

5272/2023

I-4622/23



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3-10
8-10 A.M.
03/04/23

पश्चिम बंगाल WEST BENGAL

AH 184247

8/815450/23

Additional Registrar of Assurances
Kolkata

Certified that the Document is admitted to Registration, the Stamp Sheet and the endorsement and fee paid to this document are the part of the document.



Additional Registrar
of Assurances II Kolkata

8 APR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

1. **Date:** 24th March 2023
2. **Place:** Kolkata
3. **Parties:**

Visit Case No. 850 28 3/27
 (1) ... 250/-
 J ...
 Total 700/-
 Received

201243

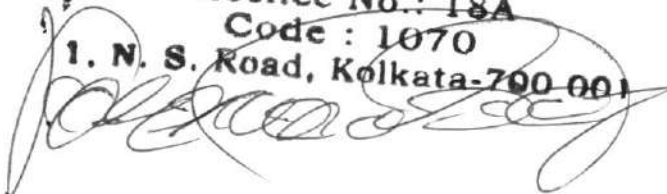
By..... ARUN KUMAR SARKAR
Advocate
Address..... C.M.M.S. Court, Kol-1
Rs.....
Date..... 23 MAR 2023

SIPRA DEY

Licence No.: 18A

Code: 1070

1. N. S. Road, Kolkata-700 001



5 his h. k. v. v.



2953

5 his h. k. v. v.



2962



Id entified by me.

MD. Sharif Khan
(Advocate).

ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 APR 2023 -









Government of West Bengal

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

OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028000815450/2023

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

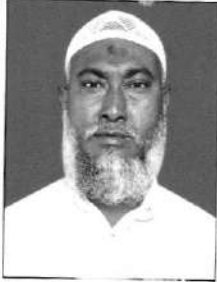

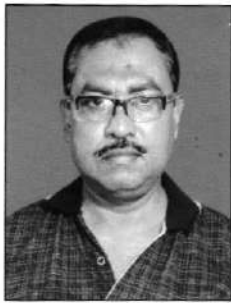





SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SHISHIR GUPTA 30, Vidyasagar Street, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009	Representative of Attorney [VINAYAK REALTECH PROPERTIES LLP]		2953 	 3/9/23
2	Mrs VINITA GUPTA 30, Vidyasagar Street, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700157	Representative of Attorney [VINAYAK REALTECH PROPERTIES LLP]		2954 	 3/4/23



REGIONAL RECEIPT
OF ASSURANCE-II

- 8 APR 1954



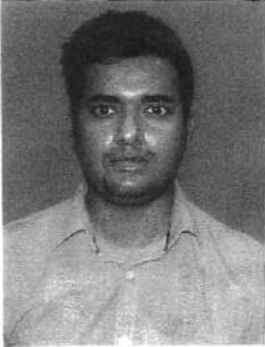

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr Abul Khayer Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Principal		2959 	Abul Khayer Mondal 28/03/2023 03/04/2023
4	Mr Abul Siddique Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Principal		2955 	Abul Siddique Mondal 28-3-2023 03/04/2023
5	Mr Abul Kalam Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Principal		2956 	Abul Kalam Mondal 28-3-23 03/04/2023
6	Mr Abu Taher Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Principal		2957 	0113 6103 Signature 28-3-23 03/04/2023



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 APR 2022

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
7	Mr Abu Taleb Mondal Kahsinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700135	Principal		2958 	Abu Taleb Mondal 03.04.2023 28.03.23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Md Shoyeb Khan Son of Md Shahidul Islam High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001	Mr SHISHIR GUPTA, Mrs VINITA GUPTA, Mr Abul Khayer Mondal, Mr Abul Siddique Mondal, Mr Abul Kalam Mondal, Mr Abu Taher Mondal, Mr Abu Taleb Mondal		2962 	Md. Shoyeb Khan 28.3.2023 03.04.2023

