

4774

D-4843/23



पश्चिम बंगाल WEST BENGAL

AP 041107

8/8/4/63/23

Certified that the document is admitted to
registration in the office of the Registrar & the
endorsement shall be made on the documents attached with
this document are the part of this documents.

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

27 MAR 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I,
ASHOK MANDAL [PAN : FXOPM0295M],
[AADHAAR NO. 365803539212] & [MOBILE
NO. 8695103004], son of Sripati Mandal, by
faith - Hindu, by occupation - Business, by
nationality - Indian, residing at Karimpur,
Abhaypur, P.O. & P.S. Karimpur, District - Nadia,

120369

MALE
AGE
NO.
25 JAN 2023
SURANJAN MUKHERJEE
LICENSURE
C. C. Court
25 JAN 2023

Pinaki Chattopadhyay
Advocate
Judge's Court Barasat

25 JAN 2023

25 JAN 2023



Jayashree Mondal
D/o. Matan Mohan Mondal
vill- Nalabana, P.O- Sarapul,
P.S- Swarnapnagar, Dist -
24 P.G.S (N), Pin- 743286

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

27 MAR 2023

Pin - 741152, West Bengal, hereinafter called and referred to as the **"LANDOWNER/ PRINCIPAL/EXECUTANT"**, do hereby nominate, constitute and appoint **NEW GREENLAND CONSTRUCTION [PAN : ADXPG2113N]**, a Proprietorship Concern, having its office address at A/AS/68/1, Arjunpur, P.O. Arjunpur, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor, **SUBIR GOLUI [PAN : ADXPG2113N], [AADHAAR NO. 580943985039] & [MOBILE NO. 9433097501]**, son of Basudeb Golui @ Basudev Golui, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at A/AS/68/1, Arjunpur, P.O. Arjunpur, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring **6 (Six) Cottahs 0 (Zero) Chittack 30 (Thirty) sq.ft. be the same a little more or less including cement flooring residential Tiles Shed measuring 100 (One Hundred) Square Feet more or less**, being Plot No. 1, lying and situate at **Mouza - Jagadishpur, J.L. No. 27, Re. Sa. No. 197, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 365 corresponding to R.S. Dag No. 385, L.R. Dag No. 385, under C.S. Khatian No. 301, R.S. Khatian No. 492, L.R. Khatian No. 3509 (in the name of Ashok Mandal, Landowner herein), A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin Code - 700135, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written [Hereinafter called as the "Said Property/Said Premises"]**.

AND WHEREAS I, the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully



Anthonal District Sub-Registrar,
Chennai, New Town, North 24-Pgs

27 MAR 2023

described in the Schedule hereinafter written, with the said **NEW GREENLAND CONSTRUCTION [PAN : ADXPG2113N]**, a Proprietorship Concern, having its office address at A/AS/68/1, Arjunpur, P.O. Arjunpur, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Proprietor, **SUBIR GOLUI [PAN : ADXPG2113N], [AADHAAR NO. 580943985039] & [MOBILE NO. 9433097501]**, son of Basudeb Golui @ Basudev Golui, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at A/AS/68/1, Arjunpur, P.O. Arjunpur, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 27.03.2023 in the office of the A.D.S.R. Rajarhat....., and recorded in Book No. 1, being Deed No. 04804..... for the year 2023.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner 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 Rajarhat Bishnupur 1 No. Gram Panchayet, 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 and finishing the building 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, shops/garages of Developer's Allocation.



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

27 MAR 2023

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 to be constructed and to be finished thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building, deeds, documents and papers in respect of the said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.
5. To pay all Panchayet 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, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, units/shops/garages within Developer's Allocation in the said building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's



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

27 MAR 2023

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, Deed of Boundary Declaration/Deed of Declaration/Deed of Rectification and/or Deed of Conveyance and/or Deed of Amalgamation and/or any other instruments and documents in respect of sale of flats, shops/garages, units in the said building in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with my land with my adjacent landowner/s land in my name and on my behalf.

7. To receive the consideration money in cash or by cheque/draft or any other electrical modes, from the intending purchaser or purchasers for booking of flats, shops/garages or units 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/units, shops/garages, 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/garages in the said building relating to Developer's Allocation in the said premises.



Additional District Sub-Registrar,
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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 my 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 within 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 my said premises and to sign, execute and submit papers and documents relating thereto.



