

10194

2-7682/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE
HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 535004

24/9/17
2-1/320933

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 document.

X

Additional District Court Registrar,
Rajarhat, New Town, North 24-PGs,

12 SEP 2017

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS we, (1) MD. KABIRUL
MONDAL [PAN NO. AHEPM3424F]
son of Late Sajidor Rahaman, by faith -
Muslim, by occupation - Service, by
Nationality - Indian, residing at Khidirpur,

Contd.....2

P.O. Bethuadahari, P.S. Nakashi Para, District - Nadia, Pin - 740 026, West Bengal, (2) MASLIMA KHATUN (BIBI) [PAN NO. EESPK3177N], wife of Md. Kabirul Mondal, by faith - Muslim, by occupation - House wife, by Nationality - Indian, residing at Khidirpur, P.O. Bethuadahari, P.S. Nakashi Para, District - Nadia, Pin - 740 026, West Bengal, (3) SOMA BHUNIA [PAN NO. BQXPB4365D], wife of Arup Bhunia, by faith - Hindu, by occupation - House wife, by Nationality - Indian, residing at BL-182, Salt Lake City, Sector-II, P.O. & P.S. Bidhannagar, Kolkata - 700 091, District North 24 Parganas, West Bengal & (4) BINOTA BERA [PAN NO. CJGPB3270G], wife of Goutam Bera, by faith - Hindu, by occupation - House wife, by Nationality - Indian, residing at Dakshin Khalna (Charaktala), P.O. Khalna, P.S. Jaypur, District - Howrah, Pin - 700 113, West Bengal, hereinafter jointly and collectively called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby jointly and severally nominate, constitute and appoint TIRUPATI CONSTRUCTION [PAN NO. AAGET7817E], a Partnership Firm, having its office address at Ashish Apartment, 3rd Floor, G/G-8, Jyangra, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) SANDIP DAS [PAN NO. AFMPD4516R], son of Chakrapani Das, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Ashish Apartment, G/G-8, Jyangra, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal & (2) SONJOY CHOWDHURY [PAN NO. AFSPC8362A], son of Nirmal Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at FB-2/4, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holders, as our true, authorised and lawful Attorneys for us in our names on our behalf and to to exercise, execute and perform all and every / any of the acts, deeds, matters and things.

WHEREAS we are the absolute joint owners of **ALL THAT** piece and parcel of a demarcated plot of Bastu land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Joint Ownership</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
984	3195, 3196, 3197 & 3198	Bastu	122	6.93

Contd.....3

In total plot of Bastu land measuring 6.93 (Six Point Nine Three) Decimals be the same a little more or less equivalent to 4 (Four) Cottahs more or less, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205th, P.S. New Twon, comprised in R.S./L.R. Dag No. 984, under L.R. Khatian Nos. 781, 1629 & 1976 corresponding to L.R. Khatian Nos. 3195, 3196, 3197 & 3198, A.D.S.R.O. Rajarhat, New Town, within the local limit of Patharghata Gram Panchayet, P.O. Chakpanchuria, Kolkata - 700 156, in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Premises".

AND WHEREAS we, the Landowners/Principals jointly entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by us with the said **TIRUPATI CONSTRUCTION IPAN NO. AAGET7817EJ**, a Partnership Firm, having its office address at Ashish Apartment, 3rd Floor, G/O-8, Jyangra, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) **SANDIP DAS IPAN NO. AFMPD4516R1**, son of Chakrapani Das, residing at Ashish Apartment, G/O-8, Jyangra, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal & (2) **SONJOY CHOWDHURY IPAN NO. AFSPC8362AJ**, son of Nirmal Chowdhury, residing at FB-2/4, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700 059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 11-07-2017, in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. 1-152309269 for the year 2017.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners appointing the SAID ATTORNEY HOLDERS as our true authorised and lawful attorneys for our names and on our 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 Panchayet Authority, 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, 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 Attorneys 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 our said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s 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 our behalf and in our names 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

Contd.....5

flat/s, 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 names 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 on our behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance and / or any other instruments and documents in respect of sale of flats/s, shop/s, units 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. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule property.

