

5309/2024

T-5456/2024



पश्चिम बंगाल WEST BENGAL

AR 247588

3/6/24

9.8.1540098/2024

Certified that the document is admitted to registration. The document is admitted to registration and the endorsement is made on this document.

Registrar U/S 7(2)  
District Sub Registrar-II  
North 24 Parganas, Barasat

21 JUN 2024

## DEVELOPMENT POWER OF ATTORNEY

After registered Development Agreement

WE, 1) SRI MOHANLAL PATEL (PAN AFHPP9816K) (AADHAR NO. 3901 8914 8275) son of Sri Late Shyamji Karsan Patel, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 123, Jessore Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700055, 2) SRI BHARATLAL PATEL (PAN AJPPP2010H) (AADHAR No. 6553 5685 8279) son of Sri Late Shyamji Karsan Patel, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 123, Jessore Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata -



058560

No. \_\_\_\_\_ Sold to *Aditi Chatterjee (Adv)*  
Address *High Court Court-1*  
Rs. \_\_\_\_\_  
Date *05 JUN 2024*

**SIPRA DEY**

Licence No.: 18A

Code *05 JUN 2024*

No. S. Road, Kolkata-700 001



*21*

Registrar U/S 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Barisal

Identified by me

*Aditi Chatterjee*

*Advocate*

**21 JUN 2024**

*High Court Calcutta*

*S/o. Mr. Subhendra Chatterjee*

*12/1 Dare Street, Kolkata - 700001*






700055, 3) **SRI VITHALDAS PATEL (PAN AFRPP0130L) (AADHAR NO. 8814 8098 8850)** son of Sri Jetha Lal Patel, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 123, Jessore Road, Post Office - Bangur Avenue, Police Station - Dum Dum, Kolkata - 700055, 4) **SRI PANKAJ KUMAR PATEL (PAN AKWPP8828P) (AADHAR No. 3925 1210 9361)** son of Sri Mohan Lal Patel, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 187/C Jessore Road, Post Office- Bangur Avenue, Police Station - Dum Dum, Kolkata - 700055 and 5) **SRI PARESH KUMAR PATEL (PAN ARPPP0656B) (AADHAR No. 3432 5622 9573)** son of Sri Mohan Lal Patel, by faith - Hindu, by occupation - business, by Nationality - Indian, residing at 187/C Jessore Road, Post Office- Bangur Avenue, Police Station - Dum Dum, Kolkata - 700055, jointly, hereinafter referred to as the "**GRANTOR**", do hereby nominate, constitute and appoint, **TIRUPATI INFRACON (PAN AAWFT3109K)** a Partnership firm having its principal place of business at 916 Lake Town Block - A', First floor, P.S. Lake Town, Kolkata - 700089 represented by its partners, 1) **MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No. 532158995808)** son of Sri Dwarika Prasad Tekriwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and 2) **MR. VIBHOAR AGRAWAL (PAN AJRPA5509Q) (AADHAR No. 510928476956)** son of Mr. Nemi Chand Agrawal, by faith - Hindu, by occupation - business, by Nationality - Indian, presently residing at GC - 117, Second Floor, Sector - III, Salt Lake City, Post Office - Bidhannagar South, Police Station - IB Market Post Office, Kolkata - 700106, to act as our Attorney in our name and on our behalf to do inter alia several acts, deeds and things (as mentioned hereunder) relating to our property being **ALL THAT** piece or parcel of land hereditaments and premises totally containing by estimation an area **13 (Thirteen) Cottah**, be the same a little more or less and together with together with 2400 sq. ft. structure and shed standing therein, lying and situate at and being amalgamated **Municipal Holding No. 35 Jessore Road, Kolkata - 700055, lying and situate at and being Premises No. 187/C/1 (Previously 123) Jessore Road**, Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, R.S. and L.R. Khatian No. 1102, 1042, 1045, C.S. Dag No. 1530, 1468 and 1469, R.S. and L.R. Dag No. 535, 536, and 537, **Ward No. 27** within the jurisdiction of South Dum Dum Municipality, P.S. Dum Dum Nagerbazar, Sub - Registration Office - ADSR Cossipore Dum Dum, in the District of 24 Parganas (North), more fully and particularly described and mentioned in the 'Schedule' hereunder written and each and every part thereof.

