

DP-SKJ.

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16/12/22
 8/3/552-049/22 AF 225442
 पश्चिम बंगाल WEST BENGAL

Registration. The signature of the person whose
 endorsement sheet or sheets attached with
 this document are the part of this document.

[Signature]

Additional District Sub-Registrar,
 Rajarhat, New Town, North 24 Parganas
 16 DEC 2022

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I, **SRI SAMIR KUMAR SARKAR** alias **ASHOK KUMAR SARKAR** alias **ASHOK SARKAR** [PAN-DIVPS1945G], Aadhaar No.- 4322 4426 7050, S/o. Late Amrita Lal Sarkar, residing at Vill:- Bhatenda, P. O. & P. S.- Rajarhat, Dist:- North 24 Parganas, Kolkata- 700135, by nationality - Indian, by faith- Hindu, by occupation- Retired, hereinafter referred to as the PRINCIPAL / LAND OWNER do hereby state and declare as follows :

Contd..P/2

WHEREAS one Shri Mahipendra Chowdhury, thereafter the Government of West Bengal and then the early owner & possessor Shri Rai Mohan Karonjai sold, transferred and conveyed All That a piece or parcel of land measuring about 9 Cottah 13 Chhittack more or less for a Rent of Rs. 1.03 out of the land for Rent of 17 Taka 1 Anna 16 Pie under **C. S. Khatian No. 293** at **Mouza- Bhatenda**, J. L. No.- 28, under Police Station- Rajarhat, more fully & particularly described in the FIRST SCHEDULE hereunder written, in favour of Shri Dhirendra Chandra Chakraborty, by a Registered **Deed of Sale** (Bengali Saf Kobala), dated 01/11/1950 registered at Sub Registrar, Cossipore Dum Dum, vide **being No.- 3833** for the **year 1950**.

AND WHEREAS the said Shri Dhirendra Chandra Chakraborty sold, transferred and conveyed the said land in favour of Shri Amulya Chandra Chowdhury by a Registered **Deed of Sale** (Bengali Saf Kobala), dated 20/01/1956 registered at Sub Registrar, Cossipore Dum Dum, vide **being No.- 471** for the **year 1956**.

AND WHEREAS the said Shri Amulya Chandra Chowdhury died intestate leaving behind his only wife Smt. Manorama Chowdhury, three sons namely Pradip Chowdhury, Dipak Chowdhury and Dilip Chowdhury and four daughters namely Chitra Deb, Kajol Pal, Mira Das and Shukla Roy alias Tulu as his legal heirs and heiresses collectively became the absolute owners of land measuring 9 Cottah 13 Chhittack more or less comprised in C. S. Dag Nos. 108, 110 & 109 under C. S. Khatian No.- 293 at **Mouza- Bhatenda**, J. L. No.- 28, under Police Station- Rajarhat, more fully & particularly described in the FIRST SCHEDULE hereunder written according to Hindu Succession Act.

AND WHEREAS said Smt. Manorama Chowdhury, Pradip Chowdhury, Dipak Chowdhury and Dilip Chowdhury and four daughters namely Chitra Deb,

Kajol Pal, Mira Das and Shukla Roy alias Tulu collectively sold, transferred and conveyed the said land measuring 9 Cottah 13 Chhittack more or less consisting of an area 8 Cottah 13 Chhittack out of total area 2.57 Acre aggregating of 1.00 Acre out of 1.32 Acre comprised in C. S. Dag No. 108 and 1.57 Acre out of 1.67 Acre comprised in C. S. Dag No.- 110 both are under C. S. Khatian No. 293 and an area 1 Cottah more or less comprised in C. S. Dag No.- 109 under C. S. Khatian No.- 293 at **Mouza- Bhatenda**, J. L. No.- 28, under Police Station- Rajarhat, more fully & particularly described in the FIRST SCHEDULE hereunder written in favour of me [Sri. Samir Kumar Sarkar alias Ashok Kumar Sarkar alias Ashok Sarkar, I the Land Owner herein], Sri. Ajit Sarkar, Sri. Sujit Kumar Sarkar alias Sujit Sarakar and Sri Dipak Sarkar alias Dipak Kumar Sarkar by a Registered **Deed of Sale** (Bengali Saf Kobala), dated 06/11/1978 registered at Sub Registrar, Cossipore Dum Dum, vide Book- I, Volume No.- 151, Pages from 78 to 82, **being No.- 6342 for the year 1978.**

