

7401/2023

I-6389/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 152376

8/1245677/2023

16 MAY-2023

**DEVELOPMENT POWER OF**  
**ATTORNEY AFTER**  
**REGISTERED DEVELOPMENT**  
**AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS I,**  
**ASHA MONDAL [PAN : DEVPM8180R],**  
**[AADHAAR NO. 606825564584] [VOTER ID**  
**NO. KTF1202878] & [MOBILE NO.**

Pinaki Chattopadhyay  
Judge's Court Advocate  
Judge's Court Barasat

NAME \_\_\_\_\_  
ADD. \_\_\_\_\_  
Rs. \_\_\_\_\_  
10 APR 2023  
SURANJAN MUKHERJEE  
Licenced Stamp Vendor  
C. C. Court  
2 & 3, K. S. Roy Road, Kol-1

1

10 MAY 2023

8017210914], wife of Late Haren Mondal @ Late Harendra Nath Mondal, by faith - Hindu, by occupation - Housewife, by nationality - Indian, residing at Raja Ram Mohan Path, Naba Nagar, North Dum Dum, Birati, P.O. Birati, P.S. Nimta, Kolkata - 700051, 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 : AIWPB8626P]**, 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], [VOTER ID NO. GGC2292670] & [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] [VOTER ID NO. JSC1671312] & [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 - 700 067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037], [VOTER ID NO. CKW4515680] & [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], [VOTER ID NO. JSC1333848] & [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], [VOTER ID NO. ROL2585081] & [MOBILE NO. 9830383605]**, son of Saibal Dutta, by faith - Hindu,



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*[Handwritten signature]*

by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Pin - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS [PAN : APLPD2481E], [AADHAAR NO. 967890347179], [VOTER ID NO. CKW2791986] & [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. Nabapally, P.S. Barasat, Kolkata - 700126, District North 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 undivided plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Land Area</u>	<u>Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[In Sq.ft.]</u>	<u>K : CH : SFT.</u>
414	1862	Asha Mondal	Bastu	0066.55	00 - 01 - 21.55
415	1862	Asha Mondal	Bastu	0813.45	01 - 02 - 03.45
416	1862	Asha Mondal	Bastu	0275.00	00 - 06 - 05.00
417	1862	Asha Mondal	Bastu	<u>0550.00</u>	<u>00 : 12 : 10.00</u>
				<u>1705.00</u>	<u>02 : 05 : 40.00</u>

In total undivided plot of land measuring **1705 (One Thousand Seven Hundred Five) Square Feet** be the same a little more or less equivalent to land measuring **2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft.** be the same a little more or less including cement flooring residential Tiles Shed measuring **100 (One Hundred) sq.ft.** more or less, 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 Nos. 1862** (in the name of **Asha Mondal, Landowner herein**), lying and situate at **Mouza - Teghoria,**



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J.L. No. 9, Re. Sa. No. 116, Touzi No. 1074, 196, Hal Touzi No. 10, Pargana - Kalikata, P.S. Baguiati (formerly Rajarhat), 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 herein under written **[SCHEDULED PROPERTY/PROJECT PROPERTY]**.

**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 : AIWPB8626P]**, 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], [VOTER ID NO. GGC2292670] & [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] [VOTER ID NO. JSC1671312] & [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. Maniktala, Kolkata - 700 067, District - Kolkata, West Bengal, (3) **SURAJIT SUR [PAN : BZZPS9582A], [AADHAAR NO. 443936476037], [VOTER ID NO. CKW4515680] & [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], [VOTER ID NO. JSC1333848] & [MOBILE NO. 9830129448]**,



1  
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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], [VOTER ID NO. ROL2585081] & [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, Pin - 700126, District North 24 Parganas, West Bengal & (6) **SAPTAPARNA DAS** [PAN : APLPD2481E], [AADHAAR NO. 967890347179], [VOTER ID NO. CKW2791986] & [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. Nabapally, P.S. Barasat, Kolkata - 700126, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 16.05.2023, in the office of the A.R.A-II, Kolkata and recorded as Deed No. 6373 for the year 2023.