(Satyajit Biswas)

ADDITIONAL REGISTRAR
OF ASSURANCE
OFFICE OF THE A.R.A. -
II KOLKATA
Kolkata, West Bengal

12



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 APR 2023

- 3.1 **ABUL KHAYER MONDAL** ,Son of Yukub Ali Mondal, having [PAN BBPPM7403J][AADHAR 9144 5171 6434], by occupation- Business residing at Kashinathpur Post office - Kashinathpur, Police Station Rajarhat, PIN:-700135, West Bengal ,By faith - Islam, Nationality -Indian.
- 3.2 **ABUL SIDDIQUE MONDAL**, Son of Yukub Ali Mondal, having [PAN BBPPM7398A],[AADHAR 5895 8744 8220], by occupation- BUSINESS Business residing at Kashinathpur Post office - Kashinathpur, Police Station Rajarhat, PIN:-700135, West Bengal ,By faith - Islam, Nationality -Indian.
- 3.3 **ABUL KALAM MONDAL**, Son of Yukub Ali Mondal, having [PAN BBKPM0159A],[AADHAR 3969 1884 9310], by occupation- Business residing at Kashinathpur Post office - Kashinathpur, Police Station Rajarhat, PIN:-700135, West Bengal ,By faith - Islam, Nationality -Indian.
- 3.4 **ABU TAHER MONDAL**, Son of Yukub Ali Mondal, having [PAN BBPPM7401L][AADHAR 2856 4069 3431], by occupation Business residing at Kashinathpur Post office - Kashinathpur, Police Station Rajarhat, PIN:-700135, West Bengal ,By faith - Islam, Nationality -Indian.
- 3.5 **ABU TALEB MONDAL** Son of Yukub Ali Mondal, having [PAN AXEPM 2073L][AADHAR 8715 8679 2125] by occupation Business residing at Kashinathpur Post office - Kashinathpur, Police Station Rajarhat, PIN:-700135, West Bengal ,By faith - Islam, Nationality -Indian

[Grantors, includes successors-in-interest]

And

- 3.6 **VINAYAK REALTECH PROPERTIES LLP**, a Limited Liability Partnership, incorporated pursuant to Section 12(1) of the Limited Liability Partnership Act'2008 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas, [PAN AASFV1939M], represented by its partners , namely (1)**SHISHIR GUPTA**, son of Late Shree Bhagwan Gupta, by faith-Hindu, by Nationality :- Indian ,by occupation:-Business residing at 30,Vidyasagar Street, Post Office :-Amherst Street, Police Station:-Amherst Street, Kolkata-700009, District :- Kolkata, [PAN AIHPG6508N] [AADHAR7976 5702 7873][Ph:- 9830021172] and (2)**VINITA GUPTA** w/o Shishir Gupta by faith-Hindu, by Nationality :- Indian , residing at 30 Vidyasagar Street, Post Office :-Amherst Street, Police Station:-Amherst Street, Kolkata-700 009, District :- Kolkata [PAN AJFPG4997C][AADHAR3960 3023 1719][Ph:- 9830064722]Developer includes successor-in-interest and permitted assigns). (Attorney)

NOW THIS POWER OF ATTORNEY WITNESSETH AS FOLLOWS:

4. Background:



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4.1 **OWNERSHIP OF THE GRANTOR:** Larger Property) said Property is a part and portion of the larger Property.

4.2 That the Grantors are now the Recorded owner of land measuring 31.75 (Thirty one point seven five) decimal, more or less, out of in **R.S./L.R. Dag No. 699,700,701,702 L.R. Khatian Nos.** 1305 , 1306,1307,158,544 lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas, (Said Property), morefully described in the 1st Schedule.

