

3287/24

3133/24

भारतीय नैर न्यायिक



भारतीय नैर न्यायिक पश्चिम बंगाल WEST BENGAL

10 2 APR 2024



DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL CONCERNED, that We, 1. BHASKAR GHOSH (AADHAAR NO.-301562446124) (PAN NO.- AFEFG7185B) son of Late Bhupal Chandra Ghosh by faith Hindu, by occupation - Lawyer, 2. MRS. DEBASHREE GHOSH (AADHAAR NO.-978747899172) (PAN NO. CAUPG4401M), wife of Bhaskar Ghosh, by faith Hindu, by occupation - homemaker, both by Nationality- Indian, residents of 76, Rajdanga Main Road, P. S.- Kasba, Kolkata- 700107 hereinafter jointly referred to as owners do hereby nominate, appoint and constitute, VINAYAK REAL ESTATE (PAN NO.- AAYFV0457C) a partnership firm having its registered office at Saptarshi Park, S. B. Patel Road, Beside Krishna Marriage Hall, P. S.- N. T. S., P. O.- Durgapur, PIN- 713206 represented by 1. SHIBSANKAR DAS (AADHAAR NO.-692267631928) (PAN NO.- EKJPD0301F), son of Anaga Mohan Das, by faith - Hindu, by occupation - business, by nationality - Indian, residing at Rishi Arabinda Pally Street, No. -40, Durgapur, PIN-713201, District Paschim Bardhaman, 2. RANEN GOPAL TEWARI (AADHAAR NO.-692267631928) (PAN NO.- AFNPT9657C), son of

10112

Sold to	Shreyan Chowdhury
Address	60 P O Street
Value	\$1
- 5 APR 2024	
U.S.V. High Court Atcharya Dattak High Court, A.S.	

22-700001



ADDITIONAL REGISTER OF ASSURANCES 12 APR 2024

Debashish Tewari, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Rajbandh Bankali Tala. Rajbandh, Durgapur, PIN-713212, District Paschim Bardhaman and 3. BIDYUT NAHA (AADHAAR NO.-939350971093) (PAN NO.- ANHPN1742N), son of Sushil Naha, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Madhupally, Komalpur, Durgapur, PIN-713204, District Paschim Bardhaman and 4. SHAMBHU KHARA (AADHAAR NO.-887109543361) (PAN NO.-BRVPK6304C), son of Sundarlal Khara, by faith – Hindu, by occupation – business, by nationality – Indian, residing at Raghunathpur Madhupally, A Zone, Durgapur, Durgapur Steel Town, Durgapur, PIN-713204, P. O. – ABL Township, District Paschim Bardhaman, all partners of VINAYAK REAL ESTATE as our lawful **ATTORNEY** for ours, in our name and on our behalf to do the following acts, deeds and things i.e. to say :-

1. To enter into All that the land measuring an area of about 50 decimal be the same a little more or less comprised and included in i) all that the viti land measuring about 42.4 decimal be the same a little more or less out of the total/entire land measuring about 51 decimal be the same a little more or less owned by the Owner no. 1 in L. R. plot no. 188, being premises/holding no. N/26 except the portion containing the residential house of the Owners and the adjacent area thereto and ii) a thin strip of leftover (trapezium shaped) land including all that the viti land measuring about 5 decimal be the same a little more or less owned by the Owner no. 2 in L. R. plot no. 228 and all that the viti land measuring about 2.6 decimal be the same a little more or less also owned by the Owner no. 2 in L. R. plot no. 185, being premises no. N/170 hereinafter referred to as the “said Land” morefully described in the schedule “A” hereunder stated and to hold and possesses the said Land and take all actions for commercially exploiting and developing the said Land, soil testing, making the boundary walls by demolishing the existing boundary wall if required etc.

2. To construct/build according to the plan sanctioned by the appropriate authority concerned for obtaining sanction, alternation, verification and/or modification of the building plans for the construction of the new building at

the said Land, to sign such applications, maps, plans and representations as may be necessary and as the said Attorneys shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said Land and also the completion and other certificates from the appropriate authorities including the Board of revenue, Durgapur Municipal Corporation, Fire Brigade Authorities, Electricity authorities and/or other authorities and for that purpose and/or to make alternations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.