AND WHEREAS by virtue of aforesaid purchase, they became the absolute owners of the said land out of which the area 8 Cottah 13 Chhittack equivalent to 14 Decimal more or less comprised in C. S. Dag No. 108 & C. S. Dag No.- 110, both (two Dags) were transformed into R. S. & L. R. Dag No. 261/815 as per the L. R. Settlement Operation and an area 3.50 Decimal as per 0.2500 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 recorded under L. R. Khatian No.- 803 in the name of Sujit Sarkar, an area 3.50 Decimal as per 0.2500 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 recorded under L. R. Khatian No.- 281 in the name of Dipak Sarkar, an area 3.50 Decimal as per 0.2500 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 recorded under L. R. Khatian No.- 67 in the name of me [Ashok Sarkar] and an area 3.50 Decimal as per 0.2500 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 recorded under L. R. Khatian No.- 25 in the name of Ajit Sarkar.

AND WHEREAS the said Sri. Sujit Kumar Sarkar alias Sujit Sarkar and Sri. Dipak Sarkar alias Dipak Kumar Sarkar jointly gifted and transferred their said area **3.50 Decimal** as per 0.2500 Share out of 14 Decimal comprised in R. S. & **L. R. Dag No. 261/815** under **L. R. Khatian No.- 803** and said area **3.50 Decimal** as per 0.2500 Share out of 14 Decimal comprised in R. S. & **L. R. Dag No. 261/815** recorded under **L. R. Khatian No.- 281** i.e. in total area measuring 7.00 Decimal more or less together with a Tiles Shed structure measuring about 100 SFT. at **Mouza- Bhatenda**, J. L. No.- 28, under **Police Station- Rajarhat** more fully & particularly described in the FIRST SCHEDULE hereunder written in favour of me [Sri. Samir Kumar Sarkar alias Ashok Kumar Sarkar alias Ashok Sarkar, I the Land Owner herein] by a Registered **Deed of Gift** (Bengali Dan Patra), dated 02/01/2020 registered at A. D. S. R. Rajarhat, New Town, vide Book- I, Volume No.- 1523-2020, Pages from 11024 to 11052, **being No.- 152300007** for the year 2020.

AND WHEREAS the said Sri. Ajit Sarkar gifted and transferred his said area **3.50 Decimal** as per 0.2500 Share out of 14 Decimal comprised in R. S. & **L. R. Dag No. 261/815** under **L. R. Khatian No.- 25** and said area **3.50 Decimal** as per 0.2500 Share out of 14 Decimal comprised in R. S. & **L. R. Dag No. 261/815** together with a Tiles Shed Cemented Floor structure measuring about 100 SFT. at **Mouza- Bhatenda**, J. L. No.- 28, under **Police Station- Rajarhat** more fully & particularly described in the FIRST SCHEDULE hereunder written in favour of me [Sri. Samir Kumar Sarkar alias Ashok Kumar Sarkar alias Ashok Sarkar, I the Land Owner herein] by a Registered **Deed of Gift** (Bengali Dan Patra), dated 02/03/2022 registered at A. D. S. R. Rajarhat, New Town, vide Book- I, **being No.- 152303899** for the year 2022.

AND WHEREAS by virtue of the said Deed of Sale and two consequent Deed of Gift, I the Land Owner have become the absolute owner of the said property and also recorded in my name under **L. R. Khatian No. 4889** in respect of Area of land **10.50 Decimal** as per 0.7500 Share out of 14 Decimal in R. S. & **L. R. Dag No. 261/815** and under **L. R. Khatian No. 67** in respect of Area of land **0.51 Decimal** as per 0.0364 Share out of 14 Decimal in R. S. & **L. R. Dag No.- 261/815**, more fully and particularly described in the First Schedule hereunder written which he has been possessing & enjoying with every right of ownership free from encumbrances whatsoever.