4.3 **Development Agreement:** The Grantor has entered into a Development Agreement dated:- ^{27th} March'2023. (**said Development Agreement**) registered in the Office of the Additional Registrar of Assurances-II, Kolkata .Being No.....¹⁹⁰²⁰⁴¹³⁴ (Serial no:-.....⁴⁸³³.....), and Query no⁸⁰⁰⁸¹⁵⁴⁵⁰..... for the year 2023 with **VINAYAK REALTECH PROPERTIES LLP [PAN AASFV1939M]** incorporated pursuant to Section 12(1) of the Limited Liability Partnersjip Act'2008 having its registered office at T-68, Teghoria Main Road, Post Office Hatiara, Police Station Baguiati, Kolkata-700157, District North 24 Parganas,(Developer) for development of the Said Property by construction of new residential-commercial buildings (Project) in the manner and on the terms and conditions contained in the Said Development Agreement.

4.4 **Powers Pursuant to Said Development Agreement:** The Said Development Agreement further provides that the Grantor shall grant all powers and authorities to the Developer and/or its assigns, nominees, legal representatives for doing all things needful for development of the Said Property by construction of new residential- commercial building and sale of the constructed area of the Developer's Allocation in the new residential-commercial building in the manner and on the terms and conditions therein contained. Hence, the Grantor is granting the following powers and authorities to the Attorney, either to act jointly or severally.

5. Subject Matter of Power of Attorney:

5.1 **B.L &L.R.O Mutation:** Power and authority to obtain mutation from the office of BL&LRO with respect to the said property.

5.2 **Panchayat Mutataion:** Powers and authorities to obtain mutation from Rajarhat ,Patharghata gram panchayat with respect to the said property in the name of the grantor.

5.3 **Amalgamation:** Powers and authorities to amalgamate said property in the name of the Grantor.

5.4 **ULC Clearing:-**Powers and authorities to obtain ULC Clearance in the name of the grantor.

5.5 **Conversion:** Powers and authorities to cause conversion of the said property.

Abul Kalam Mondal
Abul Kalam Mondal
Abul Siddique Mondal
Abu Talib Mondal
CRIZ GI (2.3.2.1.3.4)

Visu for
Vinita Gupta



Handwritten signature or mark

MALE...

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- 5.6 **Sanction of Building Plan:** Powers and authorities for causing sanction of the building plans and ancillary activities relating to the said property.
- 5.7 **Construction of New Buildings:** powers and authorities for construction of new residential cum commercial building on the said property in terms of the said development agreement.
- 5.8 **Sale:** Powers and authorities for sale of saleable area in the project as defined in the Said Development Agreement.

6. Appointment:

- 6.1 The Grantor hereby nominates, constitutes and appoints the Attorney as the lawful attorney of the Grantor, to do all acts, deeds and things mentioned below for in the name of and on behalf of the grantor.

7. Powers and Authorities:

- 7.1 **Mutation:** To take all necessary steps and to sign all papers, documents as to be required for obtaining mutation in the name of the Grantor from the office of B.L.&L.R.O and/or S.D.L.&L.R.O and/or D.L.&L.R.O and from the Patharghata Gram panchayat and to pay fees, costs and charges for that purpose.
- 7.2 **Amalgamation:** To take all necessary steps and to sign all papers, documents as to be required for amalgamation of the various plots comprising in the Said Property into one property in the name of the Grantor and to pay fees, costs and charges for that purpose.
- 7.3 **Regulatory Clearances:** To apply for and obtain requisite clearances, including but not limited to the clearance under the Urban Land (Ceiling & Regulations) Act, 1976 in the name of the Grantor and to appear before all or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.
- 7.4 **Conversion:** To take all necessary steps and to sign all papers, documents as to be required and to apply for conversion of the nature of the Said Property and to appear before the B.L.&L.R.O, the S.D.L.&L.R.O, the D.L.&L.R.O or any authorities for such clearances and to sign and submit all papers, applications and documents in connection with the same.



