

13222

T-13342/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/2495192/22

AM 145049

Certified that the document is submitted to registration. The signature sheet/sheets and the endorsement sheet or sheets attached with this document are a part of this documents.

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,
KRISHNENDU MONDAL [PAN : AKJPM4414H],
[AADHAAR NO. 703070753313] & [MOBILE
NO. 7278774429], son of Bikash Chandra
Mondal, by faith - Hindu, by occupation -
Service, by Nationality - Indian, residing at TD-
1/6, Tegharia Dhalipara, P.O. Hatiara, P.S.

127303

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

Re.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date
12 AUG 2022



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

17 AUG 2022

Baguiati, Kolkata - 700157, District North 24 Parganas, 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. Nabapally, P.S. Barasat, Kolkata - 700126, District North



Additional District Sub-Registrar,
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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 Bastu land measuring

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[In Square Feet]</u>
414	1432	Krishnendu Mondal	Bastu	018.15
415	1432	Anjali Naskar	Bastu	221.85
416	1432	Anjali Naskar	Bastu	075.00
417	1432	Anjali Naskar	Bastu	<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. 1432 (in the name of Krishnendu Mondal, 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




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

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in the Schedule hereinafter written, hereinafter called and referred to as the "SAID 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 : 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],**



Additional District Sub-Registrar,
Balasore, New Town, North 24 P.S.

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[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 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. 152313319 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.

Krishna Mohan.



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

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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 Plaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, 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.
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.



Additional District Sub-Registrar,
Bachchan, Baru Town, North 24 P.S.

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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.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring

<u>R.S/.L.R.</u>	<u>L.R. Khatian</u>	<u>Khatian in the</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>name of</u>	<u>Land</u>	<u>[In Square Feet]</u>
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417	1432	Krishnendu Mondal	Bastu	<u>150.00</u>
				<u>465.00</u>



Additional District Sub-Registrar,
Balarhat, Havi Town, North 24 P.S.

18, AUG 2022

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. 1432 (in the name of Krishnendu Mondal, 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. The 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 Registered Development Agreement), 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.



Additional District Sub-Registrar,
Salarh, New Town, North 24 P.S.

18 AUG 2022

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. *Handwritten signature*
Ranajit Dasgupta
RST R. Dasgupta
100 : Bx
2. *Handwritten signature*
Ranajit Dasgupta
RST R. Dasgupta
100 : Bx

Handwritten signature
Krishnendu Mondal
Krishnendu Mondal
Landowner/Principal

Handwritten signature
Avijit Bose

Avijit Bose

Handwritten signature
Debasish Datta

Debasish Datta

Handwritten signature
Surajit Sur

Surajit Sur

Handwritten signature
Amit Kashyap

Amit Kashyap

Handwritten signature
Sayak Dutta

Sayak Dutta

Handwritten signature
Saptaparna Das

Saptaparna Das

All are Partners of
Vinayak Infrastructure

Attorney

Drafted By:

Handwritten signature
Ranajit Dasgupta
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:

Handwritten signature
Gopa Dasgupta

Gopa Dasgupta

Teghoria Main Road,

Kolkata - 700157.




Additional District Sub-Registrar,
Balarh, Jharkhand, North 24 Parganas












27 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

 <i>Anjit Bose</i>	L.H.					
	R.H.					

ATTESTED :- *Anjit Bose*

 <i>Debajit Datta</i>	L.H.					
	R.H.					

ATTESTED :- *Debajit Datta*

 <i>Anjit Sin</i>	L.H.					
	R.H.					

ATTESTED :- *Anjit Sin*

 <i>Anil Kachiyas</i>	L.H.					
	R.H.					

ATTESTED :- *Anil Kachiyas*



Additional District Sub-Registrar,
Rajahmundry, New Town, North 24 Panch.

21 AUG 2022

PRESENTANT/
EXECUTANT/SELLER/
BUYER/CLAIMANT
WITH PHOTO

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 :-

Saptarnab Das

	L.H.					
	R.H.					

ATTESTED :-

Krishnendu Mondal


	L.H.					
	R.H.					


ATTESTED :-



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

21 AUG 2022


 ভারতের নির্বাচন কমিশন
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 YMM1037324




নির্বাচকের নাম : হরিচাঁদ বিশ্বাস
 Elector's Name : Harichand Biswas
 পিতার নাম : বিমল বিশ্বাস
 Father's Name : Bimal Biswas
 লিঙ্গ/Sex : পু/ M
 জন্ম তারিখ
 Date of Birth : 25/04/1989

YMM1037324

ঠিকানা:
 119, রামনগর বেরাবেরী, রাজারহাট গোপালপুর,
 এয়ারপোর্ট, উত্তর ২৪ পরগণা, 700136

Address:
 119, RAMNAGAR BERABERI,
 RAJARHAT GOPALPUR, AIR PORT,
 NORTH 24 PARGANAS, 700136



Date: 07/12/2010

115-রাজারহাট নিউ টাউন বিধান সভার নির্বাচন নিয়ন্ত্রক
 অফিসারের স্বাক্ষর অনুমোদিত
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

বিধি অনুযায়ী যখন কোন নির্বাচনে ভোটারের নাম বা ঠিকানা পরিবর্তন হয় তখন নির্বাচন নিয়ন্ত্রককে অবগত করে দিতে হবে এবং
 নির্বাচন নিয়ন্ত্রকের কাছ থেকে নতুন কার্ড প্রাপ্ত হতে হবে।
 In case of change in address mention this Card No.
 in the relevant Form for including your name in the
 roll at the changed address and to obtain the card
 with same number.

