

437

1-781/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 866726

8/67677/23

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

[Signature]

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

18 JAN 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS
one **RABIA BIBI [PAN. AFTPB3193D],**
[AADHAAR NO. 903633192088] &
[MOBILE NO. 6291267428], wife of Sk.
Rafikul Islam, daughter of Ebadath Ali,
by faith - Muslim, by occupation - House
wife, by nationality - Indian, residing at
Kanjialpara, Reckjoani, 91 Bus Road, P.O.
& P.S. Rajarhat, Pin - 700135, District
North 24 Parganas, West Bengal,

Contd.....2

145008

Pinaki Chattopadhyay
Advocate
Reg. No.: WB/501/1994

NAME.....
ADD.....
Rs.....
3 0 NOV 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
2 & 3, K. S. Roy Road, K-1

Mohanta Kunt Hallick



141

3 0 NOV 2022

3 0 NOV 2022

Mohanta Kunt Hallick



142

Dipen Dasgupta



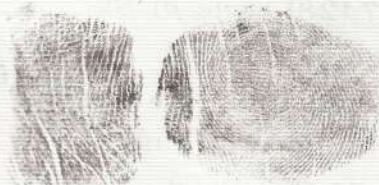
143

Dipen Dasgupta



144

Hay Kunt SA



245

Sudish Gupta



146

Rabia Bibi



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

09 JAN 2023

hereinafter called and referred to as the **"LANDOWNER/PRINCIPAL/EXECUTANT"**, do hereby nominate, constitute and appoint **VAISHNO DEVI REALTY [PAN : AAPFV7361N]**, a Partnership Firm, having its office at Rajarhat, Bhatenda, Kalibari Road, P.O. & P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **MOHANTA KUMAR MALICK [PAN : AQMPM2322B], [AADHAAR NO. 247705059372] & [MOBILE NO. 9874125754]**, son of Rakhal Chandra Mallick, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Mallick Bari, Kaikhali Ghosh Para, P.O. & P.S. Aiport, Kolkata - 700052, District North 24 Parganas, West Bengal, (2) **DIPEN NASKAR [PAN : ABKPN7864J], [AADHAAR NO. 940299393682] & [MOBILE NO. 9830309651]**, son of Bibhuti Bhusan Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Tegharia Main Road, P.O. Hatara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, (3) **DILIP DUTTA [PAN : AFXPD8923K], [AADHAAR NO. 569630862356] & [MOBILE NO. 9231697522]**, son of Late Biswanath Dutta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Kaikhali Ramkrishna Pally, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, (4) **AJAY KUMAR SINGH [PAN : AZPPS1090Q], [AADHAAR NO. 329105682543] & [MOBILE NO. 9831204640]**, son of Mohan Singh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 2D, Haranosur Apartment, Kaikhali Shibtala Mandir, Subala Nursing Home, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal & (5) **SUDESH KUMAR GUPTA [PAN : ADUPG7513R], [AADHAAR NO. 313793075726] & [MOBILE NO. 9831117210]**, son of Abhoy Nath Gupta @ Abhay Nath Gupta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 35, Dr. S.P. Mukherjee Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as true, authorised and lawful Attorney for the said Principal, to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

Sudesh Gupta



147

Handwritten signature
Solely Bimal Bimal
Ravi Nigam Bimal Bimal
Post R. C. P. V. N.
K. 132



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

09 JAN 2023

WHEREAS the said Rabia Bibi, Landowner/Principal herein, is the absolute owner of **ALL THAT** piece and parcel of a demarcated plot of vacant land measuring **24 (Twenty Four) Decimals be the same a little more or less**, lying and situated at **Mouza - Rekjoani**, J.L. No. 13, Touzi No. 2998, Pargana-Kalikata, P.O. & P.S. Rajarhat, comprised in C.S. Dag No. 29, corresponding to **R.S. Dag No. 32, L.R. Dag No. 32**, under C.S. Khatian No. 1546, **R.S. Khatian No. 2012, L.R. Khatian No. 5646 (in the name of Rabia Bibi, Landowner herein)**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, Kolkata - 700135, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written.