AND WHEREAS As an absolute Owner, I, the Principal herein have been possessing & enjoying the said property and during my possession & enjoyment, I have desired and decided to develop the 'Said Land' more fully and particularly described in the Schedule hereunder written, by constructing a Multi-storied building comprising of several ownership flats/ units/ car parking /shops and other areas / spaces thereon together with various common service areas, amenities & facilities to be appended thereto the said proposed Multi-storied building through the Attorney/Developer herein, I have entered into a **Development Agreement** duly registered on **15.12/2022** registered at A. D. S. R. Rajarhat, New Town, vide Book - I, being **Deed No. 152320215**, for the Year **2022**, with the **Developer VRISA CONSTRUCTION PRIVATE LIMITED [PAN- AAGCV4747E]**, a company incorporated under the Companies Act, 2013. (18 of 2013), having its Registered office at Shibsitala Lane, Kaikhali Chiriamore, P. O. & P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700052, having it's **Director MRS. SHAMPA ADAK [PAN- AHIPA4598C]**, Aadhaar No.- 5081 2319 0313, W/o. Mr. Sankar Adak, residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopapur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality- Indian, by faith- Hindu, by occupation- Business, and represented by it's **Managing Director MR SANKAR ADAK [PAN- AFLPA1355E]**, Aadhaar No. 8104 2895 0318, S/o. Late Basanta Adak,

residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopapur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality - Indian, by faith- Hindu, by occupation - Business, hereinafter called and referred to as the **DEVELOPER/PROMOTER/BUILDER** stands on **40 : 60 ratio** of the sanctioned / constructed area i.e. **40%** (Forty per cent) **for me, the Land Owner** herein out of total sanction area / constructed area in the building to be constructed at the said property with saleable rights entitled to me, **the Principal** herein and **60 %** (Sixty per cent) **for the Developer** herein out of total sanction area / constructed area in the building to be constructed at the said property with saleable rights entitled to said **Developer** VRISA CONSTRUCTION PRIVATE LIMITED and the other terms and conditions mentioned therein.

AND WHEREAS for implementing the purposes of the said Development Agreement, I, do hereby nominate, constitute empower and appoint **VRISA CONSTRUCTION PRIVATE LIMITED [PAN- AAGCV4747E]**, a company incorporated under the Companies Act' 2013 (18 of 2013), having its Registered office at Shibsitala Lane, Kaikhali Chiriamore, P. O. & P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700052, having it's **Director MRS. SHAMPA ADAK [PAN- AHIPA4598C]**, Aadhaar No.- 5081 2319 0313, W/o. Mr. Sankar Adak, residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopapur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality- Indian, by faith- Hindu, by occupation- Business, and represented by it's **Managing Director MR SANKAR ADAK [PAN- AFLPA1355E]**, Aadhaar No. 8104 2895 0318, S/o. Late Basanta Adak, residing at Shibsitala Lane, Kaikhali Chiriamore, P. O.- Rajarhat Gopapur, P. S.- Airport, Dist:- North 24 Parganas, Kolkata- 700136, by nationality - Indian, by faith- Hindu, by occupation - Business, hereinafter called and referred to as the **DEVELOPER/PROMOTER/BUILDER** to be my true and lawful **ATTORNEY** to do, act or perform the following acts, deeds and things on behalf of me in respect of the **said property**.

1. To appear and represent me before all state authorities in their respective departments, any Notary Public, Inspector General of Registration, Registrar of Assurances, District Registrar, Sub-Registrar, Addl. Registrar, Addl. District Registrar, Chief Judicial Magistrate having jurisdiction, Other Judges in Civil & Criminal Courts, Hon'ble Judges in High Court and Supreme court and to file case or cases of any nature including Write petitions, Appeals, present deeds, documents of any nature as my said Attorney deem think fit and proper for registration or for order or orders from the said courts-of law, state authorities, and to acknowledge papers, statements, declarations as may be necessary and /or required from time to time and to sign all papers, documents, affidavits, plaint, written statements, petition and to give evidence on my behalf as may be necessary and/or require.

2. To appoint Solicitors, Advocates, Barristers and Pleaders and to give and sign on my behalf and in my name on any warrant or warrants, wakalatnama to prosecute and defend me as may be necessary and/or required.