7. To receive the consideration money in cash or by cheque / draft 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 our lawful representatives.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement / contract for sale of flats, 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 and car parking spaces in the said building/s relating to Developer's Allocation in the said premises.

Contd.....6

10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and / or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, 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 our Attorneys 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 according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of us.
13. For all or any of the purposes herein before stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorneys 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 us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as our Attorneys in relation to all matters touching our said property and on our behalf to do all instruments, acts, natures, deeds and things as full and effectually as we could do and personally present.

Contd.....7

AND we hereby ratify and confirm and agree or undertake the act whatsoever our said Attorneys appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/ transaction as per the said Registered Development Agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
984	3195, 3196, 3197 & 3198	Bastu	122	6.93

In total plot of Bastu land measuring 6.93 (Six Point Nine Three) Decimals be the same a little more or less equivalent to 4 (Four) Cottahs more or less, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205^{1/2}, P.S. New Town, comprised in R.S./L.R. Dag No. 984, under L.R. Khatian Nos. 781, 1629 & 1976 corresponding to L.R. Khatian Nos. 3195, 3196, 3197 & 3198, A.D.S.R.O. Rajarhat, New Town, within the local limit of Patharghata Gram Panchayet, P.O. Chakpanchuria, Kolkata - 700 156, in the District North 24 Parganas, in the State of West Bengal. The plot of land is butted and bounded as follows :-

ON THE NORTH : 21 ft. Wide Metal Road,
 ON THE SOUTH : R.S. Dag No. 991.
 ON THE EAST : Others Land.
 ON THE WEST : Ajharul Islam & Others (Part of R.S. Dag No. 984).

Contd.....8

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 22nd day of September, 2017 (Two Thousand Seventeen) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata
in the presence of:

1. Goutam Bera,
Salt Lake Palmiti
Ward No 28 KOL-102

Md Kabirul Mondal
Md. Kabirul Mondal

Maslima Khatun
Maslima Khatun (Bibi)

2. Alauddin Sholch.
Vill & P.O. Saligean
P.S. - Nabashipara
PIN - 741154 Nadia.

Soma Bhunia
Soma Bhunia

Binata Bera
Binota Bera

Landowners/Principals

Drafted By:

For Pinaki Chattopadhyay & Associates,
Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph. 2570 8471.

Composed By:

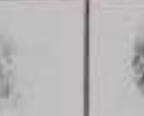
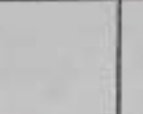
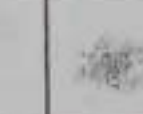
Gopa Dasgupta
Gopa Dasgupta,
Teghoria Main Road,
Kolkata - 700 157.

Sandip Das

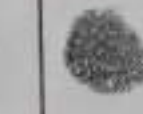
Sonjoy Chowdhury
Sonjoy Chowdhury
Partners of
Tirupati Construction
Attorneys

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

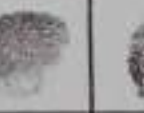
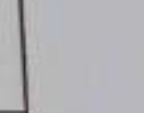
UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Sandip Das	L.H.					
	R.H.					

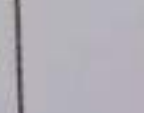
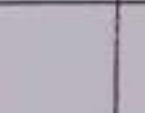
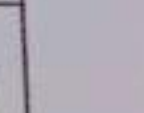
ATTESTED :- Sandip Das

 Sanjay Chaudhary	L.H.					
	R.H.					

ATTESTED :- Sanjay Chaudhary

 Md Kabirul Momen	L.H.					
	R.H.					

ATTESTED :- Md Kabirul Momen

 Maslina Khatun	L.H.					
	R.H.					

ATTESTED :- Maslina Khatun

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>Soma Bhunia</i>	L.H.					
	R.H.					

ATTESTED :- *Soma Bhunia*

 <i>Binata Beera</i>	L.H.					
	R.H.					