AND WHEREAS the Rabia Bibi, Landowner/Principal herein, has entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me, with the said **VAISHNO DEVI REALTY [PAN : AAPFV7361N]**, a Partnership Firm, having its office at Rajarhat, Bhatenda, Kalibari Road P.O. & P.S. Rajarhat, Kolkata - 700135, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **MOHANTA KUMAR MALLICK [PAN : AQMPM2322B], [AADHAAR NO. 247705059372] & [MOBILE NO. 9874125754]**, son of Rakhal Chandra Mallick, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Mallick Bari, Kaikhali Ghosh Para, P.O. & P.S. Aiport, Kolkata - 700052, District North 24 Parganas, West Bengal, (2) **DIPEN NASKAR [PAN : ABKPN7864J], [AADHAAR NO. 940299393682] & [MOBILE NO. 9830309651]**, son of Bibhuti Bhusan Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Tegharia Main Road, P.O. Hatiara, P.S. Baguiati, Kolkata - 700157, District North 24 Parganas, West Bengal, (3) **DILIP DUTTA [PAN : AFXPD8923K], [AADHAAR NO. 569630862356] & [MOBILE NO. 9231697522]**, son of Late Biswanath Dutta, by faith - Hindu, by occupation -

Business, by nationality - Indian, residing at Kaikhali Ramkrishna Pally, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal, (4) **AJAY KUMAR SINGH [PAN : AZPPS1090Q], [AADHAAR NO. 329105682543] & [MOBILE NO. 9831204640]**, son of Mohan Singh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Flat No. 2D, Haranosur Apartment, Kaikhali Shibtala Mandir, Subala Nursing Home, P.O. & P.S. Airport, Kolkata - 700052, District North 24 Parganas, West Bengal & (5) **SUDESH KUMAR GUPTA [PAN : ADUPG7513R], [AADHAAR NO. 313793075726] & [MOBILE NO. 9831117210]**, son of Abhoy Nath Gupta @ Abhay Nath Gupta, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at 35, Dr. S.P. Mukherjee Road, P.O. & P.S. Dum Dum, Kolkata - 700028, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 21.12.2022, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded as Deed No. 152300260 for the year 2023.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner herein hereby appointing the SAID ATTORNEY HOLDER as my true, authorised and lawful attorney for me and on behalf of me, 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 Rajarhat Bishnupur 1 No. Gram Panchayet, Zilla Parishad, North 24 Parganas, W.B.S.E.D.C.L./CESC Ltd., 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, shops, 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 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 Zilla Parishad, North 24 Parganas, 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 behalf and in the name of me 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, commercial space,

units and/or car parking spaces within Developer's Allocation in the said new building in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in their names (Developer's names) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instrument and document in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building 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 in any other modes from the intending purchaser or purchasers for booking of flat/s, shops/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 lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, shops, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units/shops and car parking spaces in the said building relating to Developer's Allocation in the said land 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 the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance only for Developer's Allocation, in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as Attorney in relation to all matters touching the said property and 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 the 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

[Description of Land & Premises]

ALL THAT piece and parcel of a demarcated plot of vacant 'Bahutal Abasan, land measuring **24 (Twenty Four) Decimals be the same a little more or less**, lying and situated at **Mouza - Rekjoani**, J.L. No. 13, Touzi No. 2998, Pargana- Kalikata, P.O. & P.S. Rajarhat, comprised in C.S. Dag No. 29, corresponding to **R.S. Dag No. 32, L.R. Dag No. 32**, under C.S. Khatian No. 1546, **R.S. Khatian No. 2012, L.R. Khatian No. 5646 (in the name of Rabia Bibi, Landowner herein)**, A.D.S.R.O. Rajarhat, New Town (formerly Bidhannagar, Salt Lake City), within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, Kolkata - 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	:	Land in R.S/L.R. Dag No. 31.
ON THE SOUTH	:	50'ft. Wide P.W.D Road.
ON THE EAST	:	Land in R.S/L.R. Dag No. 33.
ON THE WEST	:	50'ft. Wide P.W.D Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 9th day of January, 2023 (Two Thousand Twenty Two) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of:

1. Md- Fey addm
S/o - Md- Khamel addm
Vill - Rasgachi
PO + PS - Rajmhet
KOL 135

2. Amirun Nabi
Ram Nagar Barabari
POST R GORUPUR
KOL 136

Rabia Bibi
Rabia Bibi

Landowner/Principal

Mohanta Kumar Mallick
Mohanta Kumar Mallick

Dipen Naskar
Dipen Naskar

Dilip Dutta
Dilip Dutta

Drafted By:

Titin Mukherjee, adv.
F/750/2014, Judge's Court, Barasat
For Pinaki Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,
Teghoria Main Road,
Kolkata - 700 157.
Ph. : 9830061809.

Composed By:

Jayashree Mondal
Jayashree Mondal,
Teghoria Main Road,
Kolkata - 700 157.

Ajay Kumar Singh
Ajay Kumar Singh

Sudesh Gupta

Sudesh Kumar Gupta
All Partners of
Vaishno Devi Realty
Attorney

Sudesh Gupta

Mohanta Kumar Mallick

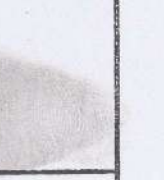
SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

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>Mohan Kumar Hallik</i>	L.H.					
	R.H.					

ATTESTED :-

Mohan Kumar Hallik

 <i>Dipen Desai</i>	L.H.					
	R.H.					

ATTESTED :-

Dipen Desai

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

ATTESTED :-

Dipendra

 <i>May Kumar</i>	L.H.					
	R.H.					

ATTESTED :-

May Kumar

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>Sudish Gupta</i>	L.H.					
	R.H.					

ATTESTED :-

Sudish Gupta

 <i>Rabia Bibi</i>	L.H.					
	R.H.					

ATTESTED :-

Rabia Bibi

	L.H.					
	R.H.					

ATTESTED :-

Amir S. Qureshi

	L.H.					
	R.H.					

ATTESTED :-

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HARICHAND BISWA

SIMAL BISWAS

25/04/1989

Permanent Account Number

BVIPB6129D

Harichand Biswa

Signature



Major Information of the Deed

Deed No :	I-1523-00781/2023	Date of Registration	18/01/2023
Query No / Year	1523-8000067677/2023	Office where deed is registered	
Query Date	09/01/2023 12:20:21 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pinaki Chattopadhyay TEGHORIA MAIN ROAD,Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7003230982, 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. 1,78,20,000/-	
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]:- 152300260/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, 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-32	LR-5646	Bastu	Bastu	24 Dec	1/-	1,78,20,000/-	Width of Approach Road: 50 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					24Dec	1 /-	178,20,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs RABIA BIBI Wife of Mr SK RAFIKUL ISLAM KANJIALPARA, RECKJOANI, 91 BUS ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:: AFxxxxxx3D, Aadhaar No: 90xxxxxxx2088, Status :Individual, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 09/01/2023 , Admitted by: Self, Date of Admission: 09/01/2023 ,Place : Pvt. Residence

Details :