3. To execute any Affidavit or declaration confirming my marketable title in respect of the Said Property or any part or portion thereof as the said Attorney may desire or deed fit and proper and to registrar the same with the Addl. Registrar/ Sub - Registrar, Addl. District Registrar or Registrar of Assurances, Kolkata and to admit the execution thereof as the said Attorney may desire or deed fit and proper.

4. To institute, commence, prosecute, carry on or defend, resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning my property or any part thereof, or concerning anything in which I may be a party in any court in civil, criminal and regional jurisdiction including special jurisdiction of

the High Court under the Constitution of India, etc. and other judicial processes to execute any decree or order and to appoint and engage any solicitor, pleader, counsel or advocate and to sign and execute any wakalatnama, Warrant or Attorney or other authority to act and plead.

5. To appoint Advocates, Solicitors and other legal advisors and experts to get the Said Property scrutinized and investigated and to invite from public claims (if any) to the Said Property by publishing notices and other modes, to take steps to get the title to the Said Property completed (if required) for all the aforesaid purpose to prepare, do deeds and things and get all the necessary deeds, documents, confirmations and assurances etc.

6. To prepare and / or get prepared and to submit and file with all the concerned authorities whether government or otherwise application for grant and/or issue permits, licenses and authorities from time to time be required as per the provisional of the NOC'S, permissions and /or declarations and for that purpose to appear before any authority or officer and make any statement and given any confirmation, assurances, issue particulars as may deem fit by the said Attorney from time to time and as may be necessary and/or required and to obtain and take delivery of such licenses, permits or authorities may relate and to utilize the same.

7. To sign, execute, modify, cancel, alter, draw, approve and present for registration all papers, deeds, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done for and in connection with the said property mentioned in the schedule attached hereto.

8. To advertise for sale otherwise procure and negotiate on terms for and to agree and to enter into and to conclude any agreement / agreements for sale with any intending purchaser/ purchasers and also do collect advance and/ or part payment or full consideration from them in respect of the Developer's Allocated Share and also to receive realize and obtain payment of all or any money and to sign, give and grant sufficient and effectual receipts and discharge for the same as my said Attorney shall think fit and proper.

9. To execute deeds of conveyance in such part or parts or any other deed, documents writing or assurances including any lease, mortgage etc. any part thereof in respect of the Developer's Allocated Share and in the event of any building or buildings is/are constructed on or upon the Said Property in that case to sell as to deemed fit and proper by the said Attorney and to cause execution and registration of any such deed or deeds as the Attorney deem fit signing by the Attorney on my behalf as my true and lawful constituted Attorney and also admit any deeds or deeds, document or documents for execution thereof before the concerned and competent registering authorities as the said Attorney may desire or deem fit and proper in respect of the Developer's Allocated Share.

10. For me and on my behalf and in my name to accept service of any right or summons or other legal processes and to enter and appearance in the defense or oppose any action or other legal proceedings and to make any counter claim therein and to commence any action or other legal proceedings for such reliefs as the said Attorney shall think necessary for the recovery or protection of the Said Property and /or rights and to prosecute discontinue or compromise any such action or proceedings and to appear against any order or decree or decision in any court or tribunal and take any such action in said proceedings.

11. To ask, demand, sue for recovery and receive of / and all persons and bodies corporate for any claims or demand actions or rights or otherwise or relating to or concerning with the Said Property howsoever with arising and whether past or present or future or against the Govt. of India or Govt. of West Bengal or Zilla Parishad or NKDA or any development authority or any other body or authority respectively and to commence, carry on and prosecute any motion suit write petition or other proceedings whatsoever for recovering and compelling payments, transfer or delivery thereof respectively and for that purpose sign and execute all complaints, written statements, affidavits and applications and to engage solicitors and advocates and to settle and pay their fees.

12. To settle, adjust, compound, compromise or submit to arbitration all actions, suits, accounts, claims and disputes, between me and any other person or persons whomsoever and in any way connected with the Said Property as the said Attorney shall think fit and proper.