#### **WHEREAS :**

A. The Grantor (also hereinafter called the Owner wherever the context so allows), is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land hereditaments and



  
Registrar U/S 7 (2)  
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premises totally containing by estimation an area **13 (Thirteen) Cottah**, be the same a little more or less and together with together with 2400 sq. ft. structure and shed standing therein, lying and situate at and being **Municipal Holding No. 35 Jessore Road, Kolkata - 700055, lying and situate at and being Premises No. 187/C/1 (Previously 123) Jessore Road**, Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, R.S. and L.R. Khatian No. 1102, 1042, 1045, C.S. Dag No. 1530, 1468 and 1469, R.S. and L.R. Dag No. 535, 536, and 537, Ward No. 27 within the jurisdiction of South Dum Dum Municipality, P.S. Dum Dum, Sub - Registration Office - ADSR Cossipore Dum Dum, in the District of 24 Parganas (North), (more fully and particularly mentioned and described in the Schedule hereunder written and hereinafter for the sake of brevity referred to as 'the said property').

B. The Owner herein is desirous of constructing, erecting a new building and commercially exploiting by developing the said property and/or parts or portions thereof consisting several self contained flats, apartments, units and constructed spaces and other common parts and portions to be comprised therein and also to dispose of the other parts or portions of the said lands and/or property to various Intending Purchasers on ownership basis (hereinafter referred to as 'the new building') and accordingly the Owner has entered into a Development Agreement with **TIRUPATI INFRACON (PAN AAWFT3109K)** a Partnership firm having its principal place of business at 916 Lake Town 'Block - A', First floor, P.S. Lake Town, Kolkata - 700089 represented by its partners, **1) MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No.532158995808)** son of Sri Dwarika Prasad Tekriwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and **2) MR. VIBHOAR AGRAWAL (PAN AJRPA5509Q) (AADHAR No. 510928476956)** son of Mr. Nemi Chand Agrawal, by faith - Hindu, by occupation - business, by Nationality - Indian, presently residing at GC - 117, Second Floor, Sector - III, Salt Lake City, Post Office - Bidhannagar South, Police Station - JB Market Post Office, Kolkata - 700106, and such Agreement dated 21 June, 2024 has been registered at the Office of the DSR-II Barasat, being No. 5451 for the year 2024.

C. In terms of the said Development Agreement dated 21/06/2024 the Owner herein hereby intend to nominate and appoint **TIRUPATI INFRACON (PAN AAWFT3109K)** a Partnership firm having its principal place of business at 916 Lake Town 'Block - A', First floor, P.S. Lake Town, Kolkata - 700089 represented by its partners, **1) MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No.532158995808)** son of Sri Dwarika Prasad Tekriwal, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 227 Lake Town Block - 'B' P.S. - Lake Town, Kolkata - 700089, and **2) MR. VIBHOAR AGRAWAL (PAN AJRPA5509Q) (AADHAR No. 510928476956)** son of Mr. Nemi Chand Agrawal, by faith - Hindu, by occupation - business, by Nationality - Indian, presently residing at GC - 117, Second Floor, Sector - III, Salt Lake City,

Ayush Tekriwal





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Registrar U/S 7 (2)  
District Sub Registrar-II  
North 24 Parganas, Bardhaman

21 JUN 2024



Post Office – Bidhannagar South, Police Station – IB Market Post Office, Kolkata – 700106, hereinafter referred to as the **said ATTORNEY**, for the aforesaid purpose of Development at the said property.