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ADDITIONAL REGISTRAR
OF COMPANIES-II, KOLKATA
- 8 APR 2023

- 7.5 **Sanction of Building Plans:** To cause the building plans to be prepared and submitted by appointing a licensed architect and structural engineer and then to have the same sanctioned/modified /altered/ revised/re-validated by the Rajarhat Panchayat Samity, Zilla Parishad, NKDA and other statutory authorities concerned with sanction and to pay fees, costs and charges for such sanction/modification /alteration /revision/re-validation and upon completion of work, to obtain drainage connection, water connection and certificates from the planning authorities.
- 7.6 **Raising of Funds:** To mortgage the Developer's allocation in the Said Property either in part or in full to obtain construction loan against the Said Property, strictly for the purpose of raising fund for successful completion of the project, as mentioned in the Said Development Agreement.
- 7.7 **Dealing with Authorities:** To deal with all authorities including to the office of the B.L & L.R.O office, the Local Gram Panchayat, Rajarhat Panchayat Samity, Zilla Parishad, NKDA, the SDL&LRO, the ADM and DL&LRO, Airport Authorities, Fire Department, BSNWSNL, PCB and other statutory authorities including but not limited to Kolkata Metropolitan Development Authority, as to be required for amalgamating the Said Property, obtaining regulatory clearances from ULC department, sanction/modification/ alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate of the Rajarhat Patharghata Gram Panchayat and to prepare, sign and submit all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, as be required, in this regard.
- 7.8 **Connection of Utilities:** To apply for and obtain water connection, drainage connection, sewage connection, electricity connection and any other utilities.
- 7.9 **Signing and Execution:** To sign, execute, modify, cancel, alter, draw, submit and present for registration and have registered before the concerned authorities all plans, papers, documents, statements, undertakings, declarations, affidavits, applications, returns, confirmations, consents, indemnities and other ancillary papers, for and in connection with amalgamation of the Said Property, obtaining regulatory clearances from ULC department, conversion, sanction/modification /alteration/revision/re-validation of the building plans, obtaining drainage connection, water connection and certificate with regard to the change of nature of the Said Property and to have the same registered and obtain all permissions and clearances as may be required for the same.
- 7.10 **Appearance:** To appear before Notary Public, Registrars, Magistrates and all other officers and authorities to have notarized, registered and



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 APR 2003

authenticated all papers, declarations, affidavits, confirmations, consents, agreements, documents, indemnities, undertakings etc. as be required to enforce all powers and authorities contained herein.

- 7.11 **Preparatory Work:** To cause survey, test soil, do excavation and other preparatory works for construction of new residential cum commercial building/s on the Said Property.
- 7.12 **Demolition and Construction:** To demolish the existing buildings and structures (if any) on the Said property and to construct temporary sheds and go downs for storage of building materials and running of site office and to construct new residential cum commercial building/s and/or any other structure on the Said property.
- 7.13 **Contracts for Demolition and Construction:** In relation to such demolition and construction, to sign, execute and register any kind of contracts with any third party on terms and conditions as be deemed fit by the Attorney.
- 7.14 **Negotiation and Sale:** To negotiate for sale on the terms and conditions contained in clause 11 and its sub-clauses of the Said Development Agreement and to sell the entirety or any part or portion of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those forming part of the Owner's Allocation in the Project, on terms and conditions as be deemed fit by the Attorney and to prepare, sign, execute and deliver agreements and conveyances of that part or portion without violating the terms and conditions of the said clause and its sub-clauses of clause 13. The expression Owner's Allocation and Developer's Allocation are defined under clause 11 of the Development Agreement.
- 7.15 **Receive Payments:** To receive on the terms and conditions contained in clause 13 and its sub-clauses of the Said Development Agreement all payments with regard to the sale of the Transferable Areas and unsold allocated areas forming part of the Developer's Allocation but not those unsold allocated areas forming part of the Owner's Allocation in the Project and acknowledge receipt of payments.
- 7.16 **Receive Payments:** The Developer shall receive and/or deposit the entire Realizations or any part thereof only with regard to the sale of the entirety of Transferable Areas in the Project (other than unsold allocated areas of the parties)) and acknowledge receipt of payments respectively.
- 7.17 **Permissions and Clearances:** To apply for and obtain all kind of permissions and clearances required for entering into and executing agreements and conveyances for sale of the Developers' Allocation in the Project.