**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.



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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.
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 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



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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.

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



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OF ASSURANCE-II, KOLKATA

10 MAY 2023

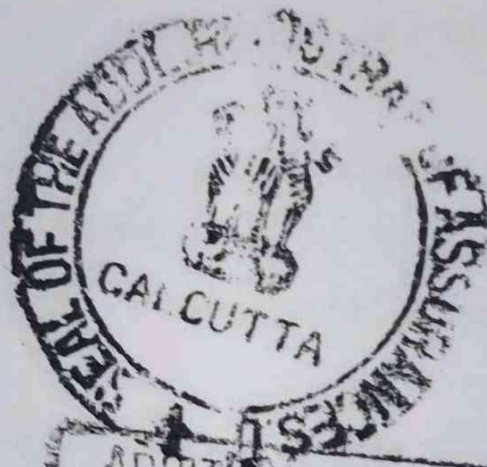
or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

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.



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16 MAY 2023

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of undivided plot of land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Land Area</u>	<u>Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[In Sq.ft.]</u>	<u>K - CH - SFT.</u>
414	1862	Asha Mondal	Bastu	0066.55	00 - 01 - 21.55
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				<u>1705.00</u>	<u>02 - 05 - 40.00</u>

In total undivided plot of land measuring **1705 (One Thousand Seven Hundred Five) Square Feet** be the same a little more or less equivalent to land measuring **2 (Two) Cottahs 5 (Five) Chittacks 40 (forty) sq.ft.** be the same a little more or less including cement flooring residential Tiles Shed measuring **100 (One Hundred) sq.ft. more or less**, 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 Nos. 1862 (in the name of Asha Mondal, Landowner herein)**, 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), 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. The said total plot of land measuring 31 (Thirty One) Cottahs more or less in R.S./L.R. Dag Nos. 414, 415, 416 & 417 (as described in Clause No. 5.1.1.1), is butted and bounded as follows :

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.



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**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the 16<sup>th</sup> day of May, 2023 (Two Thousand Twenty Three) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of:

1. Sujit Acharya  
Dakshin Datta  
PO & PS. Barasat  
Kol - 700124

Deboprosad Mondal  
Avijit Kumar Mondal  
TD. 1/6 Teghoria Dhaliser  
Kat. : 157

**Drafted By :**

P. Mishra

**For Pinaki Chakrabarty & MISHRA**

**Associates, Advocate**

**Advocates; High Court, Calcutta**

**Enrolment No. WB/858/84**

**Sangita Apartment, Ground Floor,**

**Teghoria Main Road,**

**Kolkata - 700157.**

**Mob : 9830061809.**

**Composed By :**

J. Mondal

**Jayashree Mondal,**

**Teghoria Main Road,**

**Kolkata - 700157.**

অশা মন্ডল  
**Asha Mondal**

**Landowner/Principal**

Avijit Bose

**Avijit Bose**

Debasish Datta  
**Debasish Datta**

Sarajit Sur  
**Sarajit Sur**

Amit Kashyap  
**Amit Kashyap**

Sayak Dutta

**Sayak Dutta**

Saptaparna Das

**Saptaparna Das**

**All are Partners of**

**Vinayak Infrastructure**

**Attorney**




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16 MAY 2023

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

 সান্না হুদা	L.H.					
	R.H.					


ATTESTED :- সান্না হুদা

 Arijit Bose	L.H.					
	R.H.					

ATTESTED :- Arijit Bose

 Deleaim Deeth	L.H.					
	R.H.					

ATTESTED :- Deleaim Deeth

 Srajit Sin	L.H.					
	R.H.					

ATTESTED :-  
Srajit Sin




ADDITIONAL REGISTRAR  
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16 MAY 2023

*[Handwritten signature]*

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

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

 Dmilo Kaulhyape	L.H.					
	R.H.					