**NOW KNOW AND THESE PRESENTS WITNESS** that WE, **1) SRI MOHANLAL PATEL (PAN AFHPP9816K) (AADHAR NO. 3901 8914 8275)** son of Sri Late Shyamji Karsan Patel, by faith – Hindu, by occupation – business, by Nationality – Indian, residing at 123, Jessore Road, Post Office – Bangur Avenue, Police Station – Dum Dum, Kolkata – 700055, **2) SRI BHARATLAL PATEL (PAN AJPPP2010H) (AADHAR No. 6553 5685 8279)** son of Sri Late Shyamji Karsan Patel, by faith – Hindu, by occupation – business, by Nationality – Indian, residing at 123, Jessore Road, Post Office – Bangur Avenue, Police Station – Dum Dum, Kolkata – 700055, **3) SRI VITHALDAS PATEL (PAN AFRPP0130L) (AADHAR NO. 8814 8098 8850)** son of Sri Jetha Lal Patel, by faith – Hindu, by occupation – business, by Nationality – Indian, residing at 123, Jessore Road, Post Office – Bangur Avenue, Police Station – Dum Dum, Kolkata – 700055, **4) SRI PANKAJ KUMAR PATEL (PAN AKWPP8828P) (AADHAR No. 3925 1210 9361)** son of Sri Mohan Lal Patel, by faith – Hindu, by occupation – business, by Nationality – Indian, residing at 187/C Jessore Road, Post Office- Bangur Avenue, Police Station – Dum Dum, Kolkata – 700055 and **5) SRI PARESH KUMAR PATEL (PAN ARPPP0656B) (AADHAR No. 3432 5622 9573)** son of Sri Mohan Lal Patel, by faith – Hindu, by occupation – business, by Nationality – Indian, residing at 187/C Jessore Road, Post Office- Bangur Avenue, Police Station – Dum Dum, Kolkata – 700055, jointly, hereinafter referred to as the **"GRANTOR"**, do hereby nominate, constitute and appoint, **TIRUPATI INFRACON (PAN AAWFT3109K)** a Partnership firm having its principal place of business at 916 Lake Town 'Block – A', First floor, P.S. Lake Town, Kolkata – 700089 represented by its partners, **1) MR. AAYUSH TEKRIWAL (PAN ABXPT9559K) (AADHAR No.532158995808)** son of Sri Dwarika Prasad Tekriwal, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 227 Lake Town Block – 'B' P.S. – Lake Town, Kolkata – 700089, and **2) MR. VIBHOAR AGRAWAL (PAN AJRPA5509Q) (AADHAR No. 510928476956)** son of Mr. Nemi Chand Agrawal, by faith – Hindu, by occupation – business, by Nationality – Indian, presently residing at GC – 117, Second Floor, Sector – III, Salt Lake City, Post Office – Bidhannagar South, Police Station – IB Market Post Office, Kolkata – 700106, as our true and lawful attorney and in our name and in our place and stead to do the following acts and deeds and things in respect of our said property, that is to say :-

1. To hold and retain possession of the said property during the period of Development work at the said property.
2. To demolish the existing building and/or structures of the said property and/or lands and to appropriate all debris arising from such demolition.

3. To execute any Agreement for Sale or any other Agreement (and also subsequent confirmations, rectifications, modifications thereof) in respect of those portions of the said property and/or lands which come under the purview of the Developer's allocation as mentioned in the registered Development Agreement dated 21/06/2014 or any part or portion thereof as the said Attorney in its absolute discretion may desire or deem fit and to present the same for registration with the Addl. Registrar / Sub-Registrar, District Registrar, Addl. District Sub Registrar, Registrar of Assurances, Kolkata, and further to admit the execution thereof under the Indian Registration Act, 1908, as the said Attorney may desire or deem fit and proper.

4. To appear and represent me before any Notary Public, Addl. Registrar, Sub-Registrar, District Sub-Registrar, Addl. District Sub-Registrar, District Registrar, or Registrar of Assurances, Metropolitan Magistrate and other officer and/or officers, Authority or Authorities having jurisdiction in respect thereof and to present for registration and to acknowledge and admit execution and register or have registered and perfected all such deeds, instruments, writings and/or any affidavit or declaration confirming our marketable title, executed and signed by my said Attorney concerning the said property and/or lands or any part or portion thereof. To mortgage the said property for obtaining loan from any financial institution for carrying on the developmental works.