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7.18 **Registration and Authentication:** To appear before Notary public, Registrars, Magistrates and all other officers and authorities and to have notarized and present for registration, admit execution, have registered and obtain original of all agreements and conveyances as aforesaid.

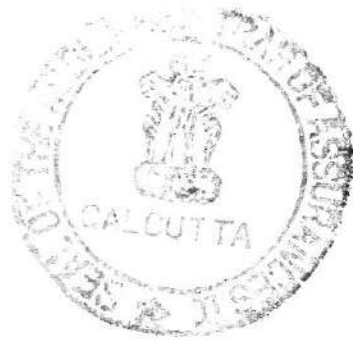
8 **Legal Proceedings:** To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or with respect to the entirety of the Said Property or in any other matter in which the Grantor is now or may hereafter be interested or concerned and also if thought fit with such intent as aforesaid to compromise, refer to arbitration, abandon, submit to judgment/s or become non-suited in any such action or proceeding as aforesaid before any Court, Civil or Criminal or Revenue, any Tribunals, Land Reform Office, WBHIRA, etc and to appoint Solicitors, Advocates, Consultants as may be required and to accept any notice and service of papers from any Court, Tribunal, Arbitral Tribunal, Postal and/or other authorities and to receive and pay all moneys, including Court Fees etc.

9 **Outgoings:** To pay all outgoings, including Panchayat taxes etc. in respect of the Said Property/Project and to collect receipts thereof.

10 **Ratification**

10.1 **Hereby Made:** The Grantor hereby ratifies and confirms and agrees to ratify and confirm all actions of the Attorney in pursuance of this Power of Attorney.

11 **AND** it is clarified that the powers and authorities shall be exercised according to the progress of work and activity as per the Development Agreement and it is further clarified that while exercising the powers and authorities hereby conferred on the said Attorneys, they or any of them shall not do any act deed or thing which go against the provisions of the Development Agreement or impair or affect the rights and entitlement of the Grantor and by executing this power of Attorney the obligations of the Grantor or the Developer or consequences for non compliance under the Development Agreement shall not be affected.



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RECEIVED
- 8 APR 2022

**1st Schedule
(Said Property)**

31.75 (Thirty one point seven five) decimal, more or less, out of in R.S./L.R. Dag No. 699,700,701,702 L.R. Khatian Nos. 1305 , 1306,1307,158,544 lying and situated at Mouza Kalikapur, J.L. No. 40, Touzi No. 173, within the local limits of Patharghata Gram Panchayat, Police Station - Rajarhat, under A.D.S.R. Rajarhat, District - North 24 Parganas. State - West Bengal and butted and bounded as follows:

On The North	:	DAG 697,702
On The East	:	DAG 709
On The South	:	PANCHAYAT ROAD
On The West	:	PANCHAYAT ROAD

The Details of the Said Property are tabulated below:

Mouza	R.S/L.R.	Classification of land	L.R.	Area (In Decimal)	Name of Owners
	Dag Nos		Khatian Nos		
				Owners	Owners
KALIKAPUR	699	SHALI	1305,1306,1307,158,544	3.5	ABUL KHAYER MONDAL, ABUL SIDDIQUE MONDAL, ABUL KALAM MONDAL, ABU TAHIER MONDAL, ABU TALEB MONDAL
	700	SHALI		22	
	701	SHALI		2.25	
	702	SHALI		4	
Total Area of Land				31.75	