ATTESTED :- Dmilo Kaulhyape

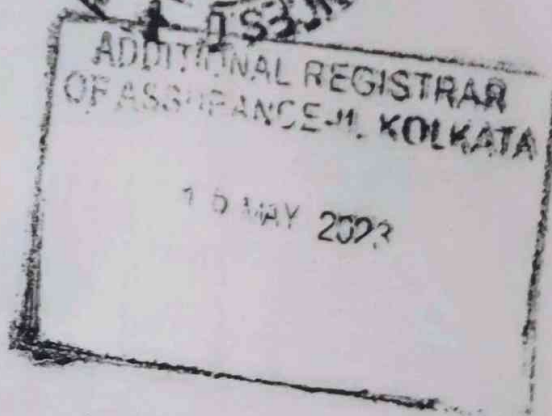
 Sayak Dutta	L.H.					
	R.H.					

ATTESTED :- Sayak Dutta

 Saptaparna Das	L.H.					
	R.H.					

ATTESTED :- Saptaparna Das

	L.H.					
	R.H.					



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### Major Information of the Deed



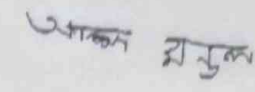
Deed No :	I-1902-06389/2023	Date of Registration	16/05/2023
Query No / Year	1902-8001245697/2023	Office where deed is registered	
Query Date	16/05/2023 12:50:50 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	SUJIT ACHARYA Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 6289087849, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 59,67,501/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190206373/2023 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, , Ward No: 6 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-1862	Bastu	Bastu	1 Chatak 21.55 Sq Ft		2,32,925/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-415	LR-1862	Bastu	Bastu	1 Katha 2 Chatak 3.45 Sq Ft		28,47,075/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-416	LR-1862	Bastu	Bastu	6 Chatak 5 Sq Ft		9,62,501/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-417	LR-1862	Bastu	Bastu	12 Chatak 10 Sq Ft		19,25,000/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			3.9073Dec	0 /-	59,67,501 /-	
		Grand Total :			3.9073Dec	0 /-	59,67,501 /-	




## Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>ASHA MONDAL</b> Wife of Late HAREN MONDAL Alias HARENDRA NATH MONDAL Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office	<b>Photo</b>  16/05/2023	<b>Finger Print</b>  LTI 16/05/2023	<b>Signature</b>  16/05/2023
RAJA RAM MOHAN PATH,NABA NAGAR,NORTH DUM DUM,BIRATI, City:- , P.O:- BIRATI, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700051 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: DExxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 16/05/2023 , Admitted by: Self, Date of Admission: 16/05/2023 ,Place : Office				

## Attorney Details :



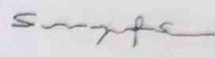
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>VINAYAK INFRASTRUCTURE</b> P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067 , PAN No.: AAxxxxxx7F,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :


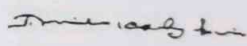
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>AVIJIT BOSE (Presentant )</b> Son of SITAL BOSE Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	<b>Photo</b>  May 16 2023 1:22PM	<b>Finger Print</b>  LTI 16/05/2023	<b>Signature</b>  16/05/2023
INDRANI APARTMENT,2ND FLOOR,Dr B C ROY SARANI,JYANGRA UTTARAYAN, City:- , P.O:- DESHBANDHUNAGAR, 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 Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)				

Name	Photo	Finger Print	Signature
<b>DEBASISH DATTA</b> Son of DHARMADAS DATTA Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	 May 16 2023 1:23PM	 LTI 16/05/2023	 16/05/2023

P-19.C I T ROAD SCHEME VIII, City:- , 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 Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)

Name	Photo	Finger Print	Signature
<b>SURAJIT SUR</b> Son of BHANU KANTA SUR Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	 May 16 2023 1:23PM	 LTI 16/05/2023	 16/05/2023

KRISHNANAGAR ROAD, City:- , 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 Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)

Name	Photo	Finger Print	Signature
<b>AMIT KASHYAPI</b> Son of KASHINATH KASHYAPI Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	 May 16 2023 1:24PM	 LTI 16/05/2023	 16/05/2023

45,BIDHAN NAGAR ROAD,ULTADANGA MAIN ROAD, City:- , P.O:- ULTADANGA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx5G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)