4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think fit and proper and to make payment of their fees and charges, however the Owners shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers and the contractors nor shall bear any liability whatsoever.

5. To apply for and obtain steel, bricks, cements, and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.

6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations, and consent as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said Land on account of the owner of the said Land without making any liability upon the owner.

7. To sign or submit all papers, applications, and documents for having the mutation, if necessary, effected in all public records and with all authorities and/or persons in respect of the said Land.

8. To appear before authority/s State and Central Government Departments and/or officers and, Judicial or Quasi- Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the said Land.
9. To pay all outgoing, including municipal taxes and other charges whatsoever payable for and on account of the said Land and receive refunds and other money in connection therewith.
10. To give undertakings, assurances and indemnities as may be required for the purposes as aforesaid at the Attorney's own risk and responsibility without making the us liable therefore.
11. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of developer's allocation of the new building more fully described in the schedule "B" hereunder stated and to sign and execute and deliver such agreements of constructions and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit or any other agreement for holding/delivering possession of the constructed portions in the new building to be constructed at the said Land.
12. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file suit for specific performance and to realize amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding.
13. To sign and execute and deliver deed/s of conveyance or sale, and all other instruments of transfer and agreements and deeds, indemnities, undertakings, declarations, confirmations in respect of the constructed area ^{of developer's allocation} on the said Land and to present the same whether executed by me or by my said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other appropriate District registrar, Sub-registrar

Bhaskar Ghosh

Debashree Ghosh

having jurisdiction concerning the said Land or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land in terms of the agreement for development dated the 12th day of April Two thousand twenty four registered before Additional Registrar of Assurances I, Kolkata., in book no. .. volume ... page fromto being no. 3132 for the year 2024.

14. To receive all money and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions etc and/or otherwise in connection with the said matters and lands and properties and building and flats/apartments/spaces/portions/car parking spaces in their share of the said building.

15. It is made clear that this Power of Attorney is granted for the purpose of the jobs which will be carried out for constructing the said building at the said premises by the said Attorney at his own costs all the jobs mentioned hereinabove will be done by the Attorney and the agent herein at his sole risk and responsibility and under no circumstances the appointers shall be held responsible for any transaction, financial obligations /liabilities, misdeeds on the part of the attorney and agent herein. Besides the attorney shall do all acts in terms of the development agreement dated the 12th day of April Two thousand twenty four registered before Additional Registrar of Assurances I, Kolkata., in book no. .. volume ... page fromto being no. 3132 for the year 2024.

20. All expenses incurred by the attorney will be borne by the principal and this power of attorney is always revocable in nature at our will without serving any notice to the attorney.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the said premises for the purpose of sanction of the building plan which we could have done lawfully under our own hands and seal if personally present AND we do hereby ratify and confirm and

Bhaskar Ghosh

Debashree Ghosh

Bhaskar Ghosh

Debashree Ghosh

agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE "A"

All that the land measuring an area of about 50 decimal be the same a little more or less comprised and included in i) all that the viti land measuring about 42.4 decimal be the same a little more or less out of the total/entire land measuring about 51 decimal be the same a little more or less owned by the Owner no. 1 in L. R. plot no. 188, being premises/holding no. N/26 except the portion containing the residential house of the Owners and the adjacent area thereto and ii) a thin strip of leftover (trapezium shaped) land including all that the viti land measuring about 5 decimal be the same a little more or less owned by the Owner no. 2 in L. R. plot no. 228 and all that the viti land measuring about 2.6 decimal be the same a little more or less also owned by the Owner no. 2 in L. R. plot no. 185, being premises/holding no. N/170 more fully and particularly stated and described in the Part I of the Schedule "A" hereinbefore stated.