01/09/06

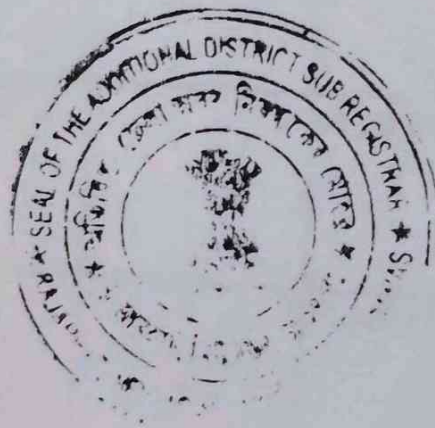
Major Information of the Deed

No :	I-1523-13342/2022	Date of Registration	17/08/2022
No / Year	1523-8002495192/2022	Office where deed is registered	A.D.S.R. RAJARHAT, District: North 24-Parganas
Date	17/08/2022 3:29:06 PM		
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		
[38] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stamp duty Paid(SD)	Rs. 16,54,502/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152313319/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

and Details :

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



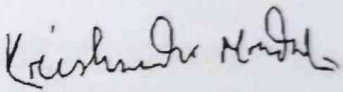
Sl. No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-414	LR-1432	Bastu	Bastu	18.15 Sq Ft		63,525/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
2	LR-415	LR-1432	Bastu	Bastu	221.85 Sq Ft		7,76,476/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
3	LR-416	LR-1432	Bastu	Bastu	75 Sq Ft		2,62,500/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
4	LR-417	LR-1432	Bastu	Bastu	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 /-	



Details :

Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	KRISHNENDU MONDAL Son of BIKASH CHANDRA MONDAL Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office			
		17/08/2022	LTI 17/08/2022	17/08/2022
TD 1/6 TEGHORIA DHALIPARA ,, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx4H, Aadhaar No: 70xxxxxxxx3313, Status :Individual, Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admission: 17/08/2022 ,Place : Office				



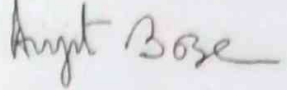


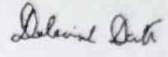


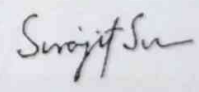


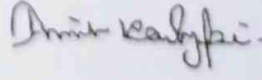
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	VINAYAK INFRASTRUCTURE P 19, CIT ROAD, SCHEME VIII,, 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 :

Name, Address, Photo, Finger print and Signature

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
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)			
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 6:58PM	 LTI 17/08/2022	 17/08/2022
P-19 CIT ROAD, SCHEME VII,, 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)			
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
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)			
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



ANNAGAR ROAD, ULTA DANGA MAIN ROAD, City:- Not Specified, P.O:- ULTADANGA, P.S:-
 Danga, 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 7:03PM	 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 7:04PM	 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
Hari Chand Biswas of Late B Biswas 1 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 KRISHNENDU MONDAL, Mr AVIJIT BOSE, Mr DEBASISH DATTA, Mr SURAJIT SUR, Mr AMIT HYAPI, Mr SAYAK DUTTA, SAPTAPARNA DAS			



Transfer of property for L1	
From	To. with area (Name-Area)
KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.0415938 Dec
Transfer of property for L2	
From	To. with area (Name-Area)
KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.508407 Dec
Transfer of property for L3	
From	To. with area (Name-Area)
KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.171875 Dec
Transfer of property for L4	
From	To. with area (Name-Area)
KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-0.343751 Dec
Transfer of property for S1	
From	To. with area (Name-Area)
KRISHNENDU MONDAL	VINAYAK INFRASTRUCTURE-100.00000000 Sq Ft

and Details as per Land Record

strict: 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:- 1432	Owner:কৃষ্ণেন্দু মণ্ডল, Gurdian:মৃত বিকাশ চন্দ্র মণ্ডল, Address:নিজ , Classification:বাগান,	Owner Name not selected by applicant.
L2	LR Plot No:- 415, LR Khatian No:- 1432	Owner:কৃষ্ণেন্দু মণ্ডল, Gurdian:মৃত বিকাশ চন্দ্র মণ্ডল, Address:নিজ , Classification:পুকুর, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 416, LR Khatian No:- 1432	Owner:কৃষ্ণেন্দু মণ্ডল, Gurdian:মৃত বিকাশ চন্দ্র মণ্ডল, Address:নিজ , Classification:বাগান,	Owner Name not selected by applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1432	Owner:কৃষ্ণেন্দু মণ্ডল, Gurdian:মৃত বিকাশ চন্দ্র মণ্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.01000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152313342 / 2022

2022

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

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

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

for registration at 16:25 hrs on 17-08-2022, at the Office of the A.D.S.R. RAJARHAT by Mr AVIJIT BOSE ..

of Market Value (WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

500/-

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

is admitted on 17/08/2022 by KRISHNENDU MONDAL, Son of BIKASH CHANDRA MONDAL, TD 1/6
DHALIPARA, P.O: HATIARA, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN -
700136, by caste Hindu, by Profession Service

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

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

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

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

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

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

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

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

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

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

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

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

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

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

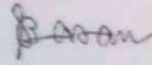
ment of Fees

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



Stamp Duty

that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
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Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.

red in Book - I

ame number 1523-2022, Page from 535094 to 535115

ing No 152313342 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.08.22 17:02:51 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/08/22 05:02:51 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF 2022

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Krishnendu Mondal
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