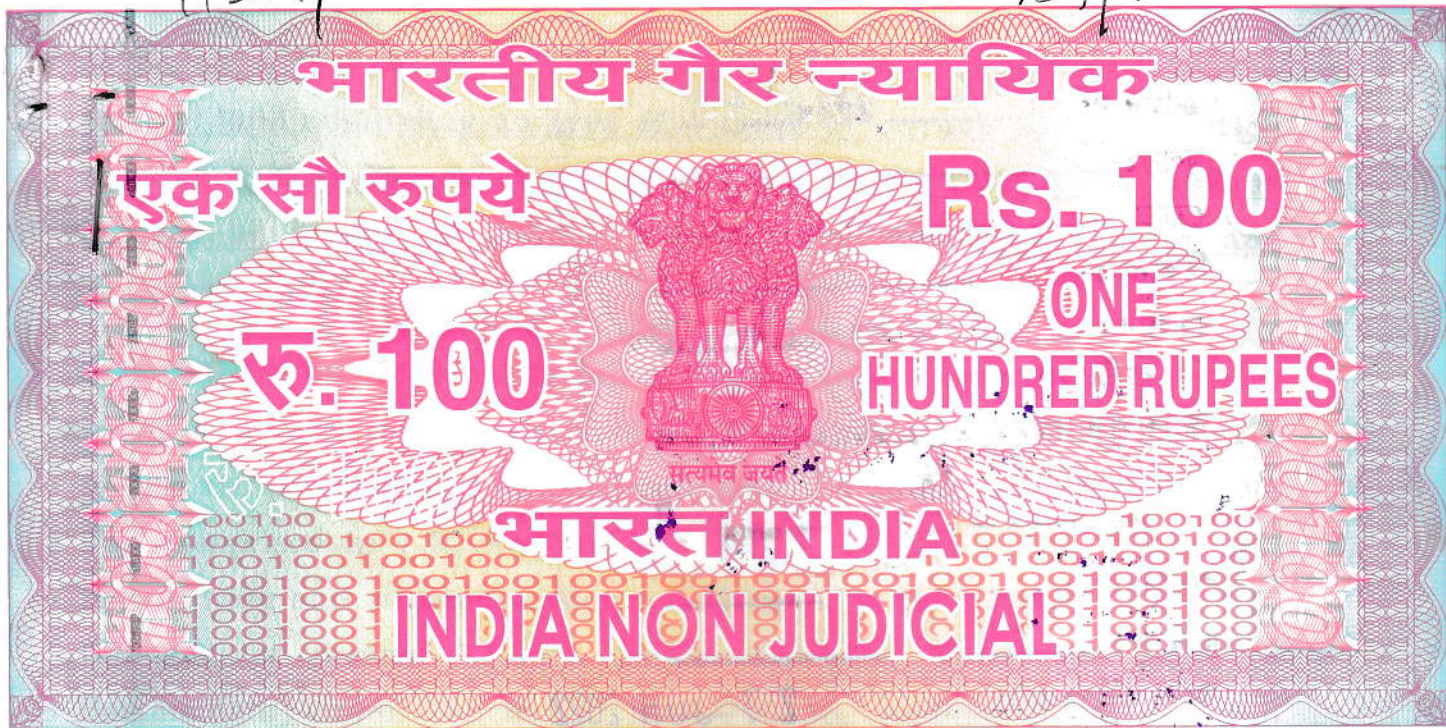


11331/22

1- 10959/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 215114

certified that the document has been
registered. The signature sheets and
the endorsement sheets attached with
document are the part of this document.

District Sub-Register
Alipore, South 24-parganas

19 JUL 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM these presents shall come I,

SRI JOYDEB MONDAL [PAN AUFPM6958E] [AADHAAR 7289 5530 1757],
son of Kartick Chandra Mondal, by faith Hindu, by Nationality Indian, by
Occupation Self employed, residing at Jotbhim, P.S. Kolkata Leather
Complex, P.O. Hatgacha, Pin 700156, in the District South 24 Parganas,
West Bengal, hereinafter called and referred to as the **PRINCIPAL** [which
terms and expression shall unless excluded by or repugnant to the context
be deemed to mean and include his heirs, executors, administrators, legal
representatives and assigns) of the **FIRST PART**.

