

7579

1-7742/22



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 029079

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

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, **PUSPENDU MONDAL** [PAN : **BQFPM1413D**], [AADHAAR NO. **712747474162**] & [MOBILE NO. **8620919640**], son of Sankar Kumar Mondal, by faith - Hindu, by occupation - Business, by

135328

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

Address

Re

Kolkata-1
11, Netaji Subhas Chandra
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date
F1 NOV 2021



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

02 MAY 2022

nationality - Indian, residing at R.G.M 162, 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, 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) **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



Additional District Super 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	1522	Puspendu Mondal	Bastu	0145.20	00 - 03 - 10.20
415	1522	Puspendu Mondal	Bastu	1774.80	02 - 07 - 19.80
416	1522	Puspendu Mondal	Bastu	0600.00	00 - 13 - 15.00
417	1522	Puspendu 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. 1522 (in the name of Puspendu 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"**.



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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 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 - 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 02.05.22 in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 7697 for the year 2022.



Additional District Sub-Registrar,
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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.



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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



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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.



Handwritten signature or text, possibly a name, written in a cursive style.

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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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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



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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. 1522 (in the name of Puspendu 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 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.

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. 1522 (in the name of Puspendu 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 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 ...02... day ofMay....., 2022 (Two Thousand Twenty Two) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Himanshu Biswas
S/o Late Binay Biswas
Ram Nagar Barabari
POST R Gopalpur
P.S. : Anandpur
120L: 136

2. Parbasha Das

6 Mo, Pratimagar, P.O. - Paribati

Pin-700114

Puspendu Mondal.

Puspendu Mondal
Landowner/Principal

Arijit Bose

Avijit Bose

Debasish Datta

Debasish Datta

Sudajit Sur

Sudajit Sur

Amit Kashyap

Amit Kashyap

Saibal Dutta

Saibal Dutta

Saptaparna Das

Saptaparna Das

Drafted By :

For 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.

All are Partners of
Vinayak Infrastructure
Attorney














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>Purbendu Mondal.</i>	L.H.					
	R.H.					












ATTESTED :- *Purbendu Mondal.*

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

ATTESTED :- *Anjit Bose*

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

ATTESTED :- *Debajit Datta*

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

ATTESTED :- *Srojit Sin*














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 L.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Pratik Sanyal</i>	L.H.					
	R.H.					

ATTESTED :- *Pratik Sanyal*

 <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

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 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/Scx : পুং/ M
 জন্ম তারিখ : 25/04/1989
 Date of Birth : 25/04/1989

YMM1037324

ঠিকানা:
 119, রামনগর বেড়াবেড়ী, 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 সিউটিজিন নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
 আধিকারিকের স্বাক্ষরের অনুলিপি
 Facsimile Signature of the Electoral
 Registration Officer for
 115-Rajarhat New Town Constituency

টিকনব পরিবর্তন হলে নতুন টিকনব জেটির শিটে নাম তোলার ও একই
 নম্বরের নতুন সীটের পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট করে এই
 পরিচয়পত্রের নম্বরটি 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.

১১/১২/১০

Major Information of the Deed

Deed No :	I-1523-07742/2022	Date of Registration	02/05/2022
Query No / Year	1523-8001306002/2022	Office where deed is registered	
Query Date	02/05/2022 4:30:03 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/-		Rs. 1,30,47,003/-	
Stampduty 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]:- 152307697/2022 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



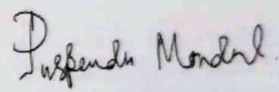
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-414	LR-1522	Bastu	Bastu	3 Chatak 10.2 Sq Ft		5,08,200/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-415	LR-1522	Bastu	Bastu	2 Katha 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-1522	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-1522	Bastu	Bastu	1 Katha 10 Chatak 30 Sq Ft		42,00,001/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			8.525Dec	0 /-	130,20,003 /-	
		Grand Total :			8.525Dec	0 /-	130,20,003 /-	



Structure Details :

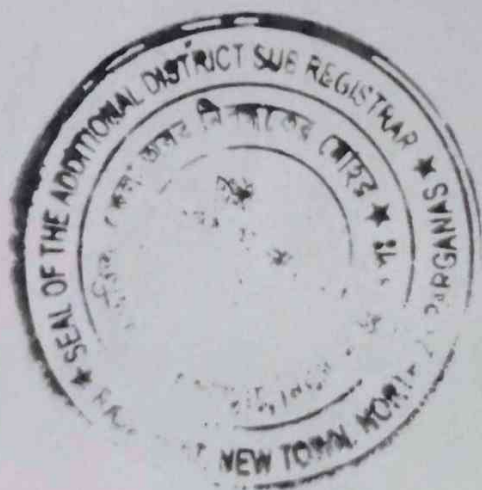
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3, L4	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :



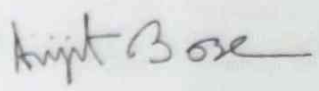


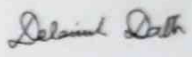


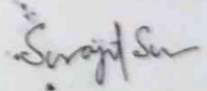


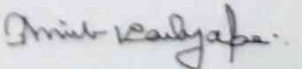
SI No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PUSPENDU MONDAL Son of SANKAR KUMAR MONDAL Executed by: Self, Date of Execution: 02/05/2022 , Admitted by: Self, Date of Admission: 02/05/2022 , Place : Office			
	02/05/2022	LTI	02/05/2022	02/05/2022
R G M 162 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: Business, Citizen of: India, PAN No.:: BQxxxxxx3D, Aadhaar No: 71xxxxxxxx4162, Status :Individual, Executed by: Self, Date of Execution: 02/05/2022 , Admitted by: Self, Date of Admission: 02/05/2022 , Place : Office				

Attorney Details :

SI 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.:: Alxxxxxx6P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative



Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr AVIJIT BOSE (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	Photo  May 2 2022 5:14PM	Finger Print  LTI 02/05/2022	Signature  02/05/2022
	INDRANI APARTMENT,2ND FLOOR, DR B C ROY SARANI, City:- Not Specified, P.O:- DESHBANDH 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)			
2	Name Mr DEBASISH DATTA 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	Photo  May 2 2022 5:15PM	Finger Print  LTI 02/05/2022	Signature  02/05/2022
	P 19 CIT ROAD , SCHEME VIII, 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)			
3	Name Mr SURAJIT SUR 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	Photo  May 2 2022 5:16PM	Finger Print  LTI 02/05/2022	Signature  02/05/2022
	KRISHNANAGAR ROAD, 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)			
4	Name Mr AMIT KASHYAPI 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	Photo  May 2 2022 5:17PM	Finger Print  LTI 02/05/2022	Signature  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: 45xxxxxxxxx5293 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

5	Name	Photo	Finger Print	Signature
	Mr SAIBAL DUTTA 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 5:17PM	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: 24xxxxxxxxx3316 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

6	Name	Photo	Finger Print	Signature
	Mrs SAPTAPARNA DAS 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: 96xxxxxxxxx7179 Status : Representative, Representative of : VINAYAK INFRASTRUCTURE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr HARI CHAND BISWAS Son of Late B BISWAS RAM NAGAR BARA BERI, City:- Not Specified, P.O:- R GOPALPUR, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700036			
	02/05/2022	02/05/2022	02/05/2022

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



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PUSPENDU MONDAL	VINAYAK INFRASTRUCTURE-0.33275 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PUSPENDU MONDAL	VINAYAK INFRASTRUCTURE-4.06725 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr PUSPENDU MONDAL	VINAYAK INFRASTRUCTURE-1.375 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr PUSPENDU MONDAL	VINAYAK INFRASTRUCTURE-2.75 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr PUSPENDU 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: 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:- 1522	Owner:পুষ্পেন্দু মণ্ডল, Gurdian:শংকর মণ্ডল, Address:নিজ , Classification:বাগান,	Owner Name not selected by applicant.
L2	LR Plot No:- 415, LR Khatian No:- 1522	Owner:পুষ্পেন্দু মণ্ডল, Gurdian:শংকর মণ্ডল, Address:নিজ , Classification:পুকুর, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 416, LR Khatian No:- 1522	Owner:পুষ্পেন্দু মণ্ডল, Gurdian:শংকর মণ্ডল, Address:নিজ , Classification:বাগান, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 417, LR Khatian No:- 1522	Owner:পুষ্পেন্দু মণ্ডল, Gurdian:শংকর মণ্ডল, Address:নিজ , Classification:ডাঙ্গা, Area:0.03000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152307742 / 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 17:08 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 PUSPENDU MONDAL, Son of SANKAR KUMAR MONDAL, R G M 162 TEGHORIA DHALI PARA, P.O: HATIARA, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 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, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 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, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 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, City:- Not Specified, P.O:- ULTADANGA, P.S:-Manicktola, District:-Kolkata, West Bengal, India, PIN:- 700067

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

Execution is admitted on 02-05-2022 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

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

Execution is admitted on 02-05-2022 by Mr SAIBAL 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

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

Execution is admitted on 02-05-2022 by Mrs 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

Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 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/-

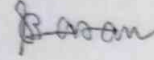


Payment of Stamp Duty

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 135328, Amount: Rs.100/-, Date of Purchase: 01/11/2021, 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 329955 to 329976
being No 152307742 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.05.17 19:29:56 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2022/05/17 07:29:56 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