

10266

P. 07785/17

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Y 714052

The document is admitted
to be the original sheet/sheets
with this document are the part of this
document.

22 SEP 2017
Rajshahi, New Town, North 24-Pgs

22 SEP 2017

DEVELOPMENT POWER OF
ATTORNEY AFTER
REGISTERED DEVELOPMENT
AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS we, (1) RABI ISLAM IPAN
NO. AAQPI7722M], son of Nurislam
Molla, by faith - Muslim, by occupation -
Service, by Nationality - Indian, residing at

Contd.....2

Village & P.O. Charatala, P.S. Chapra, District - Nadia, Pin - 741 123, West Bengal, (2) SOHEL RANA SHAIKH IPAN NO. ETTPS9388R1, son of Habibullah Shaikh, by faith - Muslim, by occupation - Student, by Nationality - Indian, residing at Sreenagar, P.O. Bangalji, P.S. Chapra, District - Nadia, Pin - 741 123, West Bengal & (3) ADWITIYA CHATTOPADHYAY IPAN NO. AATPC5405C1, son of Prodyot Chattopadhyay, by faith - Hindu, by occupation - Service, by Nationality - Indian, residing at Flat No. 2613, Vijaya Heritage, 5th Phase, Himalaya Block, Anilsur Path, P.O. & P.S. Kadma, District - Purbi Singhum, Pin - 831 005, Jharkhand, all hereinafter jointly and collectively called and referred to as the "LANDOWNERS/PRINCIPALS/EXECUTANTS", do hereby jointly and severally nominate, constitute and appoint TIRUPATI CONSTRUCTION IPAN NO. AAGFT7817E1, 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 IPAN NO. AFMPD4516R1, 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 IPAN NO. AFSPC8362A1, 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 land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>[In Decimal]</u>	<u>[In Decimal]</u>
983	3205 & 3206	Bastu	104	2.99
984	3207 & 3567	Bastu	122	<u>3.58</u>
				<u>6.57</u>

Contd.....3

In total a demarcated plot of Bastu land measuring 6.57 (Six Point Five Seven) Decimals more or less, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205, P.S. New Twon, comprised in R.S./L.R. Dag Nos. 983 & 984, under L.R. Khatian Nos. 3205, 3206, 3207 & 3567 corresponding to L.R. Khatian Nos. 3614, 3615 & 3619, 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 herein 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. AAGFT7817E1**, 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. AFMPD4516R1]**, son of Chakrapani Das, 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. AFSPC8362A1]**, 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 22-09-2017 in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. 1-152309703 for the year 2017.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, we, the Principals/Landowners herein 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

Contd.....A

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 flat/s, units and / or car parking spaces within Developer's Allocation in the said new

Contd.....5

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.
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.

Contd.....6

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 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.

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

Contd.....7

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 land measuring :

<u>R.S./L.R.</u>	<u>L.R. Khatian</u>	<u>Nature of</u>	<u>Total Land in Dag</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>Land</u>	<u>(In Decimal)</u>	<u>(In Decimal)</u>
983	3205 & 3206	Bastu	104	2.99
984	3207 & 3567	Bastu	122	3.58
				<u>6.57</u>

In total a demarcated plot of Bastu land measuring 6.57 (Six Point Five Seven) Decimals more or less, lying and situate at Mouza - Chakpanchuria, J.L. No. 33, Re. Sa. No. 205, P.S. New Town, comprised in R.S./L.R. Dag Nos. 983 & 984, under L.R. Khatian Nos. 3205, 3206, 3207 & 3567 corresponding to L.R. Khatian Nos. 3614, 3615 & 3619, 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 & Sunil Kumar Buchasia.
 ON THE SOUTH : R.S. Dag No. 990.
 ON THE EAST : Part of R.S. Dag Nos. 983 & 984.
 ON THE WEST : Part of R.S. Dag Nos. 983 & 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. Afaudhin Meher
W/O - P.O. Salegam
P.S. Nakashipara
Kadar - 741154

Rabi Islam
Rabi Islam

2. Subhankar Samui
W/O - Basantabati, P.O. Chudanga
P.S. Arambagh, Dist- Hoojily
Pin- 712617

Sohel Rana Shaikh
Sohel Rana Shaikh

Adwitiya Chattopadhyay
Adwitiya Chattopadhyay
Landowners/Principals

Drafted By:

Pinaki Chattopadhyay
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
Sandip Das

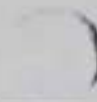
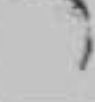
Sonjoy Chowdhury
Partners of
Tirupati Construction
Attorneys

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

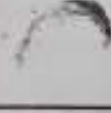
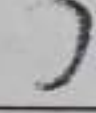
UNDER RULES 44A OF THE L.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 Rabi Yala	L.H.					
	R.H.					

ATTESTED :- Rabi Yala

 Sahel Rama Shailu	L.H.					
	R.H.					

ATTESTED :- Sahel Rama Shailu

 Analla Padhyay	L.H.					
	R.H.					