5. To amalgamate the **"SAID PROPERTY"** on our behalf and apply for obtaining the Sanctioned Building Plan/Additional/Revised/Modified Plan/application for Completion Certificate from the South Dum Dum Municipality and/or other authorities of the said property and for the aforesaid purpose to sign and execute all applications, papers and documents as may be necessary and/or required from time to time.

6. To submit to the South Dum Dum Municipality and all Revenue Authorities, Calcutta Electric Supply Corporation (CESC) or the competent authority appointed under various relevant statutes of the Government of West Bengal and/or India and all its/their departments and other concerned authorities in accordance with the laws for the time being in force, bye-laws, rules and regulations, such plans of the said property and/or lands or any part or portion thereof and/or of the building or buildings proposed to be constructed on the said property and/or lands and for the purpose of all matters connected with the development or the said property and/or lands inclusive of but not restricted for getting the plans and amendments and revisions passed for the proposed constructions of new building and for the aforesaid purposes to sign and execute all applications, plans, specification, documents, writings, affidavits, undertakings, indemnities, etc. as may be required by any or all of the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and/or sanction and further for amending and/or revising of the said plans or other documents thereof and for issue of necessary permissions or clearances for and in respect of development of the said property and/or lands

Handwritten signature/initials in the right margin.



and the proposed construction of new building and buildings thereon and for occupation and part occupation certificates and to take necessary and incidental steps including making applications for water connection, electric supply, drainage and other incidental matters and works which are *normally required* to be carried out and/or done for becoming eligible for grant of building completion certificate/s.

7. To pay fees, obtain sanctions and/or approvals/consents and such other orders and/ or permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the existing building plan and also to receive and/or refund of the excess amount of fees (if any) paid for the purpose of sanction or modification and/or alteration of the building plans to any authority and/or authorities.

8. To make all necessary applications or pursue and follow up all such applications already made and/or to be hereafter made to the competent authorities under various statutes and for obtaining the further or additional or consequential NOCs / permissions under the said statutes including extensions, revisions, modifications, amendments clarifications, reviews and to make such other applications and take all necessary steps in connection thereto.

9. To apply to the various statutory authorities, including the Kolkata Police, Fire Brigade and other authorities for Completion Certificate and to obtain all sanctions and permissions for drainage sewerage water, tube-well, generator, lift, pollution control and environment clearances and to sign all necessary applications papers and documents in relation thereto.

10. To appoint and engage architects, engineers, valuers and surveyors and contractors as may be required from time to time and revoke his/their appointment and reappoint any other person in his/their place and stead for the aforesaid purposes and to settle and pay their fees.

11. To obtain and give rights of way, access, right to lay drains, water mains, electric cables, telephone, fax lines, and telegraph cables, etc. under ground and over head (as the case may be) and for that purpose to obtain and give and sign and execute and deliver all deeds, undertakings, writings, etc. as may be necessary or required from time to time.

12. To do and carry out all acts, deeds, matters and things as may be found necessary and expedient for the purpose of effective transfer and/or development of the said property and/or land or any part or portion thereof and for completion of transaction in respect of the said property and/or land and/or any part or portion thereof in favour of the various Intending purchasers or their nominee and/or nominees of the Flats/Units/ Apartments/Constructed Spaces / Office Spaces / Showrooms / Car-Parking Spaces and / or commercial spaces in the

proposed New Building at the said property and/ or land as the said Attorney may desire, in respect of the portions forming part of the Developer's Allocation.

13. To commence, carry out and complete and/or cause to be commenced carried out and completed the proposed construction work on the said property and/or land or any part or portion thereof in accordance with the sanctioned plans or as the same be got modified changed or altered by the said Attorney and so far as any proposed construction work is concerned to see that all applicable rules and regulations which are made by the Government of West Bengal or India and/or Police Authorities and/or other competent authorities for the time being are strictly observed and apply for and obtain occupation certificate/s from the South Dum Dum Municipality and for that purpose/s to do all acts and deeds and things as the said attorney may desire or deem fit.

14. To receive and realize and collect all moneys which may become payable in respect of any flats/units/apartments/constructed spaces/car parking spaces agreed to be sold and to give effectual receipts in respect of the portions forming part of the Developer's Allocation.

