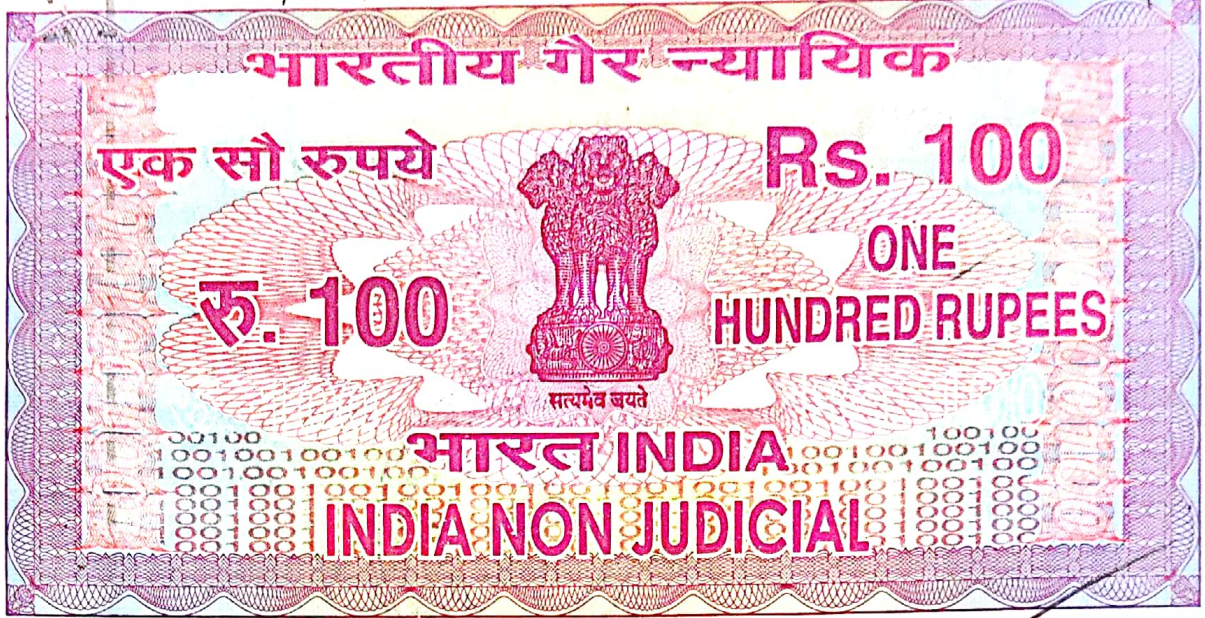


06841/24

R-6727/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 610242

✓  
 1.12.27 fm  
 28.10.24 m  
 Adv (S) 28.12.24 fm  
 Adv

Certified that the Document  
 Admitted to Registration the  
 Signature Sheet and the Endr-  
 ments Attached with this  
 Documents are the Part of this  
 Document.

A.D.S.R. Durgapur  
 Paschim Bardhaman

**DEVELOPMENT POWER OF  
 ATTORNEY  
 AFTER REGD. DEVELOPMENT  
 AGREEMENT DEED NO. I-  
 230608421 FOR THE YEAR OF 2023**

(Hmaji)  
 Adv

28 JUN 2024

1 | Page

(1) MR. MANAS BHATTACHARYYA [PAN.- AJKPB0880A], S/o. Tapan Kumar  
 Bhattacharyya, by faith-Hindu, by occupation-Business, by nationality-indian, by

2 | Page

ক্রমিক নং ৩৬৭ তারিখ ২২-০৬-২০২৩

মুলা

জেলা

স্টাম্প ডেভেলপার শ্রী বিদ্যুৎ দাঁ এ ডি এম/আর ডিএস

জামানসোল লাইসেন্স নং ২/৮৯ তারিখ ৩১/৬/২৩

জামানসোল টেক্সটাইল ইন্ডাস্ট্রি লিমিটেড

শ্রীমান শ্রী বিদ্যুৎ দাঁ এ ডি এম/আর ডিএস  
কর্তৃক

৩১/৬/২৩



Addl. Dist. Sub-Registrar  
Durgapur, Paschim Bardhaman

28 JUN 2024

Faint, illegible text and stamps, possibly bleed-through from the reverse side of the page.

THIS DEVELOPMENT POWER OF ATTORNEY is made after Development Agreement on this the 28<sup>th</sup> day of June, 2024.

