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(1) - 7743/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1306085/22

AL 029163

21/5/22  
Certified that the document is admitted to registration. The signature sheet/sheets & the stamp/sheet or sheets attached with the document are the part of this documents.

*[Signature]*

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

02 MAY 2022

DEVELOPMENT POWER OF ATTORNEY  
AFTER  
REGISTERED DEVELOPMENT  
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I,  
SANKAR KUMAR MONDAL [PAN :  
AFPPM6630J], [AADHAAR NO.  
305720707777] & [MOBILE NO. 8620919640],  
son of Late Sannyasi Mondal, by faith - Hindu, by  
occupation - Retired Person, by nationality - Indian,

136698

No. 136698  
 Pinaki Chakraborty  
 Advocate  
 Barasat Judges' Court  
 Reg. No. WB/501/94

100

Barasat Court  
 12, New Town, North 24 Pgs.  
 Kolkata-700064

Adil Kr. Saha  
 Licensed Stamp  
 Vendor

F2 NOV 2021



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

02 MAY 2022



residing at TD-1/6, Tegharia Dhali Para, P.O. Hatiara, P.S. Baguiati, 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 : 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] & [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. Maniktala, 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) **SAIBAL DUTTA [PAN : AGAPD6456H], [AADHAAR NO. 242934703316] & [MOBILE NO. 9830383605]**, son of Santosh Kumar Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabalally, 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 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney

Contd.....3



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

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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	415	Sankar Kumar Mondal	Bastu	0145.20	00 - 03 - 10.20
415	415	Sankar Kumar Mondal	Bastu	1774.80	02 - 07 - 19.80
416	415	Sankar Kumar Mondal	Bastu	0600.00	00 - 13 - 15.00
417	415	Sankar Kumar Mondal	Bastu	<u>1200.00</u>	<u>01 - 10 - 30.00</u>
				<u>3720.00</u>	<u>05 - 02 - 30.00</u>

In total undivided plot of Bastu land measuring **3720 (Three Thousand Seven Hundred Twenty) Square Feet** more or less equivalent to land measuring **5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) sq.ft.** be the same a little more or less including cement flooring 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 No. 415 (in the name of Sankar Kumar 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, 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 Parganas

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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 : 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] & [MOBILE NO. 9836770322]**, son of Sital Bose, by faith - Hindu, by occupation - Business, by nation2ality - 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. Maniktala, Kolkata - 700 067, 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) **SAIBAL DUTTA [PAN : AGAPD6456H], [AADHAAR NO. 242934703316] & [MOBILE NO. 9830383605]**, son of Santosh Kumar Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Baluria Colony, Nabapally, P.O. Nabalally, 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 24 Parganas, West Bengal. The said Development Agreement was registered on 02.05.2022 in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 7701 for the year 2022.



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

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**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.
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.



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

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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 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





Additional District sub-Registrar,  
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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.
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.



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

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**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 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>
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417	415	Sankar Kumar Mondal	Bastu	<u>1200.00</u>	<u>01 : 10 : 30.00</u>
				<u>3720.00</u>	<u>05 : 02 : 30.00</u>

In total undivided plot of Bastu land measuring **3720 (Three Thousand Seven Hundred Twenty) Square Feet** more or less equivalent to land measuring **5 (Five) Cottahs 2 (Two) Chittacks 30 (Thirty) sq.ft.** be the same a little more or



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

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less including cement flooring 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 No. 415 (in the name of Sankar Kumar 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 the 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,  
Rajarhat, New Town, North 24-Pgs

02 MAY 2022

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the ..05.... day of .....May....., 2022 (Two Thousand Twenty Two) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of :

1. *Aniruddh Biswas*  
*Ramnagar Barabari*  
*Post R Court PVR*  
*P.S : Anand*  
*122: 136*

2. *Purbasha Das*  
*GMO, Pratibagar, P.O. Panikati*  
*Pin-700114*

*Sankar Kumar Mondal*  
Sankar Kumar Mondal  
Landowner/Principal

*Avijit Bose*  
Avijit Bose

*Debasish Datta*  
Debasish Datta

*Surajit Sur*  
Surajit Sur

*Amit Kashyap*  
Amit Kashyap

*Saibal Dutta*  
Saibal Dutta

*Saptaparna Das*  
Saptaparna Das

All are Partners of  
Vinayak Infrastructure  
Attorney

Drafted By :

*Anamika Suman*  
*(Adv)*  
*5/13/14/9/18/2011*  
*Judge's Court, Baraset*  
For Pinaki Chattopadhyay & Associates,  
Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. : 2570 8471.