ক্রমিক নং 1728 তারিখ 14/6/22

মূল্য :- 104 -

ক্রেতা :- Reelwood Associates

ঠিকানা :- BD-1/C, Durbeldhuna, P.S. Bagmati,

ভেণ্ডার :- Ransjit Singh (Kachan-7005)

লাইসেন্স প্রাপ্ত
কামিপুর দমদম এ.ডি.এল.আর. আফস

বি

ভেণ্ডার - - - - -

স্বাক্ষরিত নাম :-

চিহ্নিত :-

স্বাক্ষরিত তারিখ :-

ই-চি :-

নিম্ন স্বাক্ষরিত করা হ

27 JUN 2022
190000/2



Pradip Kumar Dasgupta.
S/o Late Hazari Lal Dasgupta.
K. K. Ram Das Road,
P.O. PS - Nimta, Kol-700049.
Business.

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Sold of land measuring an area of 4 satak by Joydeb Mondal, Kartick Mondal, Ganesh Mondal, Tulsi Mondal and Tarala Naskar, the Vendors thereof in favour of Joydeb Mondal, the purchaser therein and landowner herein:-

AND WHEREAS Joydeb Mondal, the purchaser therein and landowner herein well seized and possessed of and or otherwise purchased **ALL THAT** a piece and parcel of land measuring an area of **4 Satak** under **R.S. Dag No 258** comprised in L.R. Khatian Nos 220/3, 148/1, 187/3, 230/2 and 230/3, lying and situated at Mouza Jotbhim, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale on 13/06/1995 registered at District Sub Registrar Alipore, South 24 parganas and recorded in Book No I, Volume No 41, Pages 311 to 316, Being No 2152, for the year 1995, from Joydeb Mondal, Kartick Mondal, Ganesh Mondal, Tulsi Mondal and Tarala Naskar, the Vendors therein for or at a valuable consideration as mentioned therein.

Execution of a Deed of Gift of 43 satak land under differen Dag Nos by Kartick Chandra Mondal, the Donor thereof in favour of his Son namely Joydeb Mondal, the Donee therein and landowner herein:-

AND WHEREAS thereafter one Kartick Chandra Mondal, the Donor therein executed a registered Deed of Gift of **ALL THAT** a piece and parcel of Danga, Pukur, Bagan, Sali Doba, Path and Bastu land measuring an area of 43 Satak **in total** under R.S. Dag Nos 121, 253, 129, 176, 278, 281, 293, 294, 150, 151, 287, 311, 282, 288, 273, 279, 283 and 312 comprised in present L.R Khatian No 113, lying and situated at Mouza Jotbhim, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale executed on 08/03/2008 and completed on 21.05.2011 registered Additional and recorded in Book No I, CD Volume No 10, Pages



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8272 to 8286, Being No 04366, for the year 2011 in favour of his son namely Joydeb Mondal, the Donee therein and landowner herein.

Sold of land measuring an area of 42 satak by Ganesh Mondal, the Vendor thereof in favour of Joydeb Mondal, the purchaser therein and landowner herein:-

AND WHEREAS Joydeb Mondal, the purchaser therein and landowner herein purchased **ALL THAT** a piece and parcel of Rayat Dakhali Sattiya land measuring an area of **42 Satak** under R.S. Dag Nos 253, 121, 129, 276, 278, 281, 282, 288, 273, 279, 312, 283, 287, 311, 150, 151 comprised in present L.R Khatian No 166, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by a registered Deed of Sale executed on 08/03/2008 and completed on 12/08/2011 registered at Additional Registrar of Assurances I Kolkata and recorded in Book No I, CD Volume No 16, Pages 2043 to 2053, Being No 07025, for the year 2011, from Ganesh Chandra Mondal, the Vendor therein for or at a valuable consideration as mentioned therein.