KNOW ALL MEN BY THESE PRESENTS We,

(1) **MR. TANMOY MAJUMDAR** [PAN NO. BCWPM9325B] [AADHAAR NO.-6748 6470 5169], Son of Late Tarun Kumar Majumdar, by Nationality- Indian, by Faith- Hindu, by occupation- Business, resident of 2/3, Rajendra Prasad Road, C-zone, City:- Durgapur, P.O:- Durgapur, P.S.-Durgapur, District.-Paschim Bardhaman, West Bengal, India, Pin.- 713205,

(2) **MR. KRISHNA KUMAR @ KRISHNA KUMAR UPADHYAY** [PAN NO. BGHPK9924R] [AADHAAR NO.-7119 1342 0947], Son of Ajit Kumar Upadhyay, by Nationality- Indian, by Faith- Hindu, by occupation- Business, resident of Panagarh Bazar, N.S. Road, Panagarh, City:- Durgapur, P.O.- Panagarh, P.S.-Kanksa, District.-Paschim Bardhaman, West Bengal, India, Pin.- 713148, and

(3) **MR. RAJESH SINGH** [PAN NO. BPQPS1807B] [AADHAAR NO. 7950 0380 8481], Son of Sri Lakshman Singh, by Faith-Hindu, by Nationality- Indian, by Occupation- Business, resident of Pardai More, IQ City Road, Fuljhore, Durgapur-06, P.S.-New Township, Dist- Paschim Bardhaman, Pin- 713206, W.B.,

All are hereinafter jointly & severally referred to and called as "LANDOWNER(S)" do hereby state and declare as follows:-

WHEREAS I/we on 08/09/2023 have entered in to a Development / Construction Agreement and Registered at the A.D.S.R., Office, Durgapur, vide Regd. Deed No. I-230608421 for the year of 2023, registered in Book-I, CD Volume No. 2306-2023, Pages from 151103 to 151141 with "**M/S VINAYAK CONSTRUCTION & DEVELOPERS**" [PAN-AAXFV3283B], (a partnership firm), having its office at UCP-005, Bengal Ambuja, City Centre, Durgapur, Pin.- 713216, District-Paschim Bardhaman, West Bengal, India represented by its partners namely

(1) **MR. MANAS BHATTACHARYYA** [PAN.- AJKPB0880A], S/o. Tapan Kumar Bhattacharyya, by faith-Hindu, by occupation-Business, by nationality-indian, by

resident of 86, Sanchita Park, Bidhannagar, P.O.- Durgapur, P.S.- New Township, Pin.- 713212, Dist.- Paschim Bardhaman, West Bengal,

**(2) MR. RAJ TIWARI [PAN.-AJZPT5793M]**, S/o. Late Dewasish Tiwari, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Bankali Tala, Vill.+P.O.-Rajbandh, P.S.- Kanksa, Dist.-Paschim Bardhaman, Pin.-713212, West Bengal,

**(3) MR. SUVADIP SINHA [PAN.- BAIPS1988Q]**, S/o. Swapan Kumar Sinha, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of 5/119, Sammilani Park, Sector- 2, P.O.-Durgapur, P.S.- New Township, Dist.- Paschim Bardhaman, West Bengal-713206, hereinafter jointly & severally called as the "DEVELOPER(S)".

AND whereas we do hereby nominate, constitute and appoint, **"M/S VINAYAK CONSTRUCTION & DEVELOPERS"** [PAN-AAXFV3283B], (a partnership firm), having its office at UCP-005, Bengal Ambuja, City Centre, Durgapur, Pin.- 713216, District-Paschim Bardhaman, West Bengal, India represented by its partners namely

**(1) MR. MANAS BHATTACHARYYA [PAN.- AJKPBO880A]**, S/o. Tapan Kumar Bhattacharyya, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of 86, Sanchita Park, Bidhannagar, P.O.- Durgapur, P.S.- New Township, Pin.- 713212, Dist.- Paschim Bardhaman, West Bengal,

**(2) MR. RAJ TIWARI [PAN.-AJZPT5793M]**, S/o. Late Dewasish Tiwari, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of Bankali Tala, Vill.+P.O.-Rajbandh, P.S.- Kanksa, Dist.-Paschim Bardhaman, Pin.-713212, West Bengal,