The South- by 16" common passage. ✓

The North- by 22" Road no. 70, Pardai Village, ✓

The East- partly by L. R. Dag no. 187 and partly by L. R. Dag no. 185

The West- by the rest portion of the premises no. N/26 on Road no. 70, ✓

Pardai Village containing the portion containing the residential house and the adjacent area thereto and concrete passage for rest of the portion. ✓

SCHEDULE "B"

All that the constructed area of the said newly constructed Ground plus four storied building or such other storied building as would be sanctioned by the Durgapur Municipal Corporation at the said land together with proportionate share of land, staircase, staircase landing, common area and facilities and common passage provided to the said building including the entire Ground floor, first floor, second floor, third floor, fourth floor and other floor/s being to the tune of entirety of the constructed area

OWNERS' ALLOCATION

The building to be constructed is expected to be Ground plus four storied or such other storied as would be sanctioned by the Durgapur Municipal Corporation and the Owners' share therein will be as follows:-

AREA/ PORTION OF FLAT AND CAR PARKING SPACE
Units completely constructed to the tune of <u>37%</u> of the carpet area of total constructed area of the said buildings at the option of the Owners on each of the floors of the building together with undivided impartible proportionate share of the land, staircase, staircase landing, common area and facilities and common passage provided to the said building attributable to the same on all the floors together with covered car parking space, within a period of 30 months from the date of this agreement stated.

DEVELOPER'S ALLOCATION

All that the 63% of the carpet area of the said newly constructed area except the Owners' share of the said newly constructed Ground plus four storied building or such other storied building as would be sanctioned by the Durgapur Municipal Corporation at the said Land on each of the floors of the building together with undivided impartible proportionate share of the land, staircase, staircase landing, common area and facilities and common passage provided to the said building attributable to the same on all the floors together with covered car parking space.

IN WITNESS WHEREOF I, the Executant herein execute this present on this the 12th day of April 2024.

WITNESSES:

(1) Adityan Ghosh
78, DAD DAW GR. MAIN ROAD
KOL - 700107

Bhaskar Ghosh

Debashree Ghosh

SIGNATURE OF THE EXECUTANT

VINAYAK REAL ESTATE

(2) Raju Rudraiah

Shibsanjan Das

Partner

VINAYAK REAL ESTATE

Ramen Gopal Telsani

Partner

VINAYAK REAL ESTATE

Bidyut Naha

Partner

VINAYAK REAL ESTATE

Shambhu Khara

Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:

Riddhi Ghosh

RIDDHI GHOSH

ADVOCATE

6, OLD POST OFFICE STREET,

TEMPLE CHAMBERS, GROUND FLOOR

ROOM NO. 46C

KOLKATA-700001

Calcutta High Court

Enrollment no. - F/2843/4185/2023

SPECIMEN FORM FOR TEN FINGERPRINTS



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

SPECIMEN FORM FOR TEN FINGERPRINTS



Bidyut Naha

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb										
Left Hand															
	<table border="1"> <tr> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger										
Right Hand															



Shamshu Khona

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb										
Left Hand															
	<table border="1"> <tr> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger										
Right Hand															

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb										
Left Hand															
	<table border="1"> <tr> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger										
Right Hand															

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb										
Left Hand															
	<table border="1"> <tr> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger										
Right Hand															



Government of West Bengal

GRIPS 2.0 Acknowledgement Receipt

Payment Summary



050420242000764682

GRIPS Payment Detail

GRIPS Payment ID: 050420242000764682 Payment Init. Date: 05/04/2024 18:56:55
Total Amount: 20007 No of GRN: 1
Bank/Gateway: SBI EPay Payment Mode: SBI Epay
BRN: 5053527430533 BRN Date: 05/04/2024 18:58:39
Payment Status: Successful Payment Init. From: Department Portal

Depositor Details

Depositor's Name: Mr RANEN GOPAL TEWARI
Mobile: 7908633193

Payment(GRN) Details

SL. No.	GRN	Department	Amount (₹)
1	192024250007646838	Directorate of Registration & Stamp Revenue	20007
Total			20007

IN WORDS: TWENTY THOUSAND SEVEN 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



192024250007646838

GRN Details

GRN:	192024250007646838	Payment Mode:	SBI Epay
GRN Date:	05/04/2024 18:56:55	Bank/Gateway:	SBIePay Payment Gateway
BRN :	5053527430533	BRN Date:	05/04/2024 18:58:39
Gateway Ref ID:	202409688137673	Method:	State Bank of India New PG CC
GRIPS Payment ID:	050420242000764682	Payment Init. Date:	05/04/2024 18:56:55
Payment Status:	Successful	Payment Ref. No:	2000864789/4/2024
[Query No*/Query Year]			

Depositor Details

Depositor's Name:	Mr RANEN GOPAL TEWARI
Address:	DURGAPUR
Mobile:	7908633193
Period From (dd/mm/yyyy):	05/04/2024
Period To (dd/mm/yyyy):	05/04/2024
Payment Ref ID:	2000864789/4/2024
Dept Ref ID/DRN:	2000864789/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2000864789/4/2024	Property Registration- Stamp duty	0030-02-103-003-02	20000
2	2000864789/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	7
Total				20007

IN WORDS: TWENTY THOUSAND SEVEN ONLY.