Absolute ownership of Sri Joydeb Mondal:-

AND WHEREAS thus Sri Joydeb Mondal became the absolute owner of **ALL THAT** a piece and parcel of land measuring an area of **4 Satak** under **R.S. Dag No 258** out of total 12 satak land under R.S. Dag Nos 258, 259, 262, 263, comprised in L.R. Khatian Nos 220/3, 148/1, 187/3, 230/2 and 230/3, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of purchase and also became the absolute owner of **ALL THAT** a piece and parcel of Danga, Pukur, Bagan, Sali Doba, Path and Bastu land measuring an area of 43 Satak **in total** under R.S. Dag Nos 121, 253, 129, 176, 278, 281, 293, 294, 150, 151, 287, 311, 282, 288, 273, 279, 283 and 312



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comprised in present L.R Khatian No 113, lying and situated at Mouza Jotbhim, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of a Deed of Gift and **ALL THAT** a piece and parcel of Rayat Dakhali Sattiya land measuring an area of **42 Satak** under R.S. Dag Nos 253, 121, 129, 276, 278, 281, 282, 288, 273, 279, 312, 283, 287, 311, 150, 151 comprised in present L.R Khatian No 166, lying and situated at Mouza Jotbhim, J.L. No 3, Re Sa No 175, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas, by virtue of purchase and enjoying the **entire land measuring an area of 89 satak** under different Dag and Khatian Nos as mentioned above along with other land and the thereafter said joydeb Mondal, the landowner herein also recoded his name in the records of B.L& L.R.O of 77 satak land which actually stands in share 56.5364 satak as mentioned here under in the manner and share as follows:-

DLR KHATIAN	R.S/L.R. DAGGGG	CLASSIFICATION	TOTAL LAND (DECIMALS/ SATAK	SHARE	ACTUAL AREA (DECIMALS/SATAKS
1105	121	Danga	6	0.1250	0.75
1105	129	Danga	46	0.1250	5.75
1105	150	Sali	26	0.5000	13
1105	151	Sali	22	0.1373	3.0206
1105	253	Danga	34	0.4852	16.49
1105	258	Sali	4	0.2000	0.8
1105	273	Path	16	0.1250	2
1105	276	Pukur	39	0.1137	4.4343
1105	278	Bagan	41	0.1250	5.125
1105	279	Bagan	6	0.4167	2.50
1105	281	Danga	6	0.2500	1.5
1105	282	Path	8	0.1250	1
1105	283	Bastu	5	0.5000	2.5



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1105	287	Bagan	4	0.5000	2
1105	288	Path	14	0.1250	1.75
1105	294	Sali	5	0.3333	1.6665
1105	311	Doba	19	0.5000	9.5
1105	312	Bastu	5	0.4500	2.25
					Total
					56.5364satak

Subject Matter of this Development Agreement:-

AND WHEREAS thus Sri Joydeb Mondal, the landowner therein and principal herein while in course of enjoying the above mentioned total property announced and expressed his desire to enter into a Development Agreement for construction of multistoried building thereon on the property measuring **ALL THAT** a piece and parcel of land measuring an area of **16.49 Satak** danga land in 0.4852 share out of 34 satak under **L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak** Sali land in 0.2000 share out of 4 Satak under **L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak** land under L.R. Dag Nos 253, 258 comprised in L.R Khatian No 1105 which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas out of his total property as mentioned above and Sri Joydeb Mondal, the landowner therein and principal herein enjoying the same free from all encumbrances and without any interruption from anybody or from any corner.

AND WHEREAS Sri Joydeb Mondal, the landowner therein and the Principal herein became the absolute owner of the said property as mentioned in the First Schedule hereunder written and enjoying the same free from encumbrances with full and absolute power of ownership and has every right to transfer the same to anybody by any way.