ATTESTED :- Analla Padhyay

 Samir	L.H.					
	R.H.					

ATTESTED :- Samir

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

UNDER RULES 44A OF THE L.R. ACT 1968
N.R. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Safay Chaudhry</i>	L.H.					
	R.H.					

ATTESTED :- *Safay Chaudhry*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

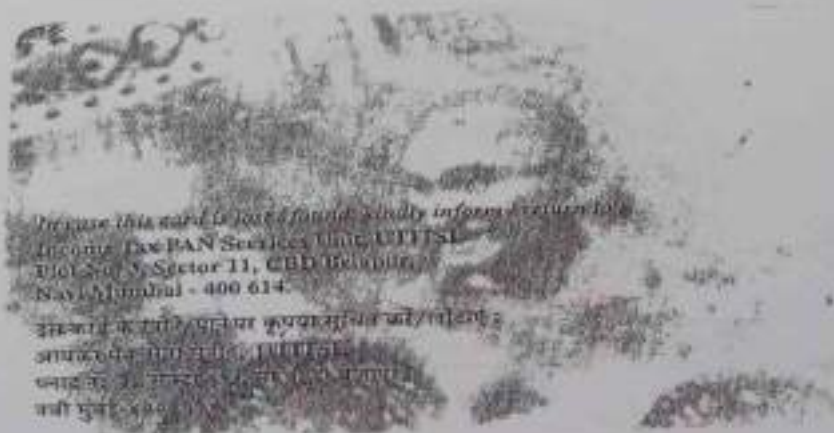
ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-



Sahjay Choudhury



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, CO-1, KOLKATA

Sandip Das

INDIAN UNION DRIVING LICENCE JHARKHAND STATE

7138943
FMTT16

Duplicate
ADWITIYA CHATTOPADHYAY
S/o P.K. CHATTOPADHYAY

DL No. JH-05/2006/0156307
Issue Dt. 18-AUG-2006
Validity (V) 18-AUG-2021
DOB 25-AUG-1959 Blood Group AB+
Design No. JH-05/02/025996/2016
Expiry Dt. 25-02-2016

FORM 7

Class

M.C.T.	LMV HT
MOTOR CYCLE WET	LIGHT MOTOR VEH
18 AUG 2006	18 AUG 2006

Issue Dt.

Address NO 3613, TETALAYA BLOCK, VIJAY HERITAGE
ANE SUB PATH KAGRA,
JAMSHEDPUR 831005

Signature of Card Holder

16082016

Signature of Issuing Authority

A. Chattopadhyay



Sohel Rama shaiikh



Rabi Islam.

Major Information of the Deed

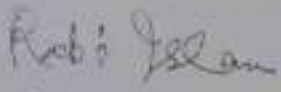
Deed No :	I-1523-09725/2017	Date of Registration	22/09/2017
Query No / Year	1523-1000329654/2017	Office where deed is registered	
Query Date	22/09/2017 1:46:16 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOPADHYAY TEGHORIA, Thana : Bagulati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, 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. 2/-	Rs. 32,84,997/-		
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] : 152309703/2017		

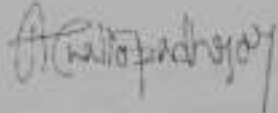
Land Details :

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-983	LR-3205	Bastu	Bastu	2.99 Dec	1/-	14,94,999/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
L2	LR-984	LR-3207	Bastu	Bastu	3.58 Dec	1/-	17,89,998/-	Width of Approach Road: 21 Ft., Adjacent to Metal Road.
		TOTAL :			6.57Dec	2/-	32,84,997/-	
		Grand Total :			6.57Dec	2/-	32,84,997/-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr RABI ISALAM Son of Mr NURISLAM MOLLA Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place : Office	Photo 	Finger print 	Signature 
	CHARATALA, P.O:- CHARATALA, P.S:- Chapra, District:-Nadia, West Bengal, India, PIN - 741123 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.: AAQPI7722M, Status : Individual, Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place : Office	22/09/2017	LT1 22/09/2017	22/09/2017