Major Information of the Deed

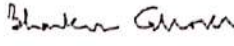
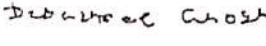
Deed No :	I-1901-03133/2024	Date of Registration	12/04/2024
Query No / Year	1901-2000864789/2024	Office where deed is registered	
Query Date	03/04/2024 5:41:37 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	BHASKAR GHOSH 76, Rajdanga Main Road,,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700107, Mobile No. : 9433008884, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
Rs. 1,25,00,000/-	Rs. 1,25,00,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 20,050/- (Article:48(g))	Rs. 73/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.St:- New Township, Municipality: DURGAPUR MC, Road: Pardai Village Road, Mouza: Pardai, , Ward No: 25 JI No: 1, Pin Code : 713206

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-188 (RS :337)	LR-156	Bastu	Bhiti	21.62 Dec	50,00,000/-	50,00,000/-	Property is on Road Adjacent to Metal Road, Litigated Property.
L2	LR-188 (RS :337)	LR-1186	Bastu	Bhiti	20.78 Dec	50,00,000/-	50,00,000/-	Property is on Road Adjacent to Metal Road, Litigated Property.
L3	LR-228 (RS :329,341)	LR-745	Bastu	Bhiti	5 Dec	15,00,000/-	15,00,000/-	Property is on Road Adjacent to Metal Road,
L4	LR-185 (RS :341)	LR-745	Bastu	Bhiti	2.6 Dec	10,00,000/-	10,00,000/-	Property is on Road
		TOTAL :			50Dec	125,00,000 /-	125,00,000 /-	
		Grand Total :			50Dec	125,00,000 /-	125,00,000 /-	

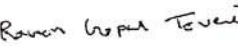
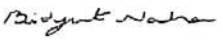
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr BHASKAR GHOSH (Presentant) Son of Mr BHASKAR GHOSH Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office	 12/04/2024	 Captured LTI 12/04/2024	 12/04/2024
City:- Kolkata, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: AFxxxxxx5B, Aadhaar No: 30xxxxxxxx6124, Status :Individual, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office				
2	Mrs DEBASHREE GHOSH Wife of Mr BHASKAR GHOSH Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office	 12/04/2024	 Captured LTI 12/04/2024	 12/04/2024
City:- Kolkata, P.O:- EKTP, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.: CAxxxxxx1M, Aadhaar No: 97xxxxxxxx9172, Status :Individual, Executed by: Self, Date of Execution: 12/04/2024 , Admitted by: Self, Date of Admission: 12/04/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VINAYAK REAL ESTATE City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206 Date of Incorporation:XX-XX-2XX4 , PAN No.: AAxxxxxx7C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SHIBSANKAR DAS Son of Mr ANANGA MOHAN DAS Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 3:49PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713201, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: BKxxxxxx1F, Aadhaar No: 69xxxxxxxx1928 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)				
2	Name Mr RANEN GOPAL TEWARI Son of Mr DEBASISH TEWARI Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 3:50PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
City:- Durgapur, P.O:- BIDHANNAGAR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx7G, Aadhaar No: 56xxxxxxxx3788 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)				
3	Name Mr BIDYUT NAHA Son of Mr SUSHIL NAHA Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 3:51PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024
City:- Durgapur, P.O:- KAMALPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ANxxxxxx2N, Aadhaar No: 93xxxxxxxx1093 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)				
4	Name Mr SHAMBHU KHARA Son of Mr SUNDARLAL KHARA Date of Execution - 12/04/2024, , Admitted by: Self, Date of Admission: 12/04/2024, Place of Admission of Execution: Office	Photo  Apr 12 2024 3:52PM	Finger Print  Captured LTI 12/04/2024	Signature  12/04/2024