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AND WHEREAS the landowner therein and principals herein executed a registered Development Agreement on 19/07/2022 registered at District Sub Registrar Alipore III and recorded in Book No. I, Deed No. 10953, for the year 2022 with the **RED WOOD ASSOCIATES[PAN AAWFR9450P]**, a partnership firm having its registered office at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal. The firm being represented by its partners namely:-

Swarnajyoti Roy

1. **SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by occupation - Business, by faith Hindu, by Nationality Indian, residing at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal.
2. **SRI PRASANTA DAS [PAN AXSPD5786F] [AADHAAR 6277 6044 4900]**, son of Late Gobinda Chandra Das, by faith-Hindu, by Nationality - Indian, by occupation- Business, residing at North Basudebpur, Natunpally, Belgharia, P.S & P.O Belgharia, Kolkata - 700056, West Bengal.
3. **MISS NILA DEBI [PAN AOIPD2502C] [AADHAAR 4377 3077 2179]**, daughter of Sri Kanu Priya Dalal, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Rabindra Pally, P.O. & P.S. Burdwan, District Burdwan(East), Pin - 713101, West Bengal, the developer/Promoter therein and Attorney herein.

AND WHEREAS due to my (principal) non-availability of money it is urgently required by me to appoint attorney who will look after and to control the affairs of my under schedule mentioned property.

I, do hereby nominate, constitute, authorize and appoint **RED WOOD ASSOCIATES[PAN AAWFR9450P]**, a partnership firm having its registered office at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal. The firm being represented by its partners namely:-

1. **SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108 3935]**, son of Sri Narayan Chandra Roy, by occupation - Business, by faith



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SOUTH 24 PGS., ALIPORE
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Hindu, by Nationality Indian, residing at BD-1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata - 700059, West Bengal.

2. SRI PRASANTA DAS [PAN AXSPD5786F] [AADHAAR 6277 6044 4900],
son of Late Gobinda Chandra Das, by faith-Hindu, by Nationality - Indian,
by occupation- Business, residing at North Basudebpur, Natunpally,
Belgharia, P.S & P.O Belgharia, Kolkata - 700056, West Bengal.

3. MISS NILA DEBI [PAN AOIPD2502C] [AADHAAR 4377 3077 2179],
daughter of Sri Kanu Priya Dalal, by faith - Hindu, by Nationality - Indian,
by occupation - Business, residing at Rabindra Pally, P.O. & P.S. Burdwan,
District Burdwan(East), Pin - 713101, West Bengal, as my true and lawful
attorney.

AND WHEREAS my attorney **RED WOOD ASSOCIATES**[PAN
AAWFR9450P], a partnership firm having its registered office at BD-
1/6, Deshbandhu Nagar, P.S. Baguiati, P.O. Deshbandhu Nagar, District
North 24-Parganas, Kolkata -700059, West Bengal. The firm being
represented by its partners namely:-

**1. SRI SWARNAJYOTI ROY [PAN AHQPR0216C] [AADHAAR 3517 3108
3935],** son of Sri Narayan Chandra Roy, by occupation - Business, by faith
Hindu, by Nationality Indian, residing at BD-1/6, Deshbandhu Nagar, P.S.
Baguiati, P.O. Deshbandhu Nagar, District North 24-Parganas, Kolkata -
700059, West Bengal.

2. SRI PRASANTA DAS [PAN AXSPD5786F] [AADHAAR 6277 6044 4900],
son of Late Gobinda Chandra Das, by faith-Hindu, by Nationality - Indian,
by occupation- Business, residing at North Basudebpur, Natunpally,
Belgharia, P.S & P.O Belgharia, Kolkata - 700056, West Bengal.

3. MISS NILA DEBI [PAN AOIPD2502C] [AADHAAR 4377 3077 2179],
daughter of Sri Kanu Priya Dalal, by faith - Hindu, by Nationality - Indian,
by occupation - Business, residing at Rabindra Pally, P.O. & P.S. Burdwan,
District Burdwan(East), Pin - 713101, West Bengal, shall Act as my true



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and lawful attorney for me in my name and on my behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent me before any authority and authorities including the Bamanghata Gram Panchayet, The Calcutta Metropolitan Development Authority, Fire Brigade, West Bengal Police, B.L & L.R.O., CESC/ WBSEB, The Competent Authority under the Rural/Urban Land (ceiling and regulation) Act. 1976 and Government of West Bengal, Kolkata Municipal Corporation in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan and to submit the plan before the Bamanghata Gram Panchayet or competent authority and taken delivery of title deed concerning the said Premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of building thereon as per sanctioned building plan which to be approved and sanctioned by the Bamanghata Gram Panchayet or competent authority and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the 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.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.