**(3) MR. SUVADIP SINHA [PAN.- BAIPS1988Q]**, S/o. Swapan Kumar Sinha, by faith-Hindu, by occupation-Business, by nationality-indian, by resident of 5/119, Sammilani Park, Sector- 2, P.O.-Durgapur, P.S.- New Township, Dist.- Paschim Bardhaman, West Bengal-713206, as our Lawful Attorney to do and perform the following acts, deeds and things either solely or jointly on our behalf in connection with our Landed property:-

Atmaji  
Adv

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 our landed property (details of which has given in the schedule below). That will be constructed at the cost of the Developer i.e., **“M/S VINAYAK CONSTRUCTION & DEVELOPERS”** [PAN-AAXFV3283B].
4. To sign and execute all papers, correspondence and all other deeds and assurances and documents of any kind whatsoever which we 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 in favour of intending purchasers for Selling of the Flats/Apartment/Parking Spaces etc. of which will be constructed over and above our 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-230608421 for the year of 2023**, registered in Book-I, CD Volume No. 2306-2023, Pages from 151103 to 151141, dated 08/09/2023.
6. To accept and withdrawal on our behalf any compensation payable to us for acquisition of the said land by the Government or by any competent authority.
7. To appoint, engage on our behalf pleaders, advocates or solicitors whenever our 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.

① Hraj,  
Adv

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 execute any Sale Agreement(s) and to collect the advances partly and/or in full consideration over the allocated portion of the Developer from the prospective buyers.
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 our 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 us 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 our 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 our names or in which I may be in any way interested or to use and sign his/their name as our 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.

*H. Maji*  
*Adv*

19. To sign, transfer forms documents and writing for transferring the property in the records of Government or Municipal 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 our 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 all Flats to the prospective buyers.

FIRST SCHEDULED ABOVE REFERRED TO  
DESCRIPTION OF LAND

ALL THAT piece and parcel of land measuring an area 27 Katha or 44.55 Decimal, situated in R.S. Plot No. 273, corresponding to L.R. Plot No. 82 at Mouza - Pardai, R.S. J.L. No. 76, L.R. J.L No- 001, L.R. Khatian Nos.700 (Area 4.84 Katha), 701 (Area 11.16 Katha) & 702 (Area 11Katha), situated at Pardai, P.S.-New Township under the Jurisdiction of Durgapur Municipal Corporation Area, District of Paschim Bardhaman, classification of Land is Danga and proposed use for Residential Housing Complex.

Butted and bounded by:-

ON THE NORTH:- Vacant Land

ON THE SOUTH:- Vacant Land;

ON THE EAST:- Vacant Land;

ON THE WEST:- 80 Feet Metal Road.

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:

15 Sourik Ray  
80. AZOE Ray  
80. Paragash Bose  
f.m - 7/3/18.

27 Royata Chandra  
80. Subhan Chandra  
Durgapur Court  
Durgapur - 16.

Tanmoy Hunder  
Kishna Kumar  
Rishu Sinha

VINAYAK CONSTRUCTION & DEVELOPERS  
Ray Tejada  
Partner

Signature of Executants

VINAYAK CONSTRUCTION & DEVELOPERS

Momas Bhattacharya  
Partner

VINAYAK CONSTRUCTION & DEVELOPERS  
Sivadip Sinha  
Partner

Signature of Attorney

Tanmoy Hunder

Attested by one of the Executants

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, Durgapur Court  
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

*Ranmoy 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

*Krishna Kumar*

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

*Rejish Singh*

ডান হাত Right Hand					
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বাম হাত Left Hand					



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

*Manas Bhattacharyya*

ডান হাত Right Hand					
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	বাম হাত Left Hand				



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

*Raj Tarapore*

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



*Suvadip Sinha*

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

*Suvadip Sinha*

ডান হাত Right Hand					
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	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

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



192023240372711598

GRN Details

GRN: 192023240372711598 Payment Mode: SBI Epay  
GRN Date: 06/02/2024 13:20:43 Bank/Gateway: SBIEpay Payment Gateway  
BRN : 6198505638637 BRN Date: 06/02/2024 13:21:15  
Gateway Ref ID: IGAQUZMIH2 Method: State Bank of India NB  
GRIPS Payment ID: 060220242037271158 Payment Init. Date: 06/02/2024 13:20:43  
Payment Status: Successful Payment Ref. No: 8000081796/4/2024  
[Query No/\*Query Year]