Composed By :

*Gopa Dasgupta*  
Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.



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

102 MAY 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.



*Sankar Kumar Mondal*

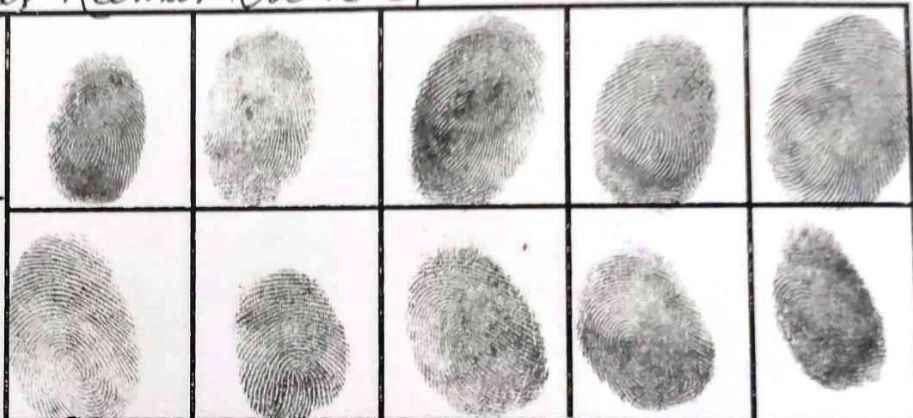
ATTESTED :-

*Sankar Kumar Mondal*



L.H.

R.H.



*Anjit Bose*

ATTESTED :-

*Anjit Bose*



L.H.

R.H.



*Debajit Datta*

ATTESTED :-

*Debajit Datta*



L.H.

R.H.

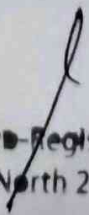


*Srijit Ch*

ATTESTED :-

*Srijit Ch*



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

102 MAY 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>Anil Kalyan</i>	L.H.					
	R.H.					

ATTESTED :- *Anil Kalyan*

 <i>Saibal Dutt</i>	L.H.					
	R.H.					

ATTESTED :- *Saibal Dutt*

 <i>Saptaparna Das</i>	L.H.					
	R.H.					

ATTESTED :- *Saptaparna Das*

	L.H.					
	R.H.					

ATTESTED :-





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

02 MAY 2022

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 YMM1037324

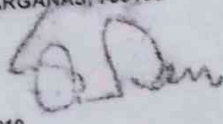


নির্বাচকের নাম : হরিচাঁদ বিশ্বাস  
 Elector's Name : Harichand Biswas  
 পিতার নাম : বিমল বিশ্বাস  
 Father's Name : Bimal Biswas  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ : 25/04/1989  
 Date of Birth : 25/04/1989

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 নিউটাউন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 আধিকারিকের স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 115-Rajarhat New Town Constituency

টিকনং পরিবর্তন হলে নতুন টিকনং ভোটার লিষ্টে নাম তোলার ও একই  
 নথির নতুন খসড়া পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই  
 পরিচয়পত্রের নথিটি উল্লেখ করুন।  
 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.

0112709

### Major Information of the Deed

Deed No :	I-1523-07743/2022	Date of Registration	02/05/2022
Query No / Year	1523-8001306085/2022	Office where deed is registered	
Query Date	02/05/2022 4:37:59 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Baguiati, 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. 1,30,47,003/-		
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]:- 152307701/2022 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-415	Bastu	Bastu	3 Chatak 10.2 Sq Ft		5,08,200/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-415	LR-415	Bastu	Bastu	2 Katha 7 Chatak 19.8 Sq Ft		62,11,801/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-416	LR-415	Bastu	Bastu	13 Chatak 15 Sq Ft		21,00,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-417	LR-415	Bastu	Bastu	1 Katha 10 Chatak 30 Sq Ft		42,00,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>8.525Dec</b>	<b>0 /-</b>	<b>130,20,003 /-</b>	
		<b>Grand Total :</b>			<b>8.525Dec</b>	<b>0 /-</b>	<b>130,20,003 /-</b>	