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7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building materials doors, windows, grills and other fittings of the existing structure to be demolished if any as mentioned in the Development Agreement as mentioned above of the said Premises.
8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, required for having the plan to be sanctioned and/or sanction plans modified and / or altered by the Bamanghata Gram Panchayet or competent authority in respect of my property more specifically mentioned in the First schedule written hereunder.
10. To enter into any agreement for sale with intending buyer/ buyers in respect of Developer's allocated portion as written in the registered Development Agreement or Construction Agreement as mentioned above and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective purchaser/Purchasers save and except the landowner's allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to me as written in the Development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as my said ATTORNEY shall think fit and proper.
12. To appear and represent me before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions



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mentioned under various clauses in the said Development Agreement of the said Premises as mentioned above.

13. To appear before any Registrar, Sub-Registrar, District Sub registrar A.R.A. having jurisdiction to present all deeds and documents including sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity for completion of registration save and except the landowner's allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building save and except landowner's allocation as stated in the Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers save and except landowner's allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in our names and on our behalf to do all acts and deeds in favour of the intending purchaser/purchasers and to present the said conveyance for registration before the competent registering authority save and except landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling the Developer's Allocation only as written in the Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the schedule-mentioned property in the name of the Attorney as and on my behalf save and except landowner's allocation as stated in the Development agreement dated as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sell of schedule mentioned property in its own names and on my behalf save and except landowners allocation as stated in the Development agreement as mentioned above.
20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition



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and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue District Court of Alipore, South 24 Parganas and any other allied upper courts shall have jurisdiction to enter by their actions, title proceeding arising out of that Development agreement as mentioned above.

21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY. ✓
22. To advertise in the newspapers for obtaining Purchaser for selling the flat / commercial and car parking space in the proposed building from the Developer's Allocation only as written in the Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of me or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principal herein and landowner therein.

AND GENERALLY to act as my ATTORNEY or agents in relation to all matters touching my said Premises and building, as I would do if I personally represent notwithstanding the Power of Attorney in that particular behalf as contained in these presents.

AND WE, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney in that herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents as per the said Development Agreement as mentioned above. ✓



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THE SCHEDULE ABOVE REFERRED TO
[LAND]

ALL THAT a piece and parcel of measuring an area of **16.49 Satak** danga land in 0.4852 share out of 34 satak under **L.R. Dag No 253** comprised in **L.R. Khatian No 1105** and **0.8 Satak** Sali land in 0.2000 share out of 4 Satak under **L.R. Dag No 258** comprised in **L.R. Khatian No 1105** thus total measuring an area of **17.29 satak** land under **L.R. Dag Nos 253, 258** comprised in **L.R Khatian No 1105** which is the subject matter of this Development Agreement lying and situated at **Mouza Jotbhim**, J.L. No 3, Touzi No 23, P.S. Bhangar, at present Kolkata Leather Complex, within the limits of Bamanghata Gram Panchayet, Pin- 700156, Additional District Sub Registrar Bhangar, in the District of South 24 Parganas.

On the North By - Land and building of other;

On the South By - 20'-0" ft wide Road ;

On the East By - Land and building of other;

On the West By - Jotbhim Athletic Club ;



DISTRICT SUB REGISTRAR-III
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IN WITNESS WHEREOF I, the Principal and attorney each hereunto set and subscribed our hand on the 19th day of July Two Thousand and Twenty Two (2022).