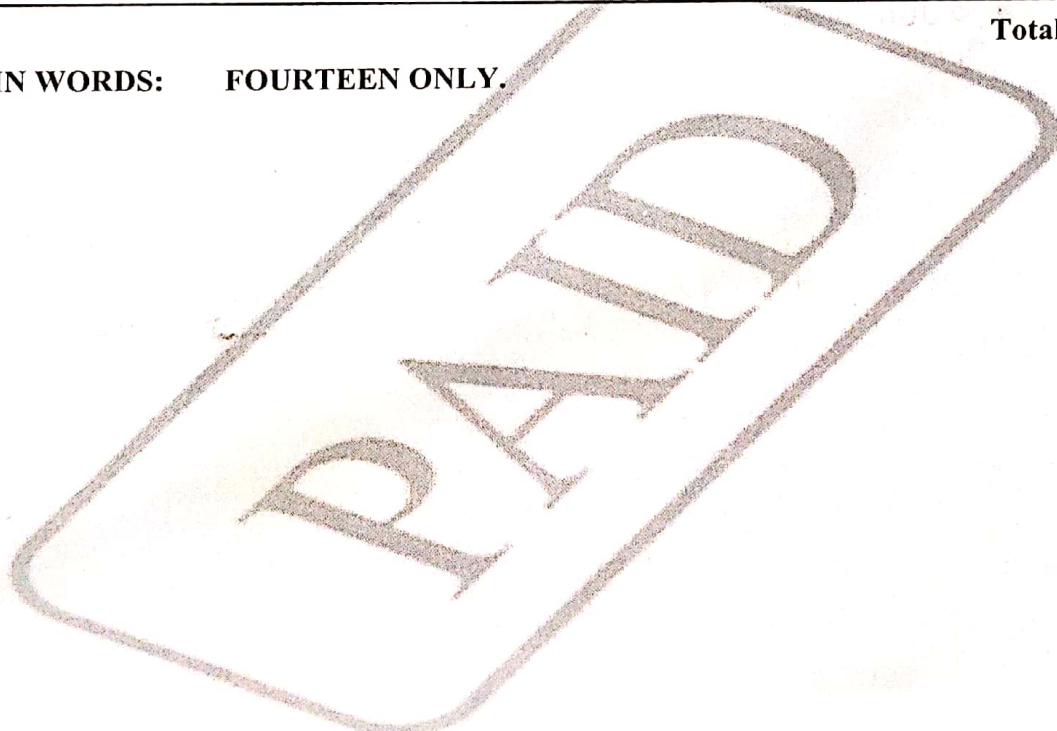
Depositor Details

Depositor's Name: Mr VINAYAK CONSTRUCTION DEVELOPER  
Address: DURGAPUR-16  
Mobile: 9735168110  
Period From (dd/mm/yyyy): 06/02/2024  
Period To (dd/mm/yyyy): 06/02/2024  
Payment Ref ID: 8000081796/4/2024  
Dept Ref ID/DRN: 8000081796/4/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	8000081796/4/2024	Property Registration- Registration Fees	0030-03-104-001-16	14
<b>Total</b>				<b>14</b>

IN WORDS: FOURTEEN ONLY.



## 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) Panayakh Boring  
POST OFFICE (পোস্ট অফিস) Panayakh Boring  
POLICE STATION (থানা) Kanagan PIN 713148  
DISTRICT (জেলা) Khushinabadi 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) \_\_\_\_\_ অত্র দলিলের (Query No.) \_\_\_\_\_  
বিক্রেতা/দাতা গনকে শনাক্ত করিলাম।

I, Souvik Roy as identifier identifying the executants  
of the concerned deed (Query No.) 8000081796/2024

ছবি সহ দশ আঙ্গুলের টিপ ছাপ

LEFT HAND						
RIGHT HAND						

Souvik Roy  
IDENTIFIER SIGNATURE  
(শনাক্তকারীর স্বাক্ষর)

### Major Information of the Deed

Deed No :	I-2306-06727/2024	Date of Registration	28/06/2024
Query No / Year	2306-8000081796/2024	Office where deed is registered	
Query Date	09/01/2024 3:29:40 PM	A.D.S.R. DURGAPUR, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	Souvik Roy Durgapur Court, City Centre, Thana : Durgapur, District : Paschim Bardhaman, WEST BENGAL, PIN - 713216, Mobile No. : 9735168110, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
	Rs. 83,73,640/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 230608421/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