13. To apply to the B. L. & L. R. O. and Sub-divisional Land & Land Reforms Officer, Town & Country Planning Officer, Zilla Parishad, NKDA or any development authority or any other body or authorities and concerned municipal authorities and /or other public or private body or authority for the purpose of making necessary mutation and conversion of land, any other entries in respect of the said property or any part or portion thereof and to transfer and mutate the Said Property or any part or portion thereof as the said Attorney may desire and for that purpose to make all correspondences including making any application petition, representation and prefer and appeal reference, review and that effect on my behalf by its Managing Director's sign in my name as the said Attorney may desire.

14. To apply for and obtain modification and alteration to the sanctioned building plan in respect of the Said Property from time to time and at all times hereafter.

15. To sign and execute all plans, sketch, maps, declaration, forms, petitions, letters or any other documents relating to or in connection with the applying for and obtaining sanction of plan in respect of the Said Property.

16 . To obtain delivery of the sanctioned plan both original and /or modified from the respective authorities in Panchayat Samity, Block Development office, Zilla Parishad of Disrict, state authorities, and/or any other authority / competent authorities including Development Authority or Municipal Authority if any.

17. To appear and represent me before the necessary authorities including the concerned state government authorities, concerned central government authorities, West Bengal Pollution Control Board, authorities in the Zilla Parishad, Dept. of Municipal Affairs, Land & Land Reforms Dept., other central or state Govt. departments to get permission for housing complex, commercial complex, IT park, township etc. Development Authority, West Bengal Fire Services, Airport Authority of India, West Bengal Police, competent authority under Urban Land (ceiling & regulations) Act,1976, or any other competent & appropriate authority / authorities in connection with the sanction, modification and / or alteration of plan(s).

18. To pay fees for obtaining sanction and such other orders and permissions from the necessary authorities as be expedient for modification and/ or alteration of the sanction plans and submit all papers and documents as may be required by those authorities and to appoint engineers, architects and other agents, contractors for the aforesaid purposes as the said Attorney shall think fit and proper.

19. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the Said Property and /or to make alterations therein and to close down and /or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

20. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the Said Property or any part thereof.

21. To appear and represent me before all authorities including NKDA, Municipal Corporation, Zilla Parishad for fixation and /or finalization of the annual valuation of the Said Property and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

22. To deposit and withdraw fees, documents, and monies in and from any court or courts and / or any other person and authority and give valid receipts and submit papers and documents.

23. For all or any of the purposes hereinbefore stated to appear and to represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever act or acts my said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with my above mentioned Property under and by virtue of this Power of Attorney.

THE SCHEDULE : ABOVE REFERRED TO :
[THE SAID PROPERTY]

ALL THAT a piece & parcel of Bastu land measuring about **11.01 Decimal** equivalent to **6 Cottah 10 Chhittack 22 SFT.** more or less consisting of an area measuring about **10.50 Decimal** as per 0.7500 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 under L. R. Khatian No.- 4889 [in the name of the Land Owner] and an area measuring about **0.51 Decimal** as per 0.0364 Share out of 14 Decimal comprised in R. S. & L. R. Dag No. 261/815 under L. R. Khatian No.- 67 [in the name of the Land Owner] together with a Tiles Shed Cemented Floor structure measuring about 200 SFT. at **Mouza- Bhatenda**, J. L. No.- 28, under **Police Station- Rajarhat**, within the local limits of Rajarhat Bishnupur - I - Gram Panchayat, located at Bhatenda, Rajarhat, Kolkata- 700135, within the jurisdiction of A.D.S.R. - Rajarhat, New Town in the District of North 24 Parganas TOGETHER WITH all easement rights and all other rights appurtenances attached to the said plot of land of which the annual proportionate rent payable to the Collector, District North 24 Parganas.

WHICH is butted & bounded in the following manner :

ON THE NORTH : 22 - 0 Feet Wide Panchayat Pucca Road.

ON THE SOUTH : Land of R. S. & L. R. Dag No. 261/817,
House of Tapas Dey & others.

ON THE EAST : Land of R. S. & L. R. Dag Nos. 261/813,
House of Tapas Dey & others.

ON THE WEST : Land of R. S. & L. R. Dag Nos. 261/816,
House of Manasa Mukherjee.

IN THE WITNESS WHEREOF I, the Principal have set and subscribed my hands and seals on this the 16th day of December Two Thousand Twenty Two (2022) in the Christian Era.

