



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2495600/22

AM 145046

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

17 AUG 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT

AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I,
ANJALI NASKAR [PAN : AKLPN7210J],
[AADHAAR NO. 360900468076] & [MOBILE
NO. 6290348305], daughter of Late Ajit Mondal
@ Late Ajit Kumar Mondal, wife of Shibnath
Naskar, by faith - Hindu, by occupation - House
wife, by nationality - Indian, residing at Ghuni

Contd.....2

127300

Name
Pinaki Chattopadhyay
Advocate
Address
Barasat Judges Court
Reg. No: WB/501/94

Re.
Kolkata Collection
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

12 AUG 2022
12 AUG 2022



Additional District Sub-Registrar,
North Hoogli, Kolkata-700001

17 AUG 2022

Naskar Para, Jatragachi, P.O. Ghuni, P.S. New Town, Kolkata - 700157, District North 24 Paraganas, West Bengal, hereinafter called and referred to as the **"LANDOWNER/PRINCIPAL/EXECUTANT"**, do hereby nominate, constitute and appoint **VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F]**, a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) **AVIJIT BOSE [PAN : AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyanga, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DEBASISH DATTA [PAN : ADTPD5789R], [AADHAAR NO. 795665917826] & [MOBILE NO. 9804633041]**, son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037] & [MOBILE NO. 9830329448]**, son of Bhanu Kanta Sur, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal, (4) **AMIT KASHYAPI [PAN : AFYPK3095G], [AADHAAR NO. 451635955293] & [MOBILE NO. 9830129448]**, son of Kashi Nath Kashyapi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. Ultadanga, Kolkata - 700067, District - Kolkata, West Bengal, (5) **SAYAK DUTTA [PAN : GEEPD0818B], [AADHAAR NO. 578006200445] & [MOBILE NO. 9830383605]**, son of Saibal Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS [PAN : APLPD2481E], [AADHAAR NO. 967890347179] & [MOBILE NO. 9831935807]**, wife of Arnab Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 5/12, Sarojini Pally, P.O. Nabalally, P.S. Barasat, Kolkata - 700126, District North



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Square Feet]</u>
414	1856	Anjali Naskar	Bagan	018.15
415	1856	Anjali Naskar	Bastu	221.85
416	1856	Anjali Naskar	Bagan	075.00
417	1856	Anjali Naskar	Danga	<u>150.00</u>
				<u>465.00</u>

In total undivided plot of land measuring **465 (Four Hundred Sixty Five) Square Feet** be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, lying and situate at **Mouza - Teghoria**, J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), comprised in C.S. Dag Nos. 430, 431, 432 & 433, corresponding to **R.S./L.R. Dag Nos. 414, 415, 416 & 417**, under C.S. Khatian No. 178, 107 & 157, Zamindari Khatian No. 167 Ka, Kha, 103, 154, **L.R. Khatian No. 1856 (in the name of Anjali Naskar, Landowner herein)**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of formerly Rajarhat Gopalpur Municipality, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 6, [Teghoria Main Road (Teghoria), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called and referred to as the **"SAID PROPERTY"**.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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AND WHEREAS I, the Landowner/Executant entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said **VINAYAK INFRASTRUCTURE [PAN : AAUFV1927F]**, a Partnership Firm, having its office at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, represented by its Partners namely (1) **AVIJIT BOSE [PAN : AIWPB8626P], [AADHAAR NO. 592357298154] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Indrani Apartment, 2nd Floor, Dr. B.C. Roy Sarani, Jyangra, Uttarayan, P.O. Deshbandhu Nagar, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, (2) **DEBASISH DATTA [PAN : ADTPD5789R], [AADHAAR NO. 795665917826] & [MOBILE NO. 9804633041]**, son of Dharmadas Datta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at P-19, CIT Road, Scheme-VIII (M), P.O. Ultadanga, P.S. Manicktala, Kolkata - 700067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037] & [MOBILE NO. 9830329448]**, son of Bhanu Kanta Sur, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Krishnanagar Road, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal, (4) **AMIT KASHYAPI [PAN : AFYPK3095G], [AADHAAR NO. 451635955293] & [MOBILE NO. 9830129448]**, son of Kashi Nath Kashyapi, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 45, Bidhannagar Road, Ultadanga Main Road, P.O. & P.S. Ultadanga, Kolkata - 700067, District - Kolkata, West Bengal, (5) **SAYAK DUTTA [PAN : GEEPD0818B], [AADHAAR NO. 578006200445] & [MOBILE NO. 9830383605]**, son of Saibal Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS [PAN : APLPD2481E], [AADHAAR NO. 967890347179] & [MOBILE NO. 9831935807]**, wife of Arnab Kumar Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at