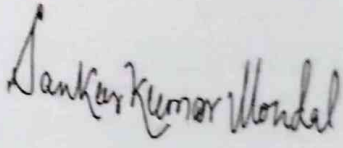




**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	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	<b>Name</b> <b>Mr SANKAR KUMAR MONDAL</b> Son of Late SANNYASI MONDAL Executed by: Self, Date of Execution: 02/05/2022 , Admitted by: Self, Date of Admission: 02/05/2022 ,Place : Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	02/05/2022	LT1	02/05/2022	02/05/2022
TD 1/6 TEGHORIA DHALI PARA, City:- Not Specified, P.O:- HATIARA, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx0J, Aadhaar No: 30xxxxxxxx7777, Status :Individual, Executed by: Self, Date of Execution: 02/05/2022 , Admitted by: Self, Date of Admission: 02/05/2022 ,Place : Office				



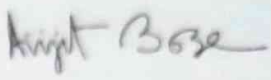


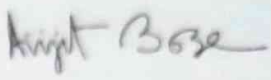


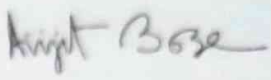


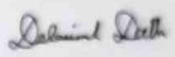


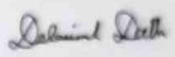


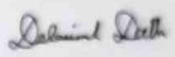


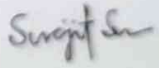


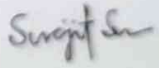


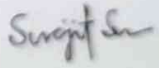









**Attorney Details :**

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>VINAYAK INFRASTRUCTURE</b> 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.:: Alxxxxxx6P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative





# Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr AVIJIT BOSE</b>            (Presentant)            Son of SITAL BOSE            Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office         </td> <td>             May 2 2022 5:15PM         </td> <td>             LTI            02/05/2022         </td> <td>             02/05/2022         </td> </tr> </tbody> </table> <p>INDRANI APARTMENT 2ND FLOOR, DR B C ROY SARANI, 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.:: A1xxxxxx6P, Aadhaar No: 59xxxxxxxx8154 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr AVIJIT BOSE</b> (Presentant) Son of SITAL BOSE Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:15PM	 LTI 02/05/2022	 02/05/2022
Name	Photo	Finger Print	Signature						
<b>Mr AVIJIT BOSE</b> (Presentant) Son of SITAL BOSE Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:15PM	 LTI 02/05/2022	 02/05/2022						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DEBASISH DATTA</b>            Son of DHARMADAS DATTA            Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office         </td> <td>             May 2 2022 5:15PM         </td> <td>             LTI            02/05/2022         </td> <td>             02/05/2022         </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: 59xxxxxxxx8154 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)</p>	Name	Photo	Finger Print	Signature	<b>Mr DEBASISH DATTA</b> Son of DHARMADAS DATTA Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:15PM	 LTI 02/05/2022	 02/05/2022
Name	Photo	Finger Print	Signature						
<b>Mr DEBASISH DATTA</b> Son of DHARMADAS DATTA Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:15PM	 LTI 02/05/2022	 02/05/2022						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SURAJIT SUR</b>            Son of BHANU KANTA SUR            Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office         </td> <td>             May 2 2022 5:16PM         </td> <td>             LTI            02/05/2022         </td> <td>             02/05/2022         </td> </tr> </tbody> </table> <p>KRISHNANAGAR 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	<b>Mr SURAJIT SUR</b> Son of BHANU KANTA SUR Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:16PM	 LTI 02/05/2022	 02/05/2022
Name	Photo	Finger Print	Signature						
<b>Mr SURAJIT SUR</b> Son of BHANU KANTA SUR Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:16PM	 LTI 02/05/2022	 02/05/2022						
4	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr AMIT KASHYAPI</b>            Son of KASHI NATH KASHYAPI            Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office         </td> <td>             May 2 2022 5:17PM         </td> <td>             LTI            02/05/2022         </td> <td>             02/05/2022         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr AMIT KASHYAPI</b> Son of KASHI NATH KASHYAPI Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:17PM	 LTI 02/05/2022	 02/05/2022
Name	Photo	Finger Print	Signature						
<b>Mr AMIT KASHYAPI</b> Son of KASHI NATH KASHYAPI Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office	 May 2 2022 5:17PM	 LTI 02/05/2022	 02/05/2022						