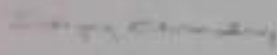
Name	Photo	Fingerprint	Signature
Mr SOHEL RANA SHAIKH Son of Mr HABIBULAH SHAIKH Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place : Office			
SREENAGAR, P.O:- BANGALJHI, P.S:- Chapra, District:-Nadia, West Bengal, India, PIN - 741123 Sex: Male, By Caste: Muslim, Occupation: Student, Citizen of: India, PAN No.:: ETPS9388R, Status :Individual, Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place : Office			
Mr ADWITIYA CHATTOPADHYAY Son of Mr. PRODYOT CHATTOPADHYAY Executed by: Self, Date of Execution: 22/09/2017 Admitted by: Self, Date of Admission: 22/09/2017, Place : Office			
VIJAYA HERITAGE, HIMALAYA BLOCK, P.O:- KADMA, P.S:- KADMA, District:-Purbi Singhbhum, Jharkhand, India, PIN - 831005 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AATPC5405C, 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, P.O:- JYANGRA, P.S:- Baguiati, 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	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANDIP DAS (Presentant) Son of Mr. CHAKRAPANI DAS Date of Execution : 22/09/2017, Admitted by: Self, Date of Admission : 22/09/2017, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"> G/G-8, JYANGRA, 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.:: AFMPD4516R Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNER) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANDIP DAS (Presentant) Son of Mr. CHAKRAPANI DAS Date of Execution : 22/09/2017, Admitted by: Self, Date of Admission : 22/09/2017, Place of Admission of Execution: Office				G/G-8, JYANGRA, 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.:: AFMPD4516R Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNER)			
Name	Photo	Finger Print	Signature										
Mr SANDIP DAS (Presentant) Son of Mr. CHAKRAPANI DAS Date of Execution : 22/09/2017, Admitted by: Self, Date of Admission : 22/09/2017, Place of Admission of Execution: Office													
G/G-8, JYANGRA, 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.:: AFMPD4516R Status : Representative, Representative of : TIRUPATI CONSTRUCTION (as PARTNER)													

Name	Photo	Finger Print	Signature
Mr SONJY 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			
2/4, VIDYASAGARPALLY, 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)			

Identifier Details :

Name & address
Mr K DAS Son of Late H DAS PO- 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 Mr RABI ISLAM, Mr SOHEL RANA, Mr ADWITIYA CHATTOPADHYAY, Mr SANDIP DAS, Mr SONJY CHOWDHURY
22/09/2017

Transfer of property for L1		
Sl.No	From	To, with area (Name-Area)
1	Mr RABI ISLAM	TIRUPATI CONSTRUCTION-0.996667 Dec
2	Mr SOHEL RANA SHAIKH	TIRUPATI CONSTRUCTION-0.996667 Dec
3	Mr ADWITIYA CHATTOPADHYAY	TIRUPATI CONSTRUCTION-0.996667 Dec
Transfer of property for L2		
Sl.No	From	To, with area (Name-Area)
1	Mr RABI ISLAM	TIRUPATI CONSTRUCTION-1.19333 Dec
2	Mr SOHEL RANA SHAIKH	TIRUPATI CONSTRUCTION-1.19333 Dec
3	Mr ADWITIYA CHATTOPADHYAY	TIRUPATI CONSTRUCTION-1.19333 Dec

Details as per Land Record

North 24-Parganas, P.S. - Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Chakpanchuna		
Sl. No.	Plot & Khatian Number	Details Of Land
1	LR Plot No - 983 (Corresponding RS Plot No - 983), LR Khatian No - 3205	Owner: ব্রজী কুমার মুন্ডনিয়া, Gurdian: শাহ বিহারি, Address: বিজ, Classification: শালি, Area: 0.05000000 Acre.
2	LR Plot No - 984 (Corresponding RS Plot No - 984), LR Khatian No - 3207	

Endorsement For Deed Number : I - 152309725 / 2017

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 14:00 hrs. on 22-09-2017, at the Office of the A.D.S.R. RAJARHAT by Mr. SANDIP DAS.

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 32.84.997/-.

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

Execution is admitted on 22/09/2017 by 1. Mr RABI ISLAM, Son of Mr NURISLAM MOLLA, CHARATALA, P.O. CHARATALA, Thana: Chapra, Nadia, WEST BENGAL, India, PIN - 741123, by caste Muslim, by Profession Service, 2. Mr SOHEL RANA SHAIKH, Son of Mr HABIBULAH SHAIKH, GREENAGAR, P.O. BANGALJHI, Thana: Chapra, Nadia, WEST BENGAL, India, PIN - 741123, by caste Muslim, by Profession Student, 3. Mr ADWITIYA CHATTOPADHYAY, Son of Mr PRODYOT CHATTOPADHYAY, VIJAYA HERITAGE, HIMALAYA BLOCK, P.O. KADMA, Thana: KADMA, Purbi Singhbhum, JHARKHAND, India, PIN - 831005, by caste Hindu, by Profession Service.

Indetified by Mr K 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, P.O. - JYANGRA, P.S. - Baguiati, District: North 24-Parganas, West Bengal, India, PIN - 700059.

Indetified by Mr K 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 SONJY CHOWDHURY, PARTNER, TIRUPATI CONSTRUCTION, G/G-8, JYANGRA, P.O. - JYANGRA, P.S. - Baguiati, District: North 24-Parganas, West Bengal, India, PIN - 700059.

Indetified by Mr K 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 65160, Amount: Rs.100/-, Date of Purchase: 07/09/2017, Vendor name: A K SAHA



Debashish 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 290129 to 290150
being No 152309725 for the year 2017.



Digitally signed by DEBASISH DHAR
Date: 2017.10.17 12:31:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 17-10-2017 12:31:33
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

Rabi Islam
Sohel Rana Shaikh
Adwitiya Chattopadhyay
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