Abul khayer mondal Abul Siddique Mondal
 Abul Kalam Mondal Abu Taleb Mondal
 ৩১৩৬১ (২৩ শতাংশ)
 ১৬৩০-১০০
 Vinita Gupta



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APPROVAL REGISTER
OF THE GOVERNMENT OF WEST BENGAL, CALCUTTA
- 8 APR 2023

12 Execution and Delivery

12.1 In witness whereof the Grantor and the Attorney have executed this Power of Attorney on the above date.

Abul Khayes Mondal Abul Zaidliqye Mondal
Abul Kalam Mondal Abu Taleb Mondal
আবুল খায়ের মন্ডল

[Grantor]

Accepted:

Vinayak Realtech Properties LLP
5/50-600
Vinita Gupta
Partner

PARTNERS OF VINAYAK REALTECH PROPERTIES LLP

[Attorney]

Witnesses:

Signature <u>[Signature]</u>	Signature <u>[Signature]</u>
Name <u>[Name]</u>	Name <u>[Name]</u>
Father's Name <u>[Name]</u>	Father's Name <u>[Name]</u>
Address <u>[Address]</u>	Address <u>[Address]</u>

Drafted By:-
MD. SHOYEB KHAN

MD. SHOYEB KHAN
Advocate
Calcutta High Court
Enrolment No. F/5125/2021



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ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
- 8 NOV 2022

MD SHOYEB KHAN
Advocate
Chamber of Commerce
17, Park Street, Kolkata

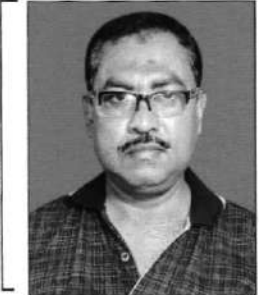










UNDER RULE 44A OF THE I.R. ACT 1908

SIGNATURE OF THE PRESENTANT/
EXECUTANT/ BUYER/CLAIMANT/
SELLER/ WITH PHOTO

N.B. L.H. BOX - SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS

 <i>Abul Khayes Mondal</i>	L H					
	R H					

Attested

 <i>Abul Zaidique Mondal</i>	L H					
	R H					

Attested

 <i>Abul Kalam Mondal</i>	L H					
	R H					

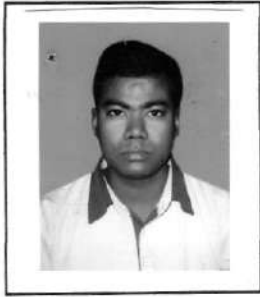


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CALCUTTA

- 3 4 2022

Attested



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Abu Taleb Mondal

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REGISTRAR
OF COMPANIES, KOLKATA
- 8 APR 2023

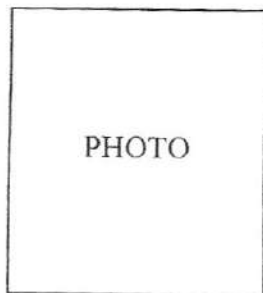
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Vinita Gupta

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ADDITIONAL REGISTRAR
OF ASSURANCES-II, KOLKATA
- 8 APR 2002



BAR COUNCIL OF WEST BENGAL

(A body constituted under the Advocate Act, 1961)
2 & 3, Kiran Sankar Ray Road, City Civil Court Building, 7th FL., Kol-700 001
Phone : 2248-8956, 2248-7233, 2230-5771, Tele Fax : 2248-7233
E-mail : westbengalbarcouncil@gmail.com
Website : www.wbbarcouncil.org