15. To execute the Deeds of Conveyance in respect of the remaining part or portion of the said premises (apart from the Owners' Allocations) and to receive and collect all moneys in respect of the portions forming part of the Developer's Allocation.

16. To sign, execute and deliver any conveyance or conveyances with regard to the said property or part thereof in favour of any intending Purchaser/s and further to accept part or full consideration money in connection therewith, in respect of the portions forming part of the Developer's Allocation.

17. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property or part thereof, in respect of the portions forming part of the Developer's Allocation.

18. To present any such conveyance or conveyances for registration to admit execution before the Registrar or Sub-Registrar, Registrar of Assurances, Kolkata and/or in any office having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the said property or part thereof unto the Purchaser/s as fully and effectually in all respect as I could do the same myself, in respect of the portions forming part of the Developer's Allocation only subject to prior delivery of owner's allocation unto the owners.

19. AND GENERALLY to do all such other acts deeds matters and things relating to or concerning the said property and/or the new building and to sign all letters



correspondences and other documents and to execute and perform any other act deed matter or thing which are to be done executed or performed or which in the opinion of our said attorney ought to be done executed or performed in connection with or in relation to the said property and/or the new building lawfully and effectually to all intents and purposes as the Owner (myself) could do if personally present and did the same it being its intent and desire that all matters and things respecting the same shall be under the full management and directions of our said attorney and ALL and whatsoever our said attorney shall lawfully do or cause to be done in or about the said property the owners do hereby for myself and my respective successors allow ratify and confirm.

20. And ourselves the owner do hereby agree to ratify and confirm all and whatsoever acts which our said attorney may do or cause to be done by virtue of these presents and the same shall be binding upon me to the same extent and in the same manner as if the same are done by me and personally present, so far as it relates to the development of the said property in terms of the registered Development Agreement dated 21/06/2024.

BE IT NOTED THAT this Power of Attorney is revocable in nature by the consent of both the parties.

BE IT NOTED THAT this Power Of Attorney is executed in terms of and in connection with the registered Development Agreement dated 21/06/2024 which has been registered at the Office of the DSR-II, Barasat, North and being No. 5451 for the year 2024. 24 Parganas

**SCHEDULE**  
**(SAID PROPERTY)**

**ALL THAT** piece or parcel of land hereditaments and premises totally containing by estimation an area **13 (Thirteen) Cottah**, be the same a little more or less and together with together with 2400 sq. ft. structure and shed standing therein, together with all easementary rights, lying and situate at and being **Municipal Holding No. 35 Jessore Road, Kolkata - 700055, lying and situate at and being Premises No. 187/C/1 (Previously 123) Jessore Road, Mouza - Krishnapur presently Shyamnagar, J.L. No. 17 presently 32/20, R.S. and L.R. Khatian No. 1102, 1042, 1045, C.S. Dag No. 1530, 1468 and 1469, R.S. and L.R. Dag No. 535, 536, and 537, Ward No. 27 within the jurisdiction of South Dum Dum Municipality, P.S. Dum Dum Nagerbazar, Sub - Registration Office - ADSR Cossipore Dum Dum, in the District of 24 Parganas (North) is butted and bounded as follows :-**

**ON THE NORTH:** By Plot No. 1469  
**ON THE SOUTH:** By 12 feet wide Road  
**ON THE EAST:** By Plot No. 1530  
**ON THE WEST:** By 104 feet wide Road

IN WITNESS WHEREOF WE, SRI MOHANLAL PATEL, SRI BHARATLAL PATEL, SRI VITHALDAS PATEL, SRI PANKAJ KUMAR PATEL and SRI PARESH KUMAR PATEL have hereunto set and subscribed our hand and seal on this the 21<sup>st</sup> day of June, 2024, in presence of the following witnesses in good health, sound mind, without any undue influence, provocation, whatsoever from any corner.