Name,Address,Photo,Finger print and Signature

1	VAISHNO DEVI REALTY RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative
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Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr MOHANTA KUMAR MALLICK (Presentant) Son of Mr RAKHAL CHANDRA MALLICK MALLICK BARI, KAIKHALI GHOSH PARA, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx2B, Aadhaar No: 24xxxxxxxx9372 Status : Representative, Representative of : VAISHNO DEVI REALTY (as PARTNER)
2	Mr DIPEN NASKAR Son of Mr BIBHUTI BHUSAN NASKAR TEGHARIA MAIN ROAD, 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.:: ABxxxxxx4J, Aadhaar No: 94xxxxxxxx3682 Status : Representative, Representative of : VAISHNO DEVI REALTY (as PARTNER)
3	Mr DILIP DUTTA Son of Late BISWANATH DUTTA KAIKHALI, RAMKRISHNA PALLY,, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx3K, Aadhaar No: 56xxxxxxxx2356 Status : Representative, Representative of : VAISHNO DEVI REALTY (as PARTNER)
4	Mr AJAY KUMAR SINGH Son of Mr MOHAN SINGH FLAT NO. 2D, HARANOSUR APARTMENT, KAIKHALI SHIBTALA MANDIR, SUBALA NURSING HOME, City:- Not Specified, P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZxxxxxx0Q, Aadhaar No: 32xxxxxxxx2543 Status : Representative, Representative of : VAISHNO DEVI REALTY (as PARTNER)
5	Mr SUDESH GUPTA Son of Mr ABHOY NATH GUPTA 35, DR. S.P. MUKHERJEE ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3R, Aadhaar No: 31xxxxxxxx5726 Status : Representative, Representative of : VAISHNO DEVI REALTY (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:- 700136			
Identifier Of Mrs RABIA BIBI, Mr MOHANTA KUMAR MALLICK, Mr DIPEN NASKAR, Mr DILIP DUTTA, Mr AJAY KUMAR SINGH, Mr SUDESH GUPTA			

of property for L1	
From	To. with area (Name-Area)
Mrs RABIA BIBI	VAISHNO DEVI REALTY-24 Dec

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 32, LR Khatian No:- 5646	Owner:রাবিয়া বিবি, Gurdian:সেখ রফিকুল ইসলাম, Address:কাঁজিয়ালপাড়া, রেকজোয়ানী , Classification:বাগান, Area:0.24000000 Acre,	Owner Name not selected by applicant.



ADDITIONAL DISTRICT REGISTRAR
OFFICE OF THE NORTH 24 PARGANAS

North 24 Parganas, West Bengal

09-01-2023

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

Presented for registration at 18:00 hrs on 09-01-2023, at the Private residence by Mr MOHANTA KUMAR MALLICK

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 1,78,20,000/-

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

Execution is admitted on 09/01/2023 by Mrs RABIA BIBI, Wife of Mr SK RAFIKUL ISLAM, KANJIALPARA, RECKJOANI, 91 BUS ROAD, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession House wife

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 - 700136, by caste Hindu, by profession Business

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

Execution is admitted on 09-01-2023 by Mr MOHANTA KUMAR MALLICK, PARTNER, VAISHNO DEVI REALTY, RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

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 - 700136, by caste Hindu, by profession Business

Execution is admitted on 09-01-2023 by Mr DIPEN NASKAR, PARTNER, VAISHNO DEVI REALTY, RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

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 - 700136, by caste Hindu, by profession Business

Execution is admitted on 09-01-2023 by Mr DILIP DUTTA, PARTNER, VAISHNO DEVI REALTY, RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

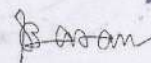
Indetified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Business

Execution is admitted on 09-01-2023 by Mr AJAY KUMAR SINGH, PARTNER, VAISHNO DEVI REALTY, RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

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 - 700136, by caste Hindu, by profession Business

Execution is admitted on 09-01-2023 by Mr SUDESH GUPTA, PARTNER, VAISHNO DEVI REALTY, RAJARHAT, BHATENDA, KALIBARI ROAD, City:- Not Specified, P.O:- RAJARHAT, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135

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 - 700136, by caste Hindu, by profession Business



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

On 18-01-2023

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.

of Fees

that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration 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/-
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Sanjoy Basak

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



(Sanjoy Basak) 2023/01/24 03:42:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
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West Bengal

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Deed of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 43047 to 43066

Deed No 152300781 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.01.24 17:42:31 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/01/24 05:42:31 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

Rabia Bibi

Landowner/Principal

Vaishno Devi Realty

Attorney

Drafted By

Pinaki Chattopadhyay & Associates

Advocates

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 9830061809

Composed By

Jayashree Mondal

Teghoria Main Road

Kolkata - 700 157