Name	Photo	Finger Print	Signature
<b>SAYAK DUTTA</b> Son of SAIBAL DUTTA Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office	 May 16 2023 1:24PM	 LTI 16/05/2023	 16/05/2023

BALURIA COLONY, City:- , 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 Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)

Name	Photo	Finger Print	Signature
<b>SAPTAPARNA DAS</b> Wife of ARNAB KUMAR DAS Date of Execution - 16/05/2023, , Admitted by: Self, Date of Admission: 16/05/2023, Place of Admission of Execution: Office			
May 16 2023 1:25PM	LT1 16/05/2023	16/05/2023	

5/12, SAROJINI PALLY, City:- , 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.: APxxxxxx1E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as DEVELOPERS)

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SUJIT ACHARYA</b> Son of Mr. SUNIL ACHARYA BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			
	16/05/2023	16/05/2023	16/05/2023

Identifier Of ASHA MONDAL, AVIJIT BOSE, DEBASISH DATTA, SURAJIT SUR, AMIT KASHYAPI, SAYAK DUTTA, SAPTAPARNA DAS

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	ASHA MONDAL	VINAYAK INFRASTRUCTURE-0.15251 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	ASHA MONDAL	VINAYAK INFRASTRUCTURE-1.86416 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	ASHA MONDAL	VINAYAK INFRASTRUCTURE-0.630208 Dec

#### Transfer of property for L4

Sl.No	From	To. with area (Name-Area)
1	ASHA MONDAL	VINAYAK INFRASTRUCTURE-1.26042 Dec

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Teghoria Main Road (Teghoria), Mouza: Teghoria, , Ward No: 6 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:- 1862	Owner: আশা মন্ডল, Gurdian: হরেন , Address: নিজ , Classification: বাগ্যান,	Owner Name not selected by applicant.

L2	LR Plot No:- 415, LR Khatian No:- 1862	Owner:আশা মন্ডল, Gurdian:হরেন , Address:নিজ , Classification:পুকুর, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 416, LR Khatian No:- 1862	Owner:আশা মন্ডল, Gurdian:হরেন , Address:নিজ , Classification:বামান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1862	Owner:আশা মন্ডল, Gurdian:হরেন , Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190206389 / 2023

On 16-05-2023

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

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

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

Presented for registration at 13:12 hrs on 16-05-2023, at the Office of the A.R.A. - II KOLKATA by 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 59,67,501/-

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

Execution is admitted on 16/05/2023 by ASHA MONDAL, Wife of Late HAREN MONDAL Alias HARENDRA NATH MONDAL, RAJA RAM MOHAN PATH,NABA NAGAR,NORTH DUM DUM,BIRATI, P.O: BIRATI, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by Profession House wife

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

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

Execution is admitted on 16-05-2023 by AVIJIT BOSE, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-05-2023 by DEBASISH DATTA, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-05-2023 by SURAJIT SUR, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-05-2023 by AMIT KASHYAPI, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-05-2023 by SAYAK DUTTA, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

Execution is admitted on 16-05-2023 by SAPTAPARNA DAS, DEVELOPERS, VINAYAK INFRASTRUCTURE, P-19,C I T ROAD,SCHEME VIII, City:- , P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr SUJIT ACHARYA, , , Son of Mr SUNIL ACHARYA, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Others

**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 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4460, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: S  
MUKHERJEE

*img*

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 201890 to 201911  
being No 190206389 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.05.20 13:03:08 -07:00  
Reason: Digital Signing of Deed.

2023

(Satyajit Biswas) 2023/05/20 01:03:08 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

DATED THE        DAY OF        2023

**DEVELOPMENT POWER OF**  
**ATTORNEY AFTER REGISTERED**  
**DEVELOPMENT AGREEMENT**

**BETWEEN**

Asha Mondal

**Landowner/Principal**

Vinayak Infrastructure

**Attorney**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Mob : 983061809

**Composed By**

**Jayasharee Mondal**

Teghoria Main Road

Kolkata - 700 157