45 BIDHANNAGAR 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)

5	Name	Photo	Finger Print	Signature
	<b>SAIBAL DUTTA</b> Son of SANTOSH KUMAR DUTTA Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office			
		May 2 2022 5:18PM	LTI 02/05/2022	02/05/2022

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.:: AGxxxxxx6H, Aadhaar No: 24xxxxxxxx3316 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

6	Name	Photo	Finger Print	Signature
	<b>SAPTAPARNA DAS</b> Wife of ARNAB KUMAR DAS Date of Execution - 02/05/2022, , Admitted by: Self, Date of Admission: 02/05/2022, Place of Admission of Execution: Office			
		May 2 2022 5:18PM	LTI 02/05/2022	02/05/2022

5/12 SAROJINI 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
<b>Mr HARI CHAND BISAWS</b> Son of Late B BISWAS RAM NAGAR BERA BERA, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700036			
	02/05/2022	02/05/2022	02/05/2022

Identifier Of Mr SANKAR KUMAR MONDAL, Mr AVIJIT BOSE, Mr DEBASISH DATTA, Mr SURAJIT SUR, Mr AMIT KASHYAPI, SAIBAL DUTTA, SAPTAPARNA DAS







Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR KUMAR MONDAL	VINAYAK INFRASTRUCTURE-0.33275 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR KUMAR MONDAL	VINAYAK INFRASTRUCTURE-4.06725 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR KUMAR MONDAL	VINAYAK INFRASTRUCTURE-1.375 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR KUMAR MONDAL	VINAYAK INFRASTRUCTURE-2.75 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR KUMAR MONDAL	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: Teghoria, 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:- 415	Owner:শংকর কুমার মণ্ডল, Gurdian:সন্ন্যাসী মণ্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 415, LR Khatian No:- 415	Owner:শংকর কুমার মণ্ডল, Gurdian:সন্ন্যাসী মণ্ডল, Address:নিজ , Classification:পুকুর, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 416, LR Khatian No:- 415	Owner:শংকর কুমার মণ্ডল, Gurdian:সন্ন্যাসী মণ্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 417, LR Khatian No:- 415	Owner:শংকর কুমার মণ্ডল, Gurdian:সন্ন্যাসী মণ্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.02000000 Acre,	Owner Name not selected by applicant.





**Endorsement For Deed Number : I - 152307743 / 2022**

On 02-05-2022

**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 17:09 hrs on 02-05-2022, 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 1,30,47,003/-

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

Execution is admitted on 02/05/2022 by Mr SANKAR KUMAR MONDAL, Son of Late SANNYASI MONDAL, TD 1/6 TEGHORIA DHALI PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Retired Person

Indetified by Mr HARI CHAND BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

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

Execution is admitted on 02-05-2022 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 BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Execution is admitted on 02-05-2022 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 BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Execution is admitted on 02-05-2022 by Mr SURAJIT SUR, 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 02-05-2022 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

Indetified by Mr HARI CHAND BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Execution is admitted on 02-05-2022 by SAIBAL 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

Indetified by Mr HARI CHAND BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

Execution is admitted on 02-05-2022 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

Indetified by Mr HARI CHAND BISAWS, , , Son of Late B BISWAS, RAM NAGAR BERA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Others

**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/-



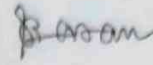


**Payment of Stamp Duty**

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 136698, Amount: Rs.100/-, Date of Purchase: 02/11/2021, 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 329977 to 329999  
being No 152307743 for the year 2022.



Digitally signed by SANJOY BASAK  
Date: 2022.05.17 19:30:04 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2022/05/17 07:30:04 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**

Puspendu Mondal

**Landowner/Principal**

Vinayak Infrastructure

**Attorney**

**Drafted By**

**Pinaki Chattopadhyay & Associates**

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

**Composed By**

**Gopa Dasgupta**

Teghoria Main Road

Kolkata - 700 157