Signed and Delivered at Kolkata
by the Principal in the presence of:-

Witnesses:-

1. Proasenjit Mandal
S/O - Joydeb Mandal

Vill - Jothbhim, P.O - Hatgachha
P.S - K.L.C, Dist - 24 Pgs(S)
Kol - 700156

Joydeb Mandal

SIGNATURE OF THE PRINCIPAL

2. Manash Bhattacharya
BD - 6, D.B. Nagar
W-5

RED WOOD ASSOCIATES

Swarajyoti Ray
Pranab Das
Niladri

Partners

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manash Bhattacharya

Manash Bhattacharya

BD/6, Deshbandhu Nagar,
Kolkata-700059,

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Arijit Paul

Arijit Paul

100, S.S. Road, Dum Dum

Kolkata-700030.

A.D.S.R. Cossipore Dum Dum



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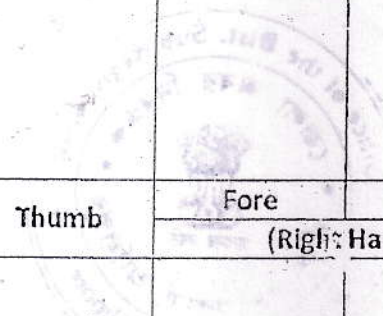
SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 Jaydeb Mondal	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 Swarnajyoti Ray	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
	 Pranab Das	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								



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SOUTH 24 PGS., ALIPORE
19 JUL 2022

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants							
	 Nila Debi	Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
								
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
								
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						
		Little	Ring	Middle	Fore	Thumb		
		(Left Hand)						
		Thumb	Fore	Middle	Ring	Little		
		(Right Hand)						



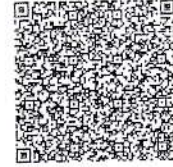
DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
19 JUL 2022



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারন
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/99551/01483

To
প্রদীপ কুমার দাশগুপ্ত
Pradip Kumar Dasgupta
14/2 K.K. RAM DAS ROAD
North Dumdum (m)
Nimta
North 24 Paraganas North 24 Parganas
West Bengal 700049
147638332
ML476383323FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

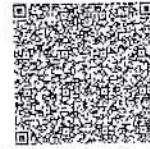
6127 0472 5125

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

প্রদীপ কুমার দাশগুপ্ত
Pradip Kumar Dasgupta
পিতা : হাজারী লাল দাশগুপ্ত
Father : Hazari Lal Dasgupta
জন্মতারিখ / DOB : 04/03/1958
পুরুষ / Male



6127 0472 5125

আধার - সাধারণ মানুষের অধিকার

Pradip Kumar Dasgupta



Major Information of the Deed

Deed No :	I-1603-10959/2022	Date of Registration	19/07/2022
Query No / Year	1603-8002184631/2022	Office where deed is registered	
Query Date	19/07/2022 11:03:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RANJIT DAS SODEPUR, NATAGARH, Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, 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. 1,86,73,200/-	
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]:- 160310953/2022		

Land Details :

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jotbhim, Pin Code : 700156

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-253 (RS :-)	LR-1105	Bastu	Danga	16.49 Dec	1/-	1,78,09,200/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
L2	LR-258 (RS :-)	LR-1105	Bastu	Shali	0.8 Dec	1/-	8,64,000/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
		TOTAL :			17.29Dec	2 /-	186,73,200 /-	
	Grand Total :				17.29Dec	2 /-	186,73,200 /-	

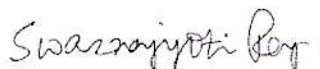
Principal Details :

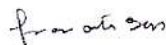
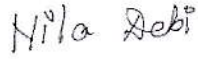
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JOYDEB MONDAL Son of Kartick Chandra Mondal Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	19/07/2022	LTI 19/07/2022	19/07/2022	
Jotbhim, City:- Not Specified, P.O:- Hatgacha, P.S:-Kolkata Leather Camp, District:-South 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AUxxxxxx8E, Aadhaar No: 72xxxxxxxx1757, Status :Individual, Executed by: Self, Date of Execution: 19/07/2022 , Admitted by: Self, Date of Admission: 19/07/2022 ,Place : Office				

Attorney Details :