SIGNED AND DELIVERED at Kolkata  
in the presence of :

1) *Sunil Kumar*  
1212, old post office rd.  
KOL-700001

*Mohan Lal Patel*  
SRI MOHANLAL PATEL

*Bharat Lal Patel*  
SRI BHARATLAL PATEL

*Vithal Das Patel*  
SRI VITHALDAS PATEL

*Pankaj Patel*  
SRI PANKAJ KUMAR PATEL

*Paresh Patel*  
SRI PARESH KUMAR PATEL

EXECUTANT

**TIRUPATI INFRACON**

*Aayush Tekriwal*

Partner

MR AAYUSH TEKRIWAL

**TIRUPATI INFRACON**

*Vibhoar Agrawal*

MR. VIBHOAR AGRAWAL Partner

Partners of TIRUPATI INFRACON  
ATTORNEY

2) *P.K. Das*  
1212, old post office  
rd. KOL-700001

Drafted and identified in my chamber,  
at the instructions of  
the parties hereto -

*Aditi Chatterjee*  
Advocate

High Court, Calcutta

Enrol No. *WB/2157/2010*



# SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/  
presentants



*Mohan Lal Patel*



*Manoj Kumar*



*Vithal Das Patel*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

# SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/  
presentants



*Pankaj Patel*



*Pankaj Patel*



*Anayak Technical.*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little



# SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the  
executants/



*Vel...*

Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little
Little	Ring	Middle (Left Hand)	Fore	Thumb
Thumb	Fore	Middle (Right Hand)	Ring	Little

### Major Information of the Deed

Deed No :	I-1502-05456/2024	Date of Registration	21/06/2024
Query No / Year	1502-8001540098/2024	Office where deed is registered	
Query Date	21/06/2024 2:45:35 PM	D.S.R. - II NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	ADITI CHATTERJEE HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 6291319136, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 6,01,20,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150205451/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 187/C/1, , Ward No: 027 Pin Code : 700055












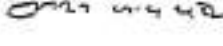


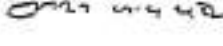


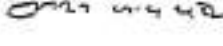


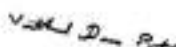


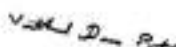


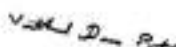
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-535	LR-1102	Bastu	Bastu	4 Katha		1,80,00,000/-	Width of Approach Road: 104 Ft., , Project Name :
L2	LR-536	LR-1042	Bastu	Bastu	5 Katha		2,25,00,000/-	Width of Approach Road: 104 Ft., , Project Name :
L3	LR-537	LR-1045	Bastu	Bastu	4 Katha		1,80,00,000/-	Width of Approach Road: 104 Ft., , Project Name :
		TOTAL :			21.45Dec	0 /-	585,00,000 /-	
		Grand Total :			21.45Dec	0 /-	585,00,000 /-	



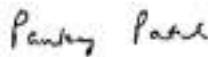


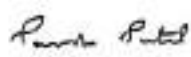
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	2400 Sq Ft.	0/-	16,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	2400 sq ft	0 /-	16,20,000 /-	



## 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> <b>Shri MOHANLAL PATEL</b>            Son of Late SHYAMJI KARSAN PATEL            Executed by: Self, Date of Execution: 21/06/2024            , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office         </td> <td>             21/06/2024         </td> <td>             LTI            21/06/2024         </td> <td>             21/06/2024         </td> </tr> </tbody> </table> <p>123 JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx6K,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri MOHANLAL PATEL</b> Son of Late SHYAMJI KARSAN PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
Name	Photo	Finger Print	Signature						
<b>Shri MOHANLAL PATEL</b> Son of Late SHYAMJI KARSAN PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024						
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri BHARATLAL PATEL</b>            Son of Late SHYAMJI KARSAN PATEL            Executed by: Self, Date of Execution: 21/06/2024            , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office         </td> <td>             21/06/2024         </td> <td>             LTI            21/06/2024         </td> <td>             21/06/2024         </td> </tr> </tbody> </table> <p>123 JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AJxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri BHARATLAL PATEL</b> Son of Late SHYAMJI KARSAN PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
Name	Photo	Finger Print	Signature						
<b>Shri BHARATLAL PATEL</b> Son of Late SHYAMJI KARSAN PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024						
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Shri VITHALDAS PATEL</b>            Son of Shri JETHA LAL PATEL            Executed by: Self, Date of Execution: 21/06/2024            , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office         </td> <td>             21/06/2024         </td> <td>             LTI            21/06/2024         </td> <td>             21/06/2024         </td> </tr> </tbody> </table> <p>123 JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AFxxxxxx0L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Shri VITHALDAS PATEL</b> Son of Shri JETHA LAL PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
Name	Photo	Finger Print	Signature						
<b>Shri VITHALDAS PATEL</b> Son of Shri JETHA LAL PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024						