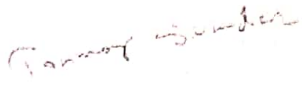


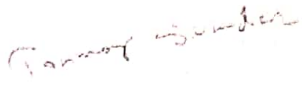


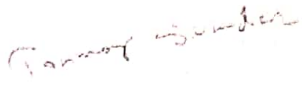


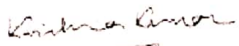


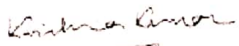


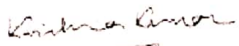









#### Land Details :

District: Paschim Bardhaman, P.S:- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Pardai), Mouza: Pardai, Pin Code : 713206

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-82 (RS :-)	LR-700	Bastu	Danga	4.84 Katha		15,01,053/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L2	LR-82 (RS :-)	LR-701	Bastu	Danga	11.16 Katha		34,61,104/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
L3	LR-82 (RS :-)	LR-702	Bastu	Danga	11 Katha		34,11,483/-	Width of Approach Road: 80 Ft., Adjacent to Metal Road,
<b>TOTAL :</b>					44.55Dec	0 /-	83,73,640 /-	
<b>Grand Total :</b>					44.55Dec	0 /-	83,73,640 /-	





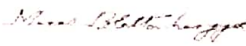


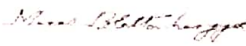


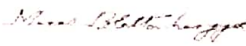


















Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Tanmoy Majumdar (Presentant)</b>                      Son of Late Tarun Kumar Majumdar                      Executed by: Self, Date of Execution: 28/06/2024                      , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office                 </td> <td>                       28/06/2024                 </td> <td>                       Captured                      LTI                      28/06/2024                 </td> <td>                       28/06/2024                 </td> </tr> </tbody> </table> <p>2/3; Rajendra Prasad Road, C-zone, City:- Durgapur, P.O:- Durgapur, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713205 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: BCxxxxxx5B, Aadhaar No: 6/xxxxxxxx5169, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mr Tanmoy Majumdar (Presentant)</b> Son of Late Tarun Kumar Majumdar Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 28/06/2024	 Captured LTI 28/06/2024	 28/06/2024
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**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>VINAYAK CONSTRUCTION &amp; DEVELOPERS</b> UPC-005, Bengal Ambuja, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India PIN:- 713216 , PAN No.: AAxxxxxx3B,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Manas Bhattacharyya</b>                      Son of Tapan Kumar Bhattacharyya                      Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office                 </td> <td>                       Jun 28 2024 11:16PM                 </td> <td>                       Captured                      LTI                      28/06/2024                 </td> <td>                       28/06/2024                 </td> </tr> </tbody> </table> <p>86, Sanchita Park, Bidhannagar, City:- Durgapur, P.O:- Durgapur, P.S:-New Township, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.: AJxxxxxx0A, Aadhaar No: 56xxxxxxx7106 Status : Representative, Representative of : VINAYAK CONSTRUCTION &amp; DEVELOPERS (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr Manas Bhattacharyya</b> Son of Tapan Kumar Bhattacharyya Date of Execution - 28/06/2024, , Admitted by: Self, Date of Admission: 28/06/2024, Place of Admission of Execution: Office	 Jun 28 2024 11:16PM	 Captured LTI 28/06/2024	 28/06/2024
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**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Souvik Roy</b> Son of Mr Alok Roy Panagarh Bazar, City:- Not Specified, P.O - Panagarh Bazar, P.S -Kanksa, District -Paschim Bardhaman, West Bengal India, PIN 713148	 28/06/2024	 Captured 28/06/2024	 28/06/2024

Identifier Of Mr Tanmoy Majumdar, Mr Krishna Kumar, Mr Rajesh Singh, Mr Manas Bhattacharyya, Mr Raj Tiwari, Mr Suvadip Sinha

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Rajesh Singh	VINAYAK CONSTRUCTION & DEVELOPERS-4.84 Katha

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Tanmoy Majumdar	VINAYAK CONSTRUCTION & DEVELOPERS-11.16 Katha

**Transfer of property for L3**

Sl.No	From	To. with area (Name-Area)
1	Mr Krishna Kumar	VINAYAK CONSTRUCTION & DEVELOPERS-11 Katha

**Land Details as per Land Record**

District Paschim Bardhaman, P.S.- New Township, Municipality: DURGAPUR MC, Road: Unassessed Road (Pardai),  
Mouza: Pardai, Pin Code : 713206

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
1.1	LR Plot No:- 82, LR Khatian No:- 700		Seller is not the recorded Owner as per Applicant.
1.2	LR Plot No.- 82, LR Khatian No:- 701		Seller is not the recorded Owner as per Applicant.
1.3	LR Plot No:- 82, LR Khatian No:- 702		Seller is not the recorded Owner as per Applicant.

