, Pin.- 828206 And

- (5) **MR. DEBAJYOTI BANERJEE** [PAN NO. ANYPB2198R] [AADHAAR-2031 8306 4554], Son of Arup Kumar Banerjee, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of 9/28, Ranapratap Road, A- Zone, Durgapur Steel Town West, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713204, hereinafter jointly & severally called as the **"DEVELOPER(S)"**.

AND whereas I do hereby nominate, constitute and appoint, **VINAYAK PROPERTIES** [PAN-AAXFV1440Q], a Partnership Firm having its registered office at B-95, Joy Jayanti Sarani, Bidhannagar, P.O.- Durgapur-12, P.S.-New Township, Dist.-Paschim Bardhaman, Pin-713212, West Bengal, represented by its Partners namely,-

- (1) **MR. SHIBSANKAR DAS** [PAN NO. BKJPD0301F] [AADHAAR-6922 6763 1928], Son of Ananga Mohan Das, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Rishi Arabinda Pally, Street No. 4D, Durgapur-1, P.O.- Durgapur, P.S.- Coke-Oven, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713201,

- (2) **MR. RANEN GOPAL TEWARI** [PAN NO. AFNPT9657G] [AADHAAR-5625 6038 3788], Son of Debasish Tewari, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Rajbandh Bankali Tala, P.O.- Rajbandh, P.S.- Kanksa, Durgapur (m corp.), Dist.- Paschim Bardhaman, West Bengal, Pin.- 713212,

- (3) **MR. SANTOSH SINGH** [PAN NO. FEUPS1878M] [AADHAAR-6800 9944 6694], Son of Jitan Singh, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Hat Tala Road West, Karangapara, P.O.- Durgapur, P.S.- Coke-Oven, Durgapur (m corp.), Dist.- Paschim Bardhaman, West Bengal, Pin.- 713201,

- (4) **MR. CHANCHAL MONDAL** [PAN NO. CNRPM9116M] [AADHAAR-6011 0044 4938], Son of Bhairav Mondal, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of Vill.- Badhna, P.O.- Panchet Dam, P.S.- Nirsa, Dist.- Dhanbad, Jharkhand, Pin.- 828206 And

- (5) **MR. DEBAJYOTI BANERJEE** [PAN NO. ANYPB2198R] [AADHAAR-2031 8306 4554], Son of Arup Kumar Banerjee, by Nationality Indian, by faith-Hindu, by Occupation-Business, resident of 9/28, Ranapratap Road, A- Zone, Durgapur Steel Town West, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, West Bengal, Pin.- 713204, as my Lawful Attorney to do and perform the

following acts, deeds and things either solely or jointly on my behalf in connection with my Landed property:-

1. To apply, receive and modify sanctioned plan from Durgapur Municipal Corporation and/or such other authority or authorities.
2. To work, manage, control and supervise the management of the entire project of said development on or over the land in question and to develop the same.
3. To manage and supervise the construction of multi storied building to be construct on my landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e. **VINAYAK PROPERTIES.**
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which I could have done for the completion of the said development work.
5. To represent us before the A.D.S.R. Durgapur or DSR Office Paschim Bardhaman and to execute present Agreement for Sale/Sale Deeds/lease Deeds and to execute all such Deeds of Conveyances for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above my landed Property mentioned in the schedule below, save & except allocation of Landowners, those Flats /parking space/commercial space/structure which are allotted in favour of Land Owners in the Development Agreement, which was duly registered before the A.D.S.R.O. Durgapur vide **Regd. Deed No. I-230606996 for the year of 2023**, registered in Book-I, CD Volume No. 2306-2023, Pages from 120275 to 120307, **dated 24/07/2023.**
6. To accept and withdrawal on my behalf any compensation payable to me for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment.
8. To compromise, compound or withdraw cases or be non- suited to refer to arbitration all disputes & differences.
9. To withdraw, and received documents or money from any court, office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any such cases.

10. To negotiate and receive from the intending purchaser or purchasers any earnest money and / or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same.
11. To book the Flats/Apartments/Parking Spaces etc, directly to the prospective buyers and to collect the advances partly and/or in full consideration over the allocated portion of the Developer.
12. To make, sign and verify all documentation, applications or raise objection to appropriate authorities for all and any license, permission or consent etc. and in connection with the management and development of my schedule mentioned property.
13. If any legal proceedings are required to be taken in connection with the work of development and construction or if any legal action is taken against me in connection with the same project, to prosecute and defend such legal proceeding and for that purpose to sign, declare and file all pleadings, affidavits, applications etc. to engage advocate and to do all acts and things required to be done in that behalf.
14. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
15. To appear or engage on my behalf any pleader, Advocate before any office or authority of the Govt. or Court or Labour dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
16. To sign declarations as may be required under section 269 of the income- tax Act, 1961 and application under section 230(A) of income- tax Act, 1961 and to appear before any tax authority on many behalf to do all the acts, deeds, matters and things necessary for obtaining certificates under the Income- Tax Act, 1961.
17. For all or any of the purposes of and power, authorities and discretion conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign his/their name as my attorney(S) shall think fit without any reference or recourse to us.
18. To appear for & represent me in all courts, civil, criminal or revenue, including Labour, tribunals, Original, revisional, or appellate, in any Registration office, and to sign, execute, verify and file complaints, written statements and petitions and also to represent appeals in our Durgapur court and to accept services of all summonses notices and other processes of laws. ✓

19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Panchayat authorities and other public authorities and to do all other acts in connection therewith.