IDENTITY CARD

NAME : **MD. SHOYEB KHAN, Advocate**

Father's/Husband's Name **Md. Shahidul Islam**



Shyamal Ghatak
(SHYAMAL GHATAK)
Chairman Executive Committee

Ashok Kumar Deb
(ASHOK KUMAR DEB)
Chairman

Card No. F-1867

Address Recorded on the Roll. 83/B, Bondel Road, Kolkata-700 019

Present Address. DO

Enrolment No. F/ 5125/2021

Dated 27.01.2022 Date of Birth 07.04.1989

Date 02.03.2022



NB : Valid till WB No. is not assigned

Secretary / Assistant Secretary

Major Information of the Deed

Deed No :	I-1902-04622/2023	Date of Registration	08/04/2023
Query No / Year	1902-8000815450/2023	Office where deed is registered	
Query Date	27/03/2023 6:21:02 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SOURAV DHARA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 8777379262, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,50,01,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190204136/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700157

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-699	LR-1305	Bastu	Shali	3.5 Dec		16,53,750/-	Property is on Road Adjacent to Metal Road, , Project Name :
L2	LR-700	LR-1306	Bastu	Shali	22 Dec		1,03,95,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
L3	LR-701	LR-1307	Bastu	Shali	2.25 Dec		10,63,125/-	Property is on Road Adjacent to Metal Road, , Project Name :
L4	LR-702	LR-158	Bastu	Shali	4 Dec		18,90,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
		TOTAL :			31.75Dec	0 /-	150,01,875 /-	
		Grand Total :			31.75Dec	0 /-	150,01,875 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr Abul Khayer Mondal Son of Mr Yukub Ali Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx3J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence
2	Mr Abul Siddique Mondal Son of Yukub Ali Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx8A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence
3	Mr Abul Kalam Mondal Son of Yukub Ali Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx9A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence
4	Mr Abu Taher Mondal Son of Yukub Ali Mondal Kashinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: BBxxxxxx1L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence
5	Mr Abu Taleb Mondal Son of Mr Yukub Ali Mondal Kahsinathpur, City:- , P.O:- Kashinathpur, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx3L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 03/04/2023 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	VINAYAK REALTECH PROPERTIES LLP T-68, Teghoria Main Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AAxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr SHISHIR GUPTA (Presentant) Son of Late SHREE BHAGWAN GUPTA 30, Vidyasagar Street, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700009, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx8N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINAYAK REALTECH PROPERTIES LLP (as Partner)
2	Mrs VINITA GUPTA Wife of SHISHIR GUPTA 30, Vidyasagar Street, City:- , P.O:- Amherst Street, P.S:-Amherst Street, District:-Kolkata, West Bengal, India, PIN:- 700157, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx7C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINAYAK REALTECH PROPERTIES LLP (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Md Shoyeb Khan Son of Md Shahidul Islam High Court, Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
Identifier Of Mr SHISHIR GUPTA, Mrs VINITA GUPTA, Mr Abul Khayer Mondal, Mr Abul Siddique Mondal, Mr Abul Kalam Mondal, Mr Abu Taher Mondal, Mr Abu Taleb Mondal			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Abul Khayer Mondal	VINAYAK REALTECH PROPERTIES LLP-0.7 Dec
2	Mr Abul Siddique Mondal	VINAYAK REALTECH PROPERTIES LLP-0.7 Dec
3	Mr Abul Kalam Mondal	VINAYAK REALTECH PROPERTIES LLP-0.7 Dec
4	Mr Abu Taher Mondal	VINAYAK REALTECH PROPERTIES LLP-0.7 Dec
5	Mr Abu Taleb Mondal	VINAYAK REALTECH PROPERTIES LLP-0.7 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Abul Khayer Mondal	VINAYAK REALTECH PROPERTIES LLP-4.4 Dec
2	Mr Abul Siddique Mondal	VINAYAK REALTECH PROPERTIES LLP-4.4 Dec
3	Mr Abul Kalam Mondal	VINAYAK REALTECH PROPERTIES LLP-4.4 Dec
4	Mr Abu Taher Mondal	VINAYAK REALTECH PROPERTIES LLP-4.4 Dec
5	Mr Abu Taleb Mondal	VINAYAK REALTECH PROPERTIES LLP-4.4 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr Abul Khayer Mondal	VINAYAK REALTECH PROPERTIES LLP-0.45 Dec
2	Mr Abul Siddique Mondal	VINAYAK REALTECH PROPERTIES LLP-0.45 Dec
3	Mr Abul Kalam Mondal	VINAYAK REALTECH PROPERTIES LLP-0.45 Dec
4	Mr Abu Taher Mondal	VINAYAK REALTECH PROPERTIES LLP-0.45 Dec
5	Mr Abu Taleb Mondal	VINAYAK REALTECH PROPERTIES LLP-0.45 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr Abul Khayer Mondal	VINAYAK REALTECH PROPERTIES LLP-0.8 Dec
2	Mr Abul Siddique Mondal	VINAYAK REALTECH PROPERTIES LLP-0.8 Dec
3	Mr Abul Kalam Mondal	VINAYAK REALTECH PROPERTIES LLP-0.8 Dec
4	Mr Abu Taher Mondal	VINAYAK REALTECH PROPERTIES LLP-0.8 Dec
5	Mr Abu Taleb Mondal	VINAYAK REALTECH PROPERTIES LLP-0.8 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kalikapur, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 699, LR Khatian No:- 1305	Owner: আবুল কালাম মন্ডল, Gurdian: ইয়াকুব আলি মন্ডল, Address: সাং তেঘড়িয়া , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 700, LR Khatian No:- 1306	Owner: আবু তাহের মন্ডল, Gurdian: ইয়াকুব আলি মন্ডল, Address: তেঘড়িয়া , Classification: ডাঙ্গা, Area: 0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 701, LR Khatian No:- 1307	Owner: আবু তাহের মন্ডল, Gurdian: ইয়াকুব আলি মন্ডল, Address: তেঘড়িয়া , Classification: ডাঙ্গা, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