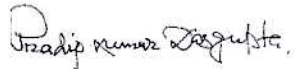
SI No	Name,Address,Photo,Finger print and Signature
1	RED WOOD ASSOCIATES BD-1/6, Deshbandhu Nagar, City:- Kolkata, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059 , PAN No.:: AAxxxxxx0P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SWARNAJYOTI ROY (Presentant) Son of Mr Narayan Chandra Roy Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Jul 19 2022 11:19AM	LTI 19/07/2022	19/07/2022	
BD-1/6, Deshbandhu Nagar, City:- Kolkata, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx6C, Aadhaar No: 35xxxxxxxx3935 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr PRASANTA DAS Son of Late Gobinda Chandra Das Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office	 Jul 19 2022 11:19AM	 LTI 19/07/2022	 19/07/2022
	North Basudebpur, Natunpally, Belgharia, City:- Kolkata, P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxxx6F, Aadhaar No: 62xxxxxxx4900 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER)			
3	Name	Photo	Finger Print	Signature
	Miss NILA DEBI Daughter of Mr Kanu Priya Dalal Date of Execution - 19/07/2022, , Admitted by: Self, Date of Admission: 19/07/2022, Place of Admission of Execution: Office	 Jul 19 2022 11:19AM	 LTI 19/07/2022	 19/07/2022
	Rabindra Pally, City:- , P.O:- Burdwan, P.S:-Bardhaman , District:-Purba Bardhaman, West Bengal, India, PIN:- 713101, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx2C, Aadhaar No: 43xxxxxxx2179 Status : Representative, Representative of : RED WOOD ASSOCIATES (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
PRADIP KUMAR DASGUPTA Son of Late HAZARI LAL DASGUPTA K K RAM DAS ROAD, City:- Kolkata, P.O:- NIMTA, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049	 19/07/2022	 19/07/2022	 19/07/2022
Identifier Of Mr JOYDEB MONDAL, Mr SWARNAJYOTI ROY, Mr PRASANTA DAS, Miss NILA DEBI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB MONDAL	RED WOOD ASSOCIATES-16.49 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr JOYDEB MONDAL	RED WOOD ASSOCIATES-0.8 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Kolkata Leather Camp, Gram Panchayat: BAMANGHATA, Mouza: Jotbhim, Pin Code : 700156

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 253, LR Khatian No:- 1105	Owner:জয়দেব মন্ডল, Gurdian:কার্তিক চন্দ্র মন্ডল, Address:জোতভীম কে. এল. সি , Classification:ডাঙ্গা, Area:0.17000000 Acre,	Mr JOYDEB MONDAL
L2	LR Plot No:- 258, LR Khatian No:- 1105	Owner:জয়দেব মন্ডল, Gurdian:কার্তিক চন্দ্র মন্ডল, Address:জোতভীম কে. এল. সি , Classification:শালি, Area:0.01000000 Acre,	Mr JOYDEB MONDAL

On 19-07-2022

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 11:16 hrs on 19-07-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SWARNAJYOTI ROY .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,86,73,200/-

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

Execution is admitted on 19/07/2022 by Mr JOYDEB MONDAL, Son of Kartick Chandra Mondal, Jotbhim, P.O: Hatgacha, Thana: Kolkata Leather Camp, , South 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession Others

Indetified by PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 19-07-2022 by Mr SWARNAJYOTI ROY, PARTNER, RED WOOD ASSOCIATES, BD-1/6, Deshbandhu Nagar, City:- Kolkata, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-07-2022 by Mr PRASANTA DAS, PARTNER, RED WOOD ASSOCIATES, BD-1/6, Deshbandhu Nagar, City:- Kolkata, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 19-07-2022 by Miss NILA DEBI, PARTNER, RED WOOD ASSOCIATES, BD-1/6, Deshbandhu Nagar, City:- Kolkata, P.O:- Deshbandhu Nagar, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700059

Indetified by PRADIP KUMAR DASGUPTA, , , Son of Late HAZARI LAL DASGUPTA, K K RAM DAS ROAD, P.O: NIMTA, Thana: Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 215114, Amount: Rs.100/-, Date of Purchase: 14/07/2022, Vendor name: R Pal



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 413278 to 413301

being No 160310959 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.07.28 16:27:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/07/28 04:27:40 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)