SIGNED, SEALED AND DELIVERED

in Kolkata in the presence of:

WITNESSES:

1. *Faridul Islam*
Advocate
District Judges Court
Barasat, PIN-700124

*Sami 2 Kumar Sarkar alias
Ashok Kumar Sarkar alias
Ashok Sarkar*

SIGNATURE OF THE PRINCIPAL/
LAND OWNER

2. Sk. Kalimuddin Ahamed
Vill:- Panapukur
P.O. - Chandpur
P.S. - Rajarhat
PIN - 700135

VRISA CONSTRUCTION PVT. LTD.
Sirish Arora
Managing Director

SIGNATURE OF THE ATTORNEY/
DEVELOPER

DRAFTED & PREPARED BY :

Faridul Islam

FARIDUL ISLAM

ADVOCATE

DISTRICT JUDGES COURT

BARASAT , NORTH 24 PGS

REGN. NO. - WB/1743/2011

Typed By :

R. Bibi












Neha LaserPrint /Rajarhat

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SALLER/
BUYER/CAIMENT
WITH PHOTO

UNDER RULE 44A OF THE I.R. ACT 1908

N.B. -

LH BOX- SMALL TO THUMB PRINTS
R.H. BOX - THUMB TO SMALL PRINTS












 <i>Soni or Arora</i>	LH					
	RH.					

VRISA CONSTRUCTION PVT. LTD.

ATTESTED :-


Soni or Arora

Managing Director

 <i>Soni 2 Kumar Sarkar alias Ashok Kumar Sarkar alias Ashok Sarkar</i>	LH					
	RH.					

ATTESTED :-

*Soni 2 Kumar Sarkar alias Ashok Kumar
Sarkar alias Ashok Sarkar*

 PHOTO	LH.					
	RH.					

ATTESTED :-

Major Information of the Deed

Deed No.:	I-1523-20228/2022	Date of Registration	16/12/2022
Query No / Year	1523-8003552049/2022	Office where deed is registered	
Query Date	16/12/2022 12:33:13 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	FARIDUL ISLAM BARASAT COURT,Thana : Barasat, District : North24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9163007800, 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. 3/-		Rs. 55,53,495/-	
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]:- 152320215/2022		

Land Details :



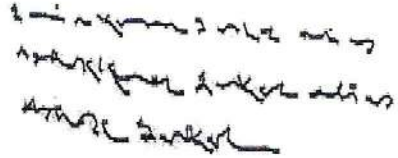


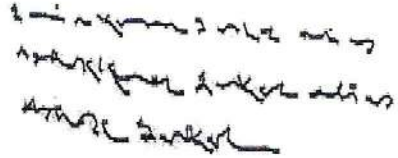


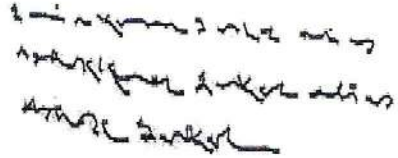
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Bhatenda, Pin Code : 700135

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-261/815	LR-4889	Bastu	Bastu	10.5 Dec	1/-	52,44,750/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-261/815	LR-67	Bastu	Bastu	0.51 Dec	1/-	2,54,745/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			11.01Dec	2 /-	54,99,495 /-	
		Grand Total :			11.01Dec	2 /-	54,99,495 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	200 sq ft	1 /-	54,000 /-	



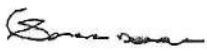


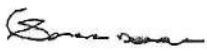


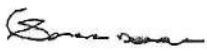
Principal Details :

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> SAMIR KUMAR SARKAR, (Alias: ASHOK KUMAR SARKAR ALIAS ASHOK SARKAR) Son of Late AMRITA LAL SARKAR Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>16/12/2022</td> <td></td> <td>LTI 16/12/2022</td> <td>16/12/2022</td> </tr> </tbody> </table> <p>BHATENDA, City:- , P.O:- RAJARHAT, P.S:-Rajarhat, District:-North24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: D1xxxxxx5G, Aadhaar No: 43xxxxxxxx7050, Status :Individual, Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	SAMIR KUMAR SARKAR, (Alias: ASHOK KUMAR SARKAR ALIAS ASHOK SARKAR) Son of Late AMRITA LAL SARKAR Executed by: Self, Date of Execution: 16/12/2022 , Admitted by: Self, Date of Admission: 16/12/2022 ,Place : Office				16/12/2022		LTI 16/12/2022	16/12/2022
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16/12/2022		LTI 16/12/2022	16/12/2022										