Additional District Sub-Registrar,
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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 a demarcated plot of Bastu land measuring **6 (Six) Cottahs 0 (Zero) Chittack 30 (Thirty) sq.ft.** be the same a little more or less including cement flooring residential Tiles Shed measuring **100 (One Hundred) Square Feet more or less**, being Plot No. 1, lying and situate at **Mouza - Jagadishpur**, J.L. No. 27, Re. Sa. No. 197, Touzi No. 2998, P.S. Rajarhat, comprised in C.S. Dag No. 365 corresponding to **R.S. Dag No. 385, L.R. Dag No. 385**, under C.S. Khatian No. 301, **R.S. Khatian No. 492, L.R. Khatian No. 3509 (in the name of Ashok Mandal, Landowner herein)**, A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, Pin Code - 700135, in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted and bounded as follows:

ON THE NORTH	: Plot of R.S./L.R. Dag No. 276.
ON THE SOUTH	: Part of R.S./L.R. Dag No. 385 (Plot No. 2).
ON THE EAST	: Land of Kalaberia Mouza.
ON THE WEST	: 18 ft. Wide Panchayet Road.



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

27 MAR 2023

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 27th day of March, 2023 (Two Thousand Twenty Three) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of :

1. Jayashree Mondal
D/o Madan Mohan Mondal
vill- Nalabara, P.O- Sarapul,
P.S- Swarnapnagar, Dist-
24 P.G.S(N), Pin- 743286

2. Titli Mukhi
Advocate
Judges' Court
Barasat.

Ashok Mandal

Ashok Mandal

Landowner/Principal

Drafted By :

Pankaj Narayan Bhattacharya
Adv.
F/1905/14/2011
Judges' Court, Barasat.

For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157,

Ph. : 9830061809,

Composed By :

Jayashree Mondal
Jayashree Mondal,

Teghoria Main Road,

Kolkata - 700157.

Subir Golui

Subir Golui

Proprietor of

New Greenland Construction

Attorney



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

27 MAR 2023

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

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

 <i>Ashok Mandal</i>	L.H.					
	R.H.					

ATTESTED :- *Ashok Mandal*

 <i>Subir</i>	L.H.					
	R.H.					

ATTESTED :- *Subir Galvi*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



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

27 MAR 2023.

आयकर विभाग
INCOME TAX DEPARTMENT

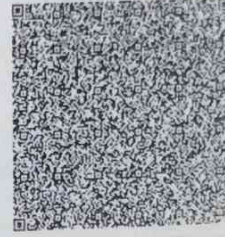


भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

HIVPM6034A



नाम / Name
JAYASHREE MONDAL

पिता का नाम / Father's Name
MADAN MOHAN MONDAL

जन्म की तारीख /
Date of Birth
04/06/1996

Jayashree Mondal
हस्ताक्षर / Signature

14032022

Jayashree Mondal

Major Information of the Deed

No :	I-1523-04843/2023	Date of Registration	27/03/2023
Deed No / Year	1523-8000814163/2023	Office where deed is registered	
Query Date	27/03/2023 4:34:15 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. 40,64,344/-		
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]:- 152304804/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jagadishpur, Pin Code : 700135

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-385	LR-3509	Bastu	Bastu	6 Katha 30 Sq Ft		40,37,344/-	Width of Approach Road: 18 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					9.9688Dec	0 /-	40,37,344 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	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 /-	



al Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr ASHOK MANDAL (Presentant) Son of SRIPATI MANDAL Executed by: Self, Date of Execution: 27/03/2023 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office			
27/03/2023	LTI 27/03/2023	27/03/2023	

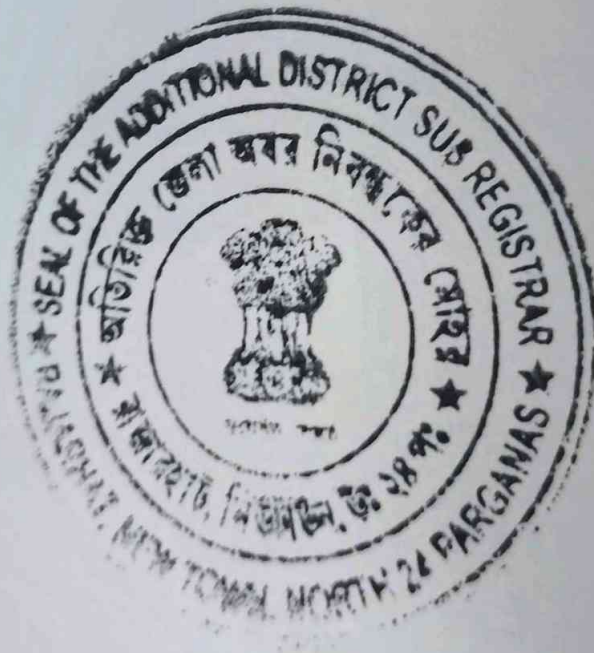
KARIMPUR ,ABHAYPUR, City:- Not Specified, P.O:- KARIMPUR, P.S:-Karimpur, District:-Nadia, West Bengal, India, PIN:- 741152 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: FXxxxxxx5M, Aadhaar No: 36xxxxxxxx9212, Status :Individual, Executed by: Self, Date of Execution: 27/03/2023
 , Admitted by: Self, Date of Admission: 27/03/2023 ,Place : Office