City:- Durgapur, P.O:- DURGAPUR STEEL TOWN, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: BRxxxxxx4C, Aadhaar No: 88xxxxxxx3361 Status : Representative, Representative of : VINAYAK REAL ESTATE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RAJU PURKAIT Son of Late : SANJOY PURKAIT City - Not Specified, P.O - KASBA, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042		 Captured	
	12/04/2024	12/04/2024	12/04/2024

Identifier Of Mr BHASKAR GHOSH, Mrs DEBASHREE GHOSH, Mr SHIBSANKAR DAS, Mr RANEN GOPAL TEWARI, Mr BIDYUT NAHA, Mr SHAMBHU KHARA

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Pardai Village Road, Mouza: Pardai, , Ward No: 25 JI No: 1, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 188, LR Khatian No:- 156	Owner:শ্রী রায়, Gurdian:শ্রী রায়, Address:৯৬,পাশ্চাত্য বঙ্গের পশ্চিম ৭০০১০৭, Classification:ভূমি, Area:0.26000000 Acre,	Mr BHASKAR GHOSH
L2	LR Plot No:- 188, LR Khatian No:- 1186	Owner:শ্রী রায়, Gurdian:শ্রী রায়, Address:৯৬, Classification:ভূমি, Area:0.25000000 Acre,	Mr BHASKAR GHOSH
L3	LR Plot No:- 228, LR Khatian No:- 745	Owner:শ্রী রায়, Gurdian:শ্রী রায়, Address:৯৬, Classification:ভূমি, Area:0.05000000 Acre,	Mrs DEBASHREE GHOSH
L4	LR Plot No:- 185, LR Khatian No:- 745	Owner:শ্রী রায়, Gurdian:শ্রী রায়, Address:৯৬, Classification:ভূমি, Area:0.03000000 Acre,	Mrs DEBASHREE GHOSH

Endorsement For Deed Number : I - 190103133 / 2024

On 12-04-2024

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.

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

Presented for registration at 15:14 hrs on 12-04-2024, at the Office of the A.R.A. - I KOLKATA by Mr BHASKAR GHOSH, one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,25,00,000/-

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

Execution is admitted on 12/04/2024 by 1. Mr BHASKAR GHOSH, Son of Mr BHASKAR GHOSH, P.O: EKTP, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession Advocate. 2. Mrs DEBASHREE GHOSH, Wife of Mr BHASKAR GHOSH, P.O: EKTP, Thana: Kasba, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by Profession House wife

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 12-04-2024 by Mr SHIBSANKAR DAS, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr RANEN GOPAL TEWARI, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr BIDYUT NAHA, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Execution is admitted on 12-04-2024 by Mr SHAMBHU KHARA, PARTNER, VINAYAK REAL ESTATE (Partnership Firm), City:- Durgapur, P.O:- DURGAPUR, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713206

Indetified by Mr RAJU PURKAIT, , , Son of Late SANJOY PURKAIT, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 66.00/-, by online = Rs 7/-
Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 05/04/2024 6:58PM with Govt. Ref. No: 192024250007646838 on 05-04-2024, Amount Rs: 7/-, Bank: SBI EPay (SBlePay), Ref. No. 5053527430533 on 05-04-2024, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 20,000/- and Stamp Duty paid by Stamp Rs. 50,000/- by online = Rs. 20,000/-

Description of Stamp

1. Stamp Type: Impressed, Serial no. 1012, Amount: Rs.50,000/-, Date of Purchase: 05/04/2024, Vendor name: A

SARKAR

Description of Online Payment using Government Receipt Portal System (G4P3), Finance Department, Govt. of WB
Online on 05/04/2024 6:59PM with Govt. Ref. No: 19202425000/640838 on 05-04-2024, Amount Rs: 20,000/-, Bank:
SBI Pay (SBIePay), Ref. No. 6053527430533 on 05-04-2024, Head of Account 0030-02-103-003-02



Pradipta Kishore Guha

ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2024, Page from 124500 to 124520
being No 190103133 for the year 2024.



Pradipta Kishore Guha

Digitally signed by PRADIPTA KISHORE GUHA
Date: 2024.04.20 16:21:50 +05:30
Reason: Digital Signing of Deed.

(Pradipta Kishore Guha) 20/04/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - I KOLKATA
West Bengal.