L4	LR Plot No:- 702, LR Khatian No:- 158	Owner:আব্দুল খয়ের মওল, Gurdian:ইয়াকুব মওল, Address:নিজ , Classification:বাঁশঝাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.
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On 28-03-2023

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 1,50,01,875/-

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 03-04-2023

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

Presented for registration at 08:00 hrs on 03-04-2023, at the Private residence by Mr SHISHIR GUPTA ,.

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

Execution is admitted on 03/04/2023 by 1. Mr Abul Khayer Mondal, Son of Mr Yukub Ali Mondal, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Mr Abul Siddique Mondal, Son of Yukub Ali Mondal, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Mr Abul Kalam Mondal, Son of Yukub Ali Mondal, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. Mr Abu Taher Mondal, Son of Yukub Ali Mondal, Kashinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 5. Mr Abu Taleb Mondal, Son of Mr Yukub Ali Mondal, Kahsinathpur, P.O: Kashinathpur, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Md Shoyeb Khan, , , Son of Md Shahidul Islam, High Court, Calcuttta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Others

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

Execution is admitted on 03-04-2023 by Mr SHISHIR GUPTA, Partner, VINAYAK REALTECH PROPERTIES LLP, T-68, Teghoria Main Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Md Shoyeb Khan, , , Son of Md Shahidul Islam, High Court, Calcuttta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Others

Execution is admitted on 03-04-2023 by Mrs VINITA GUPTA, Partner, VINAYAK REALTECH PROPERTIES LLP, T-68, Teghoria Main Road, City:- , P.O:- Hatiara, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Indetified by Md Shoyeb Khan, , , Son of Md Shahidul Islam, High Court, Calcuttta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Others

Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

On 08-04-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 201242, Amount: Rs.50.00/-, Date of Purchase: 23/03/2023, Vendor name: S DEY



Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2023, Page from 149577 to 149601

being No 190204622 for the year 2023.



Digitally signed by SATYAJIT BISWAS
Date: 2023.04.11 14:31:16 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 2023/04/11 02:31:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)