4	Name	Photo	Finger Print	Signature
	<b>Shri PANKAJ PATEL</b> Son of Shri MOHAN LAL PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
187/C JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AKxxxxxx8P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	<b>Shri PARESH PATEL</b> Son of Shri MOHAN LAL PATEL Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office	 21/06/2024	 LTI 21/06/2024	 21/06/2024
187/C JESSORE ROAD, City:- , P.O:- BANGUR AVENUE, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ARxxxxxx6B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/06/2024 , Admitted by: Self, Date of Admission: 21/06/2024 ,Place : Office				

#### Attorney Details :




Sl No	Name,Address,Photo,Finger print and Signature
1	<b>TIRUPATI INFRACON</b> 916 LAKE TOWN BLOCK A, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089 , PAN No.:: AAxxxxxx9K,Aadhaar No Not Provided, 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> <b>Mr AAYUSH TEKRIWAL</b>            (Presentant)            Son of Shri DIVARIKA PRASAD TEKRIWAL            Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office         </td> <td>   Jan 21 2024 3:04PM         </td> <td>   LTI 21/06/2024         </td> <td>   21/06/2024         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr AAYUSH TEKRIWAL</b> (Presentant) Son of Shri DIVARIKA PRASAD TEKRIWAL Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office	 Jan 21 2024 3:04PM	 LTI 21/06/2024	 21/06/2024
Name	Photo	Finger Print	Signature						
<b>Mr AAYUSH TEKRIWAL</b> (Presentant) Son of Shri DIVARIKA PRASAD TEKRIWAL Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office	 Jan 21 2024 3:04PM	 LTI 21/06/2024	 21/06/2024						



227 LAKE TOWN BLOCK B, City:-, P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABxxxxxx9K,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI INFRACON (as PARTNER)

2	Name	Photo	Finger Print	Signature
	<b>Mr VIBHOAR AGRAWAL</b> Son of Mr NEMI CHAND AGRAWAL Date of Execution - 21/06/2024, , Admitted by: Self, Date of Admission: 21/06/2024, Place of Admission of Execution: Office		 Captured <small>LTI 21/06/2024</small>	 <small>21/06/2024</small>
GC 117 2ND FLOOR, City:-, P.O:- IB MARKET, P.S:-South Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700106, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx9Q,Aadhaar No Not Provided Status : Representative, Representative of : TIRUPATI INFRACON (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>ADITI CHATTERJEE</b> Daughter of Mr DEBARATA CHATTERJEE HIGH COURT CALCUTTA, City:- Not Specified, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured <small>21/06/2024</small>	 <small>21/06/2024</small>
Identifier Of Shri MOHANLAL PATEL, Shri BHARATLAL PATEL, Shri VITHALDAS PATEL, Shri PANKAJ PATEL, Shri PARESH PATEL, Mr AAYUSH TEKRIWAL, Mr VIBHOAR AGRAWAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri MOHANLAL PATEL	TIRUPATI INFRACON-1.32 Dec
2	Shri BHARATLAL PATEL	TIRUPATI INFRACON-1.32 Dec
3	Shri VITHAL DAS PATEL	TIRUPATI INFRACON-1.32 Dec
4	Shri PANKAJ PATEL	TIRUPATI INFRACON-1.32 Dec
5	Shri PARESH PATEL	TIRUPATI INFRACON-1.32 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Shri MOHANLAL PATEL	TIRUPATI INFRACON-1.65 Dec
2	Shri BHARATLAL PATEL	TIRUPATI INFRACON-1.65 Dec
3	Shri VITHALDAS PATEL	TIRUPATI INFRACON-1.65 Dec
4	Shri PANKAJ PATEL	TIRUPATI INFRACON-1.65 Dec
5	Shri PARESH PATEL	TIRUPATI INFRACON-1.65 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Shri MOHANLAL PATEL	TIRUPATI INFRACON-1.32 Dec
2	Shri BHARATLAL PATEL	TIRUPATI INFRACON-1.32 Dec
3	Shri VITHALDAS PATEL	TIRUPATI INFRACON-1.32 Dec
4	Shri PANKAJ PATEL	TIRUPATI INFRACON-1.32 Dec
5	Shri PARESH PATEL	TIRUPATI INFRACON-1.32 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri MOHANLAL PATEL	TIRUPATI INFRACON-480.00000000 Sq Ft
2	Shri BHARATLAL PATEL	TIRUPATI INFRACON-480.00000000 Sq Ft
3	Shri VITHALDAS PATEL	TIRUPATI INFRACON-480.00000000 Sq Ft
4	Shri PANKAJ PATEL	TIRUPATI INFRACON-480.00000000 Sq Ft
5	Shri PARESH PATEL	TIRUPATI INFRACON-480.00000000 Sq Ft

## Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Shyamnagar, Premises No: 187/C/1, , Ward No: 027 Pin Code : 700055

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 535, LR Khatian No:- 1102		Owner Name not selected by applicant.
L2	LR Plot No:- 536, LR Khatian No:- 1042	Owner: <b>সত্যেন্দ্র কল্লিত</b> , Gurdian: <b>সত্যেন্দ্র কল্লিত</b> , Address: <b>সি</b> , Classification: <b>৭৫</b> , Area: <b>0.00560000</b> Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 537, LR Khatian No:- 1045		Owner Name not selected by applicant.



On 21-06-2024

**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 14:50 hrs on 21-06-2024, at the Office of the D.S.R. - II NORTH 24-PARGANAS by Mr AAYUSH TEKRIWAL .

**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 6,01,20,000/-

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

Execution is admitted on 21/06/2024 by 1. Shri MOHANLAL PATEL, Son of Late SHYAMJI KARSAN PATEL, 123 JESSORE ROAD, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 2. Shri BHARATLAL PATEL, Son of Late SHYAMJI KARSAN PATEL, 123 JESSORE ROAD, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Shri VITHALDAS PATEL, Son of Shri JETHA LAL PATEL, 123 JESSORE ROAD, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 4. Shri PANKAJ PATEL, Son of Shri MOHAN LAL PATEL, 187/C JESSORE ROAD, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 5. Shri PARESH PATEL, Son of Shri MOHAN LAL PATEL, 187/C JESSORE ROAD, P.O: BANGUR AVENUE, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Identified by ADITI CHATTERJEE, , Daughter of Mr DEBABRATA CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-06-2024 by Mr AAYUSH TEKRIWAL, PARTNER, TIRUPATI INFRACON, 916 LAKE TOWN BLOCK A, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

Identified by ADITI CHATTERJEE, , Daughter of Mr DEBABRATA CHATTERJEE, HIGH COURT CALCUTTA, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Execution is admitted on 21-06-2024 by Mr VIBHOAR AGRAWAL, PARTNER, TIRUPATI INFRACON, 916 LAKE TOWN BLOCK A, City:- , P.O:- BANGUR AVENUE, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700089

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**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-



**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 58560, Amount: Rs.100.00/-, Date of Purchase: 05/06/2024, Vendor name: Sipra Dey



Rita Lepcha

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-  
PARGANAS

North 24-Parganas, West Bengal





Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1502-2024, Page from 141368 to 141390

being No 150205456 for the year 2024.



Digitally signed by RITA LEPCHA  
Date: 2024.07.01 14:39:27 +05:30  
Reason: Digital Signing of Deed.

(Rita Lepcha) 01/07/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - II NORTH 24-PARGANAS

West Bengal.