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

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

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

FIRST SCHEDULED ABOVE REFERRED TO
DESCRIPTION OF LAND

All that piece and parcel of land measuring about **10 Katha** of land, under **Mouza- Kururia**, J.L.No-56, comprising in **R.S. Plot No-696** corresponding to **L.R. Plot No. 446**, under **L.R. Khatian No. 2546**, situated at **Sabuj Nagar**, Kururia and Sub Division & Sub Registry Office- Durgapur P.S- Durgapur, within Durgapur Municipal Corporation Area, Dist- Paschim Bardhaman, W.B., India, this property. Classification of land is Baid and proposed use for Residential Housing Complex.

BUTTED & BOUNDED BY:-

North:- 24 Feet wide Metal Road;

South:- R.S Plot No. 696(P);

East:- R.S Plot No. 696(P);

West:- R.S Plot No. 696(P).

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

IN WITNESS WHERE OF the executants and the attorney set and subscribed their respective hands on this the day, month and year stated above before A.D.S.R. Durgapur in free and fare state of mind and health.

WITNESSES:

Mr. Souvik Roy
S/o. Aloa Roy
P/o. Panchabati
P.m. - 713148

Soujoy Kumar P.W.

Signature of the Land OWNER

VINAYAK PROPERTIES
Shibzankar Das
Partner

VINAYAK PROPERTIES
Ranen Gopal Taktari
Partner

VINAYAK PROPERTIES
Debabrata Banerjee
Partner

VINAYAK PROPERTIES
Jantosh Singh
Partner

VINAYAK PROPERTIES
Chanchal Mandal
Partner

Signature of the Land Developer(s)

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

Hiranya Maji

Hiranya Maji

Advocate

En. No.F/363/128/2019

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



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

Shibeankun Das.

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



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

Ranen Gopal Tewari

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



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

Dehajoti Banerjee

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



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

Santosh Singh.

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



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

Chanchel Mondal

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



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

Sajin Kumar Paul

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

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

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

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

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)

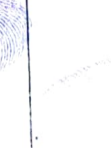
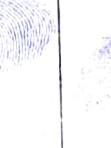
1. NAME (নাম) : Souvik Roy
2. FATHER/ HUSBAND NAME : Alok Roy
(পিতা/ স্বামীর নাম)
3. OCCUPATION (পেশা) : OTHERS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
VILLAGE/TOWN (গ্রাম) Dangrek Bazar
POST OFFICE (পোস্ট অফিস) Dangrek Bazar
POLICE STATION (থানা) Kanwa PIN 713148
DISTRICT(জেলা) Panchajanya STATE (রাজ্য) W.B
5. RELATIONSHIP WITH SELLER/BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) _____
6. AADHAR NO 4398 2382 4531
PAN _____
EPIC NO _____

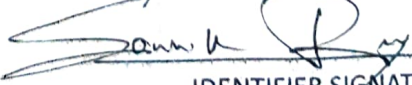
আমি (শনাক্তকারী) _____ অএ দলিলের (Query No.) _____

বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants
of the concerned deed (Query No.) 8001931611 / 2023

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						


IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)

Major Information of the Deed

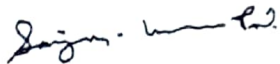
Deed No :	I-2306-07375/2023	Date of Registration	31/07/2023
Query No / Year	2306-8001931611/2023	Office where deed is registered	
Query Date	28/07/2023 12:07:38 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	HIRANYA KUMAR MAJI DURGAPUR COURT,Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, Mobile No. : 9735168110, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 40,83,750/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230606996/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia,
Pin Code : 713203

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-446 (RS :-)	LR-2546	Bastu	Baid	10 Katha		40,83,750/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					16.5Dec	0/-	40,83,750 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sanjoy Kumar Pal (Presentant) Son of Madan Gopal Pal Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office	 31/07/2023	 LTI 31/07/2023	 31/07/2023
Rammohan Sarani, Sabuj Nagar, Amrai, Durgapur Steel Project, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:-713203 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx1G, Aadhaar No: 86xxxxxxxx8561, Status :Individual, Executed by: Self, Date of Execution: 31/07/2023 , Admitted by: Self, Date of Admission: 31/07/2023 ,Place : Office				

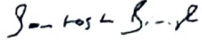
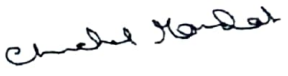
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VINAYAK PROPERTIES B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 , PAN No.:: AAxxxxxx0Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