ATTESTED :- *Binata Beera*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



Sanjay Chowdhury

In case this card is lost/damaged, kindly inform / report to
Income Tax PAN Services Unit, IITPSU
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.
आयकर के प्रति/प्रति कृपया सूचित करें/सांगें
आयकर सेवा सेवा इकाई, IITPSU
प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर
नवी मुंबई - 400 614

DATE OF BIRTH / PERMANENT ACCOUNT NUMBER
AFMPD4516R



NAME
SANDIP DAS

FATHER'S NAME
CHAKRAPANI DAS

DATE OF BIRTH
11-09-1977

SIGNATURE

Sandip Das

Shahin

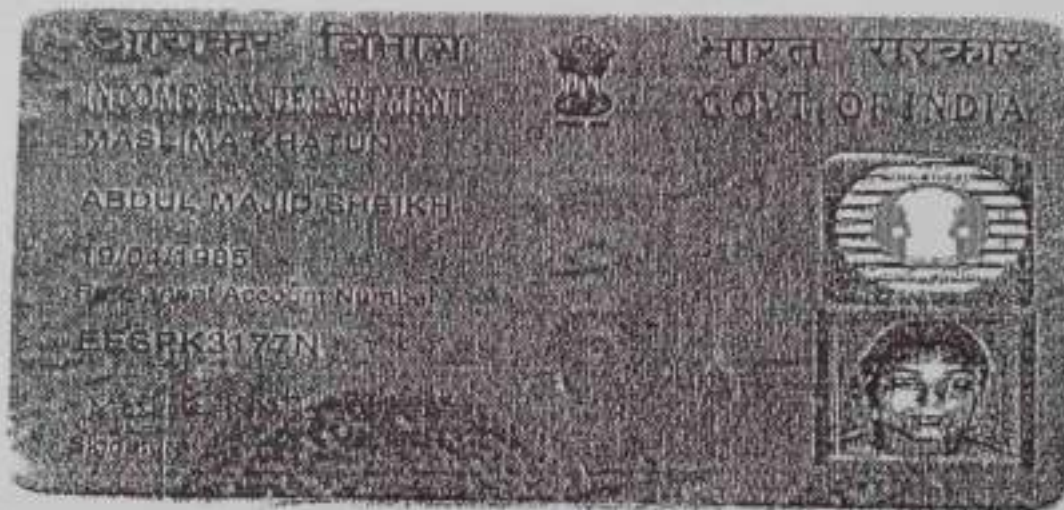
COMMISSIONER OF INCOME-TAX (C.O.), KOLKATA

Sandip Das

Sandip Das



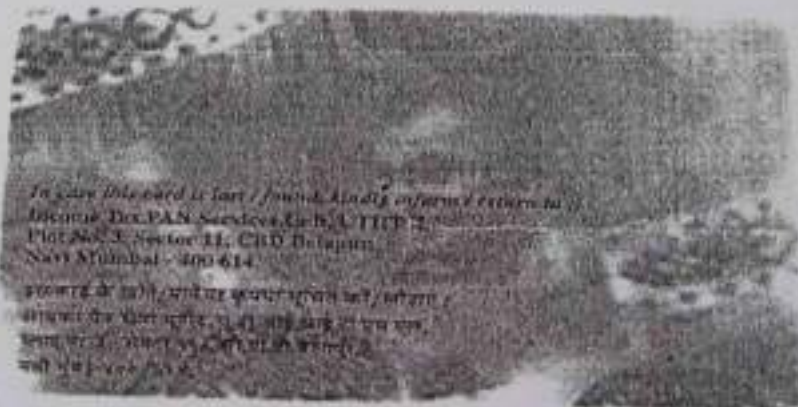
Md Kabirul Mondal



Mashima khatun



Soma Bhunia



आयकर विभाग
INCOME TAX DEPARTMENT
BINOTA BERA



भारत सरकार
GOVT. OF INDIA

SIDDHESWAR PRAMANIK

01/01/1985

Permanent Account Number

CJGPB3270G

Binata Bera
Signature



Binata Bera

Major Information of the Deed

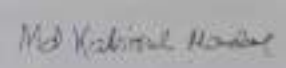
Deed No	I-1523-09682/2017	Date of Registration	22/09/2017
Query No / Year	1523-1000320933/2017	Office where deed is registered	
Query Date	15/09/2017 12:39:17 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOAPDHYAY TEGHORIA, Thana: Baguiali, District: North 24-Parganas, WEST BENGAL, Mobile No: 9830061809, 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. 34,64,997/-		
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]: 152309269/2017		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