Additional District Sub-Registrar,
Alambhat, New Town, North 24 Pgs

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5/12, Sarojini Pally, P.O. Nabalally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal. The said Development Agreement was registered on ...17.08.2022 in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 152313318..... for the year 2022.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner herein appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

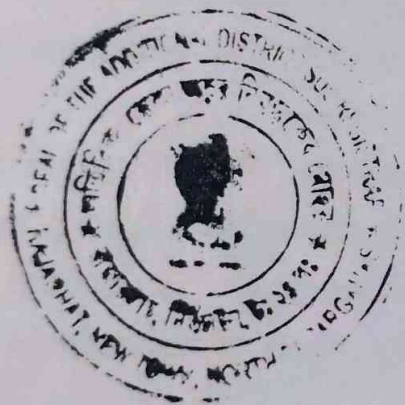
1. To appear and represent before the authorities of concerned Bidhannagar Municipal Corporation, CESC Ltd./ W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shop/s, garage spaces of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

11 JUN 2022

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before Bidhannagr Municipal Corporation or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Municipal/Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with my other co-owners and with my other adjacent neighbour's plot of land of the schedule property and/or any other instruments and deeds & documents in respect of sale of flat/s, shops, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/garages/shops from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Rectification and/or any other instrument and document in respect of sale of flats/s, units/shops and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement.



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

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7. To receive the consideration money in cash or by cheque/draft and/or any other electrical modes from the intending purchaser or purchasers for booking of flat/s, garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, shops, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units, shops and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.



Additional District Sub-Registrar,
Balarhota, New Town, North 24 Parganas

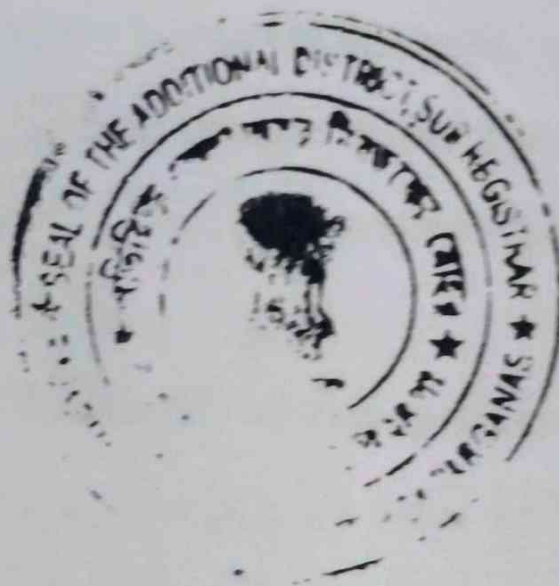
17 AUG 2022

12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers relating to Developer's Allocation only, according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching the said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.



Additional District Sub-Registrar,
Balasore, New Town, North 24-Pgs

17 AUG 2022

THE SCHEDULE ABOVE REFERRED TO**ALL THAT** piece and parcel of land measuring

<u>R.S./L.R.</u> <u>Dag No.</u>	<u>L.R. Khatian</u> <u>No.</u>	<u>Khatian in the</u> <u>name of</u>	<u>Nature of</u> <u>Land</u>	<u>Total Land Area</u> <u>[In Square Feet]</u>
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- ON THE NORTH : 22 ft. Wide Road [Teghoria Main Road (Teghoria)].
- ON THE SOUTH : Aparajita Apartment (Mouza - Raghunathpur) & 10 ft. Wide Common Passage.
- ON THE EAST : Land of Madan Mohan Mondal (Plot-B), Mainak Apartment & Plot of Gopal Naskar
- ON THE WEST : Land of Dulal Mondal, Ananda Dhali, Jyanta Dhali, Sunil Dhali & Yuva Sangha Club.



ADDITIONAL District Sub-Registrar,
Rajahmundry, New Town, North 24-Pgs.