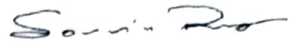
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shibsankar Das Son of Ananga Mohan Das Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office	 Jul 31 2023 12:25PM	 LTI 31/07/2023	 31/07/2023
Rishi Arabinda Pally, Street No. 4D, Durgapur-1,, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx1F, Aadhaar No: 69xxxxxxxx1928 Status : Representative, Representative of : VINAYAK PROPERTIES (as PARTNER)				
2	Name	Photo	Finger Print	Signature
	Mr Ranen Gopal Tewari Son of Debasish Tewari Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office	 Jul 31 2023 12:27PM	 LTI 31/07/2023	 31/07/2023

Rajbandh Bankali Tala, City:- Durgapur, P.O:- Rajbandh, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx7G, Aadhaar No: 56xxxxxxx3788 Status : Representative, Representative of : VINAYAK PROPERTIES (as PARTNER)

	Name	Photo	Finger Print	Signature
3	Mr Santosh Singh Son of Jitan Singh Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office		 LTI 31/07/2023	 31/07/2023
Hat Tala Road West, Karangapara, City:- Durgapur, P.O:- Durgapur, P.S:-Coke Oven, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: FExxxxxx8M, Aadhaar No: 68xxxxxxx6694 Status : Representative, Representative of : VINAYAK PROPERTIES (as PARTNER)				
4	Mr Chanchal Mondal Son of Bhairav Mondal Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office		 LTI 31/07/2023	 31/07/2023
Village:- Badhna, P.O:- Panchet Dam, P.S:-NIRSHA, District:-Dhanbad, Jharkhand, India, PIN:- 828206, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CNxxxxxx6M, Aadhaar No: 60xxxxxxx4938 Status : Representative, Representative of : VINAYAK PROPERTIES (as PARTNER)				
5	Mr Debajyoti Banerjee Son of Arup Kumar Banerjee Date of Execution - 31/07/2023, , Admitted by: Self, Date of Admission: 31/07/2023, Place of Admission of Execution: Office		 LTI 31/07/2023	 31/07/2023
9/28, Ranapratap Raod, A-zone, Durgapur Steel Town West, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx8R, Aadhaar No: 20xxxxxxx4554 Status : Representative, Representative of : VINAYAK PROPERTIES (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Souvik Roy Son of Mr Alok Roy Panagarh South Canel Par, City:- Not Specified, P.O:- Panagarh Bazar, P.S:- Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713148			
	31/07/2023	31/07/2023	31/07/2023
Identifier Of Mr Sanjoy Kumar Pal, Mr Shibsankar Das, Mr Ranen Gopal Tewari, Mr Santosh Singh, Mr Chanchal Mondal, Mr Debajyoti Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sanjoy Kumar Pal	VINAYAK PROPERTIES-16.5 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Durgapur, Municipality: DURGAPUR MC, Road: Sabujnagar Road, Mouza: Kururia, Pin Code : 713203

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 446, LR Khatian No:- 2546	Owner:সঞ্জয় কুমার পাল, Gurdian:মদন গোপাল, Address:নিজ , Classification:বাইদ, Area:0.20000000 Acre,	Mr Sanjoy Kumar Pal

On 28-07-2023

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 40,83,750/-

Santanu Pal

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

On 31-07-2023

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.

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

Presented for registration at 10:31 hrs on 31-07-2023, at the Office of the A.D.S.R. DURGAPUR by Mr Sanjoy Kumar Pal ,Executant.

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

Execution is admitted on 31/07/2023 by Mr Sanjoy Kumar Pal, Son of Madan Gopal Pal, Rammohan Sarani, Sabuj Nagar, Amrai, Durgapur Steel Project, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713203, by caste Hindu, by Profession Business

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

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

Execution is admitted on 31-07-2023 by Mr Shibsankar Das, PARTNER, VINAYAK PROPERTIES, B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal India, PIN:- 713212

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

Execution is admitted on 31-07-2023 by Mr Ranen Gopal Tewari, PARTNER, VINAYAK PROPERTIES, B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Execution is admitted on 31-07-2023 by Mr Santosh Singh, PARTNER, VINAYAK PROPERTIES, B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal India, PIN:- 713212

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

Execution is admitted on 31-07-2023 by Mr Chanchal Mondal, PARTNER, VINAYAK PROPERTIES, B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal India, PIN:- 713212

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

Execution is admitted on 31-07-2023 by Mr Debajyoti Banerjee, PARTNER, VINAYAK PROPERTIES, B-95, Joy Jayanti Sarani, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3277, Amount: Rs.100.00/-, Date of Purchase: 28/07/2023, Vendor name:
SOMNATH CHATTERJEE



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2023, Page from 127849 to 127866
being No 230607375 for the year 2023.



Digitally signed by SANTANU PAL
Date: 2023.08.09 14:30:09 +05:30
Reason: Digital Signing of Deed.

Santanu Pal

(Santanu Pal) 2023/08/09 02:30:09 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. DURGAPUR
West Bengal.

(This document is digitally signed.)