Attorney Details :

Sl No	Name Address Photo Finger print and Signature
1	VRISA CONSTRUCTION PRIVATE LIMITED SHIBSITALA LANE, KAIKHALI, City:- , P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052 , PAN No.:: AAxxxxxx7E, Aadhaar No Not Provided by UIDAI, 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> SANKAR ADAK (Presentant) Son of Late BASANTA ADAK Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td></td> </tr> <tr> <td>Dec 16 2022 1:33PM</td> <td></td> <td>LTI 16/12/2022</td> <td>16/12/2022</td> </tr> </tbody> </table> <p>SHIBSITALA LANE, KAIKHALI, City:- , P.O:- RAJARHAT GOPALPUR, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5E, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VRISA CONSTRUCTION PRIVATE LIMITED (as MANAGING DIRECTOR)</p>	Name	Photo	Finger Print	Signature	SANKAR ADAK (Presentant) Son of Late BASANTA ADAK Date of Execution - 16/12/2022, , Admitted by: Self, Date of Admission: 16/12/2022, Place of Admission of Execution: Office				Dec 16 2022 1:33PM		LTI 16/12/2022	16/12/2022
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Dec 16 2022 1:33PM		LTI 16/12/2022	16/12/2022										

Identifier Details :

Name	Photo	Finger Print	Signature
Mr FARIDUL ISLAM Son of Late SAHIDUL ISLAM BARASAT COURT, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24 -Parganas, West Bengal, India, PIN:- 700124			
	16/12/2022	16/12/2022	16/12/2022
Identifier Of SAMIR KUMAR SARKAR, SANKAR ADAK			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	SAMIR KUMAR SARKAR	VRISA CONSTRUCTION PRIVATE LIMITED-10.5 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	SAMIR KUMAR SARKAR	VRISA CONSTRUCTION PRIVATE LIMITED-0.51 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	SAMIR KUMAR SARKAR	VRISA CONSTRUCTION PRIVATE LIMITED-200.00000000 Sq Ft

Land Details as per Land Record

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

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 261/815, LR Khatian No:- 4889	Owner:সমীর কুমার সরকার, Gurdian:অমৃত লাল সরকার, Address:নিজ , Classification:বাস্তু, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 261/815, LR Khatian No:- 67	Owner:অশোক সরকার ., Gurdian:অমৃতলাল সরকার, Address:নিজ , Classification:বাস্তু, Area:0.01000000 Acre,	Owner Name not selected by applicant.

On 16-12-2022

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

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

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

Presented for registration at 12:53 hrs on 16-12-2022, at the Office of the A.D.S.R. RAJARHAT by SANKAR ADAK ,

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 55,53,495/-

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

Execution is admitted on 16/12/2022 by SAMIR KUMAR SARKAR, Alias ASHOK KUMAR SARKAR ALIAS ASHOK SARKAR, Son of Late AMRITA LAL SARKAR, BHATENDA, P.O: RAJARHAT, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Retired Person

Indetified by Mr FARIDUL ISLAM, , , Son of Late SAHIDUL ISLAM, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 16-12-2022 by SANKAR ADAK, MANAGING DIRECTOR, VRISA CONSTRUCTION PRIVATE LIMITED, SHIBSITALA LANE,KAIKHALI, City:- , P.O:- AIRPORT, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700052

Indetified by Mr FARIDUL ISLAM, , , Son of Late SAHIDUL ISLAM, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

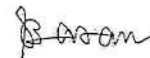
Payment of Fees

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 4343, Amount: Rs.100.00/-, Date of Purchase: 26/09/2022, Vendor name: Mita Dutta



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2022, Page from 760955 to 760975
being No 152320228 for the year 2022.



Digitally signed by SANJOY BASAK
Date: 2022.12.22 17:52:01 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2022/12/22 05:52:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)