17 AUG 2022

Avijit Bose

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the17.... day ofAugust....., 2022 (Two Thousand Twenty Two) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. *Avijit Bose*
Ran Nagar Boudhan
POST R 40PM PUR
KOL: Bb

2. *Avijit Bose*
Ran Nagar Boudhan
POST R 40PM PUR
KOL: Bb

Anjali Naskar
Anjali Naskar
Landowner/Principal

Avijit Bose
Avijit Bose

Debasish Datta
Debasish Datta

Surajit Sur
Surajit Sur

Amit Kashyap
Amit Kashyap

Sayak Dutta
Sayak Dutta

Saptaparna Das

Saptaparna Das
All are Partners of
Vinayak Infrastructure
Attorney

Drafted By:

Pinaki Chattopadhyay
Adv.
F/1305/914/2011
Judge Court, Barisal.

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700157.
Ph. : 2570 8471.

Composed By:

Gopa Dasgupta
Gopa Dasgupta
Teghoria Main Road,
Kolkata - 700157.















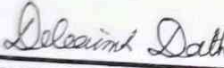
Additional District Sub-Registrar,
Rajarhat, New Town, West Bengal













17 AUG 2022

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

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					
ATTESTED :-						

	L.H.					
	R.H.					
ATTESTED :-						

	L.H.					
	R.H.					
ATTESTED :-						

	L.H.					
	R.H.					



Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

17 AUG 2022

SIGNATURE OF THE
PRESENTANT/
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WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :-

Sayak Dutta

	L.H.					
	R.H.					

ATTESTED :-

Saptarnabas

	L.H.					
	R.H.					

ATTESTED :-

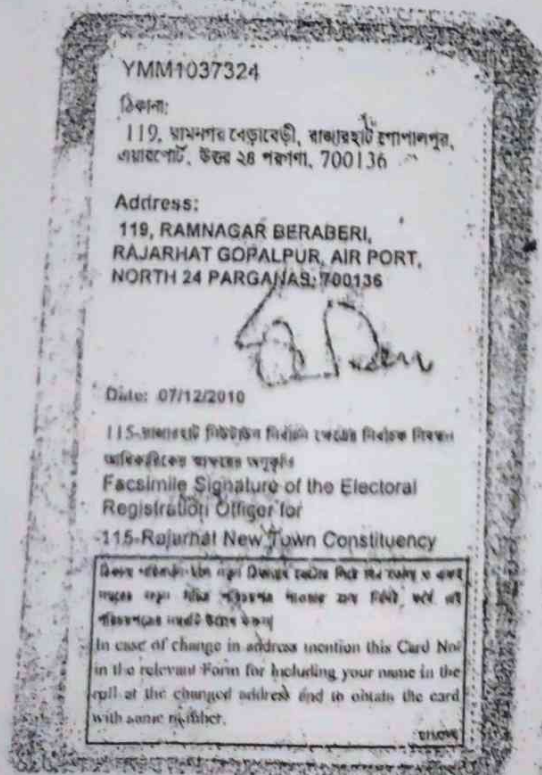
Anjali Naskar

	L.H.					
	R.H.					



Kottamannal District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

17 AUG 2022



Major Information of the Deed

Deed No :	I-1523-13343/2022	Date of Registration	17/08/2022
Query No / Year	1523-8002495600/2022	Office where deed is registered	
Query Date	17/08/2022 3:53:19 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pinaki Chattopadhyay Teghoria Main Road, Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7003254724, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth Value	Market Value		
	Rs. 16,54,502/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152313318/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Tegharia, Pin Code : 700157



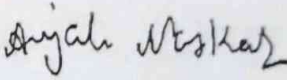
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-414	LR-1856	Bastu	Bagan	18.15 Sq Ft		63,525/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-415	LR-1856	Bastu	Bastu	221.85 Sq Ft		7,76,476/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-416	LR-1856	Bastu	Bagan	75 Sq Ft		2,62,500/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-417	LR-1856	Bastu	Danga	150 Sq Ft		5,25,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			1.0656Dec	0 /-	16,27,502 /-	
		Grand Total :			1.0656Dec	0 /-	16,27,502 /-	



Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L2	100 Sq Ft.	0/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	0 /-	27,000 /-	

Principal Details :