Attorney Details :

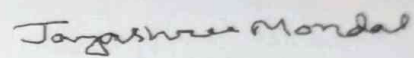
SI No	Name,Address,Photo,Finger print and Signature
1	NEW GREENLAND CONSTRUCTION A/AS/68/1 ARJUNPUR, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.: ADxxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUBIR GOLUI Son of BASUDEB GOLUI ALIAS BASUDEV GOLUI Date of Execution - 27/03/2023, , Admitted by: Self, Date of Admission: 27/03/2023, Place of Admission of Execution: Office			
	Mar 27 2023 5:08PM	LTI 27/03/2023	27/03/2023	
A/AS/68/1 ARJUNPUR, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx3N, Aadhaar No: 58xxxxxxxx5039 Status : Representative, Representative of : NEW GREENLAND CONSTRUCTION (as PROPRIETOR)				



Details :

	Photo	Finger Print	Signature
ASHREE MONDAL Sonter of MADAN MOHAN MONDAL ABANA, City:- Not Specified, P.O:- RAPUL, P.S:-Swarupnagar, District:- North 24-Parganas, West Bengal, India, PIN:- 743286			
	27/03/2023	27/03/2023	27/03/2023
Identifier Of Mr ASHOK MANDAL, Mr SUBIR GOLUI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK MANDAL	NEW GREENLAND CONSTRUCTION-9.96875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK MANDAL	NEW GREENLAND CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Jagadishpur, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 385, LR Khatian No:- 3509	Owner: অশোক মন্ডল, Gurdian: ব্রীপতি মন্ডল, Address: নিজ , Classification: নার্সারি, Area: 0.10000000 Acre,	Owner Name not selected by applicant.



Endorsement For Deed Number : I - 152304843 / 2023

27-03-2023

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

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

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

Presented for registration at 17:02 hrs on 27-03-2023, at the Office of the A.D.S.R. RAJARHAT by Mr ASHOK MANDAL, Executant.

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 40,64,344/-

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

Execution is admitted on 27/03/2023 by Mr ASHOK MANDAL, Son of SRIPATI MANDAL, KARIMPUR, ABHAYPUR, P.O: KARIMPUR, Thana: Karimpur, , Nadia, WEST BENGAL, India, PIN - 741152, by caste Hindu, by Profession Business

Indetified by JAYASHREE MONDAL, , , Daughter of MADAN MOHAN MONDAL, NALABANA, P.O: SARAPUL, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743286, by caste Hindu, by profession Others

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

Execution is admitted on 27-03-2023 by Mr SUBIR GOLUI, PROPRIETOR, NEW GREENLAND CONSTRUCTION (Sole Proprietorship), A/AS/68/1 ARJUNPUR, City:- Not Specified, P.O:- ARJUNPUR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by JAYASHREE MONDAL, , , Daughter of MADAN MOHAN MONDAL, NALABANA, P.O: SARAPUL, Thana: Swarupnagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743286, by caste Hindu, by profession Others

Payment of Fees

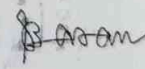
Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 180369, Amount: Rs.100.00/-, Date of Purchase: 25/01/2023, Vendor name: Suranjan Mukherjee


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



ate of Registration under section 60 and Rule 69.
ered in Book - I
me number 1523-2023, Page from 170924 to 170939
ng No 152304843 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.04.04 19:02:08 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/04/04 07:02:08 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)



DATED THE DAY OF 2023

DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT

BETWEEN

Ashok Mandal
Landowner/Principal

Subir Golui
Proprietor of
New Greenland Construction

Attorney

Drafted By
Pinaki Chattopadhyay & Associates
Advocates

Sangita Apartment, Ground Floor
Teghoria Main Road
Kolkata - 700157
Ph. : 9830061809

Composed By
Jayashree Mondal
Teghoria Main Road
Kolkata - 700157