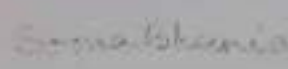
Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-984	LR-3197	Bastu	Bastu	6.93 Dec	1/-	34,64,997/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
Grand Total :					6.93Dec	1/-	34,64,997/-	

Principal Details :

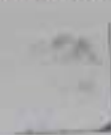
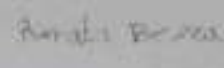
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Md KABIRUL MONDAL Son of Late: SAJJIDOR RAHAMAN Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place: Office	 22/09/2017	 LT 22/09/2017	 22/09/2017
	KHIDIRPUR, P.O.:- BETHUADAHARI, P.S.- Nakashipara, District:-Nadia, West Bengal, India, PIN - 740026 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AHEPM3424F, Status: Individual, Executed by: Self, Date of Execution: 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place: Office			
2	Name	Photo	Fingerprint	Signature
	MASLIMA KHATUN BIBI Wife of KABIRUL MONDAL Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place: Office	 22/09/2017	 LT 22/09/2017	 22/09/2017

17/10/2017 Query No:-15231000320933 / 2017 Deed No : I - 152309682 / 2017, Document is digitally signed.

JAYPUR, P.O:- BETHUJADAHARI, P.S:- Nakashipara, District:-Nadia, West Bengal, India, PIN - 740026, Sex: Female, By Caste: Muslim, Occupation: House wife, Citizen of: India, PAN No.:- EEPK3177N, Status: Individual, Executed by: Self, Date of Execution: 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place: Office

Name	Photo	Fingerprint	Signature
SOMA BHUNIA Wife of Mr. ARUP BHUNIA Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place: Office			
	22/09/2017	LT 22/09/2017	22/09/2017

BL 182 SALT LAKE CITY SEC-II, P.O:- BIDHANNAGAR, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- BQXPB4365D, Status: Individual, Executed by: Self, Date of Execution: 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place: Office

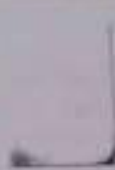
Name	Photo	Fingerprint	Signature
Ms BINOTA BERA Wife of Mr. GOUTAM BERA Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place: Office			
	22/09/2017	LT 22/09/2017	22/09/2017

DAKSHIN KHALNA CHARAKTALA, P.O:- KHALNA, P.S:- Jaypur, District:-Howrah, West Bengal, India, PIN - 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:- CIGPB3270G, Status: Individual, Executed by: Self, Date of Execution: 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place: Office

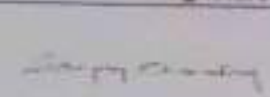
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI CONSTRUCTION G/G-8, JYANGRA, 3RD FLOOR, P.O:- JYANGRA, P.S:- Bagmati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, PAN No.:- AAGFT7817E, Status: Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANDIP DAS (Presentant) Son of Mr. CHAKRAPANEDAS Date of Execution - 22/09/2017, . Admitted by Self, Date of Admission: 22/09/2017, Place of Admission of Execution: Office			
		22/09/2017 1:20PM	LT 22/09/2017	22/09/2017
G/G-8, JYANGRA, P.O:- JYANGRA, P.S:- Bagmati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, . PAN No.:- AFMPD4516R Status: Representative, Representative of TIRUPATI CONSTRUCTION (as PARTNER)				

17/10/2017 Query No:-15231000330933 / 2017 Deed No:-1-152309682 / 2017, Document is digitally signed.