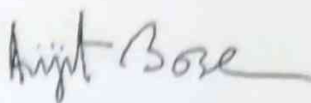


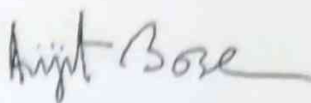


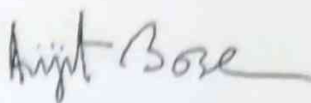


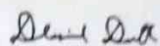


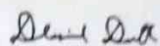


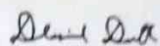


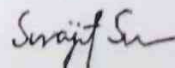


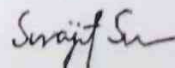


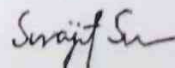


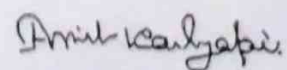


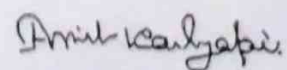


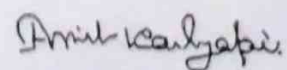
SI No	Name, Address, Photo, Finger print and Signature			
1	Name ANJALI NASKAR Daughter of Late AJIT MONDAL ALIAS LATE AJIT KUMAR MONDAL Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	17/08/2022	LTI	17/08/2022	17/08/2022
GHUNI NASKAR PARA, City:- Not Specified, P.O:- GHUNI, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx0J, Aadhaar No: 36xxxxxxxx8076, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place:: Office				

Attorney Details :

SI No	Name, Address, Photo, Finger print and Signature
1	VINAYAK INFRASTRUCTURE P 19, CIT ROAD, SCHEME VIII M., City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.:: AAxxxxxx7F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



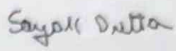


Representative Details :

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> Mr AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office </td> <td>  Aug 17 2022 6:55PM </td> <td>  LTI 17/08/2022 </td> <td>  17/08/2022 </td> </tr> </tbody> </table> <p> INDRANI APARTMENT , 2ND FLOOR,, City:- Not Specified, P.O:- DESHBANDHU NAGAR, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER) </p>	Name	Photo	Finger Print	Signature	Mr AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 6:55PM	 LTI 17/08/2022	 17/08/2022
Name	Photo	Finger Print	Signature						
Mr AVIJIT BOSE (Presentant) Son of SITAL BOSE Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 6:55PM	 LTI 17/08/2022	 17/08/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr DEBASISH DATTA Son of DHARMADAS DATTA Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office </td> <td>  Aug 17 2022 6:57PM </td> <td>  LTI 17/08/2022 </td> <td>  17/08/2022 </td> </tr> </tbody> </table> <p> P-19 CIT ROAD, SCHEME VIII M, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:- Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9R, Aadhaar No: 79xxxxxxxx7826 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER) </p>	Name	Photo	Finger Print	Signature	Mr DEBASISH DATTA Son of DHARMADAS DATTA Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 6:57PM	 LTI 17/08/2022	 17/08/2022
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3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SURAJIT SUR Son of BHANU KANTA SUR Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office </td> <td>  Aug 17 2022 6:59PM </td> <td>  LTI 17/08/2022 </td> <td>  17/08/2022 </td> </tr> </tbody> </table> <p> KRISHNA NAGAR ROAD, NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BZxxxxxx2A, Aadhaar No: 44xxxxxxxx6037 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER) </p>	Name	Photo	Finger Print	Signature	Mr SURAJIT SUR Son of BHANU KANTA SUR Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 6:59PM	 LTI 17/08/2022	 17/08/2022
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Name	Photo	Finger Print	Signature						
Mr AMIT KASHYAPI Son of KASHI NATH KASHYAPI Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office	 Aug 17 2022 7:01PM	 LTI 17/08/2022	 17/08/2022						



45 BIDHANNAGAR ROAD, ULTA DANGA MAIN ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:- Ultadanga, District:-Kolkata, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5G, Aadhaar No: 45xxxxxxxx5293 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Name	Photo	Finger Print	Signature
Mr SAYAK DUTTA Son of SAIBAL DUTTA Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
Aug 17 2022 7:02PM	LTI 17/08/2022	17/08/2022	

BALURIA COLONY, NABAPALLY, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:- North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GExxxxxx8B, Aadhaar No: 57xxxxxxxx0445 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

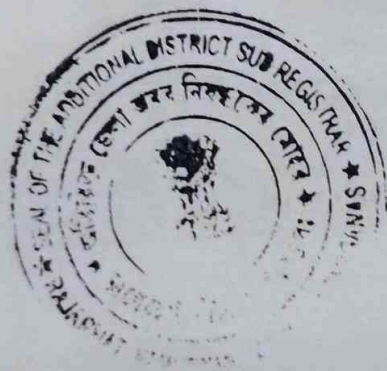
Name	Photo	Finger Print	Signature
SAPTAPARNA DAS Wife of ARNAB KUMAR DAS Date of Execution - 17/08/2022, , Admitted by: Self, Date of Admission: 17/08/2022, Place of Admission of Execution: Office			
Aug 17 2022 7:05PM	LTI 17/08/2022	17/08/2022	