**Endorsement For Deed Number : I - 230606727 / 2024**

On 14-05-2024

**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 83,73,640/-

*(Signature)*

Santanu Pal

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

On 28-06-2024

**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 13:37 hrs on 28-06-2024, at the Office of the A.D.S.R. DURGAPUR by Mr Tanmoy Majumdar, one of the Executants.

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

Execution is admitted on 28/06/2024 by 1. Mr Tanmoy Majumdar, Son of Late Tarun Kumar Majumdar, 2/3, Rajendra Prasad Road, C-zone, P.O: Durgapur, Thana: Durgapur, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713205, by caste Hindu, by Profession Business, 2. Mr Krishna Kumar, Alias Krishna Kumar Upadhyay, Son of Ajit Kumar Upadhyay, Panagarh Bazar, N.s. Road,, P.O: Panagarh, Thana: Kanksa, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713148, by caste Hindu, by Profession Business, 3. Mr Rajesh Singh, Son of Shri Lakshman Singh, Pardai More, IQ City Road, Fuljhore, P.O: Durgapur, Thana: New Township, , City/Town: DURGAPUR, Paschim Bardhaman, WEST BENGAL, India, PIN - 713206, by caste Hindu, by Profession Business

Identified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, 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 28-06-2024 by Mr Manas Bhattacharyya, PARTNER, VINAYAK CONSTRUCTION & DEVELOPERS, UPC-005, Bengal Ambuja, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216

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

Execution is admitted on 28-06-2024 by Mr Raj Tiwari, PARTNER, VINAYAK CONSTRUCTION & DEVELOPERS, UPC-005, Bengal Ambuja, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713216

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

Execution is admitted on 28-06-2024 by Mr Suvadip Sinha, PARTNER, VINAYAK CONSTRUCTION & DEVELOPERS, UPC-005, Bengal Ambuja, City Centre, City:- Durgapur, P.O:- City Centre, P.S:-Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713216

Identified by Mr Souvik Roy, , Son of Mr Alok Roy, Panagarh Bazar, 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 14.00/- ( E = Rs 14.00/- ) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2024 1:21PM with Govt. Ref. No: 192023240372711598 on 06-02-2024, Amount Rs: 14/-, Bank: SBI ePay ( SBICoPay), Ref. No. 6198505638637 on 06-02-2024, Head of Account 0030-03-104-001-16



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/-, by online = Rs 0/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 567, Amount: Rs.100.00/-, Date of Purchase: 11/10/2023, Vendor name: BIDYUT DWAN

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 06/02/2024 1:21PM with Govt. Ref. No: 192023240372711598 on 06-02-2024, Amount Rs: 0/-, Bank: SBI ePay (SBICPay), Ref. No. 6198505638637 on 06-02-2024, Head of Account

*Santanu Pal*

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

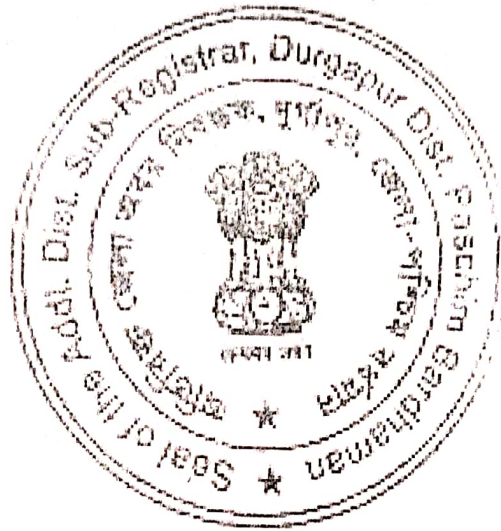


Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2306-2024, Page from 122682 to 122700

being No 230606727 for the year 2024.



Digitally signed by SANTANU PAI  
Date: 2024.07.04 13:26:16 +05:30  
Reason: Digital Signing of Deed.

(Santanu Pai) 04/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. DURGAPUR

West Bengal.