Name	Photo	Finger Print	Signature
Mr SONJOY CHOWDHURY Son of Mr NIRMAL CHOWDHURY Date of Execution - 22/09/2017, Admitted by: Self, Date of Admission: 22/09/2017, Place of admission of Execution: Office			
FB- 2/4, VIDYASAGAR PALLY, P.O - JYANGRA, P.S- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste Hindu, Occupation: Business, Citizen of India, PAN No. AFSPC8362A Status: Representative, Representative of: TIRUPATI CONSTRUCTION (as PARTNER)	22/09/2017 1:23PM L1 22/09/2017	22/09/2017	

Identifier Details :

Name & address	
Mr KRISHNA DAS Son of Late H DAS PD 7 ARJUNPUR, P.O - ARJUNPUR, P.S- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of India, Identifier Of Md KABIRUL MONDAL, MASLIMA KHATUN BIBI, SOMA BHUNIA, Mr SANDIP DAS, Mr SONJOY CHOWDHURY, Ms BINOTA BERA	22/09/2017

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr KABIRUL MONDAL	TIRUPATI CONSTRUCTION-1.7325 Dec
2	MASLIMA KHATUN BIBI	TIRUPATI CONSTRUCTION-1.7325 Dec
3	SOMA BHUNIA	TIRUPATI CONSTRUCTION-1.7325 Dec
4	Ms BINOTA BERA	TIRUPATI CONSTRUCTION-1.7325 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuria

Sch No	Plot & Khatian Number	Details Of Land
L1	LR Plot No - 984 (Corresponding RS Plot No - 984), LR Khatian No - 3197	Owner: Mr: কবিরুল মন্ডল, Gurdian: মজিদুল রহমান (মৃত), Address: নিজ, Classification: শসি, Area: 0.02000000 Acre,

Endorsement For Deed Number : I - 152309682 / 2017

17/10/2017 Query No - 15231000320933 / 2017 Deed No I - 152309682 / 2017, Document is digitally signed.

Page 20 of 23

13-09-2017

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 24,64,997/-

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

On 22-09-2017

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 12.27 hrs on 22-09-2017, at the Office of the A.D.S.R. RAJARHAT by Mr. SANDIP DAS .

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

Execution is admitted on 22/09/2017 by 1. Md KABIRUL MONDAL, Son of Late SAJIDOR RAHAMAN, KHIDIRPUR, P.O. BETHUADAHARI, Thana: Nakashipara, Nadia, WEST BENGAL, India, PIN - 740026, by caste Muslim, by Profession Service, 2. MASLIMA KHATUN BIBI, Wife of KABIRUL MONDAL, KHIDIRPUR, P.O. BETHUADAHARI, Thana: Nakashipara, Nadia, WEST BENGAL, India, PIN - 740026, by caste Muslim, by Profession House wife, 3. SOMA BHUNIA, Wife of Mr ARUP BHUNIA, BL 182 SALT LAKE CITY SEC II, P.O. BIDHANNAGAR, Thana: Bidhannagar, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by Profession House wife, 4. Ms BINOTA BERA, Wife of Mr GOUTAM BERA, DAKSHIN KHALNA CHARAKTALA, P.O. KHALNA, Thana: Jaypur, Howrah, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Identified by Mr KRISHNA DAS, . Son of Late H.DAS, PD 7 ARJUNPUR, P.O. ARJUNPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-09-2017 by Mr SANDIP DAS, PARTNER, TIRUPATI CONSTRUCTION, G/G-8, JYANGRA, 3RD FLOOR, P.O.- JYANGRA, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KRISHNA DAS, . Son of Late H.DAS, PD 7 ARJUNPUR, P.O. ARJUNPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

Execution is admitted on 22-09-2017 by Mr SONJOY CHOWDHURY, PARTNER, TIRUPATI CONSTRUCTION, G/G-8, JYANGRA, 3RD FLOOR, P.O.- JYANGRA, P.S.- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KRISHNA DAS, . Son of Late H.DAS, PD 7 ARJUNPUR, P.O. ARJUNPUR, Thana: Baguiati, North 24-Parganas, WEST BENGAL, India, PIN - 700059, by caste Hindu, by profession Advocate

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 1397, Amount: Rs 100/-, Date of Purchase: 07/09/2017, Vendor name: Haran Chandra Sadhu



Debasish Dhar
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 1523-2017, Page from 289628 to 289650
being No 152309682 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.10.17 11:43:10 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-10-2017 11:42:53
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

DATED THE DAY OF 2017

**DEVELOPMENT POWER OF
ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

BETWEEN

Md. Kabirul Mondal
Maslima Khatun (Bibi)
Soma Bhunia
Binota Bera
Landowners/Principals

Tirupati Construction
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