5/12 SAROJJI PALLY,, City:- Not Specified, P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx1E, Aadhaar No: 96xxxxxxxx7179 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Hari Chand Biswas Son of Late B Biswas Ram Nagar Bara Beri, City:- Not Specified, P.O:- R Gopalpur, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136			
17/08/2022	17/08/2022	17/08/2022	

Identifier Of ANJALI NASKAR, Mr AVIJIT BOSE, Mr DEBASISH DATTA, Mr SURAJIT SUR, Mr AMIT KASHYAPI, Mr SAYAK DUTTA, SAPTAPARNA DAS



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	ANJALI NASKAR	VINAYAK INFRASTRUCTURE-0.0415938 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	ANJALI NASKAR	VINAYAK INFRASTRUCTURE-0.508407 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	ANJALI NASKAR	VINAYAK INFRASTRUCTURE-0.171875 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	ANJALI NASKAR	VINAYAK INFRASTRUCTURE-0.343751 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	ANJALI NASKAR	VINAYAK INFRASTRUCTURE-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Tegharia, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 414, LR Khatian No:- 1856	Owner:অঞ্জলী নস্কর, Gurdian:অজিত কুমার, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 415, LR Khatian No:- 1856	Owner:অঞ্জলী নস্কর, Gurdian:অজিত কুমার, Address:নিজ , Classification:পুকুর,	Owner Name not selected by applicant.
L3	LR Plot No:- 416, LR Khatian No:- 1856	Owner:অঞ্জলী নস্কর, Gurdian:অজিত কুমার, Address:নিজ , Classification:বাগান,	Owner Name not selected by applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1856	Owner:অঞ্জলী নস্কর, Gurdian:অজিত কুমার, Address:নিজ , Classification:ডাঙ্গা,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152313343 / 2022

On 17-08-2022

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 16:26 hrs on 17-08-2022, at the Office of the A.D.S.R. RAJARHAT by Mr AVIJIT BOSE ..

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 16,54,502/-

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

Execution is admitted on 17/08/2022 by ANJALI NASKAR, Daughter of Late AJIT MONDAL ALIAS LATE AJIT KUMAR MONDAL, GHUNI NASKAR PARA, P.O: GHUNI, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession House wife

Indetified by Mr Hari Chand Biswas, , , Son of Late B Biswas, Ram Nagar Bara Beri, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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

Execution is admitted on 17-08-2022 by Mr AVIJIT BOSE, PARTNER, VINAYAK INFRASTRUCTURE, P 19, CIT ROAD, SCHEME VIII M,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr Hari Chand Biswas, , , Son of Late B Biswas, Ram Nagar Bara Beri, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

Execution is admitted on 17-08-2022 by Mr DEBASISH DATTA, PARTNER, VINAYAK INFRASTRUCTURE, P 19, CIT ROAD, SCHEME VIII M,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr Hari Chand Biswas, , , Son of Late B Biswas, Ram Nagar Bara Beri, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Service

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Execution is admitted on 17-08-2022 by Mr AMIT KASHYAPI, PARTNER, VINAYAK INFRASTRUCTURE, P 19, CIT ROAD, SCHEME VIII M,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

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Execution is admitted on 17-08-2022 by Mr SAYAK DUTTA, PARTNER, VINAYAK INFRASTRUCTURE, P 19, CIT ROAD, SCHEME VIII M,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

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Execution is admitted on 17-08-2022 by SAPTAPARNA DAS, PARTNER, VINAYAK INFRASTRUCTURE, P 19, CIT ROAD, SCHEME VIII M,, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

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Payment of Fees

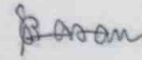
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-



Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 127300, Amount: Rs.100/-, Date of Purchase: 12/08/2022, Vendor name: A K Saha



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 535116 to 535137
being No 152313343 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.08.22 17:02:59 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/08/22 05:02:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.



DATED THE DAY OF 2022

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Anjali Naskar

Landowner/Principal

Vinayak Infrastructure

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700157

Ph. : 25708471

Composed By

Gopa Dasgupta

Teghoria Main Road

Kolkata - 700157

