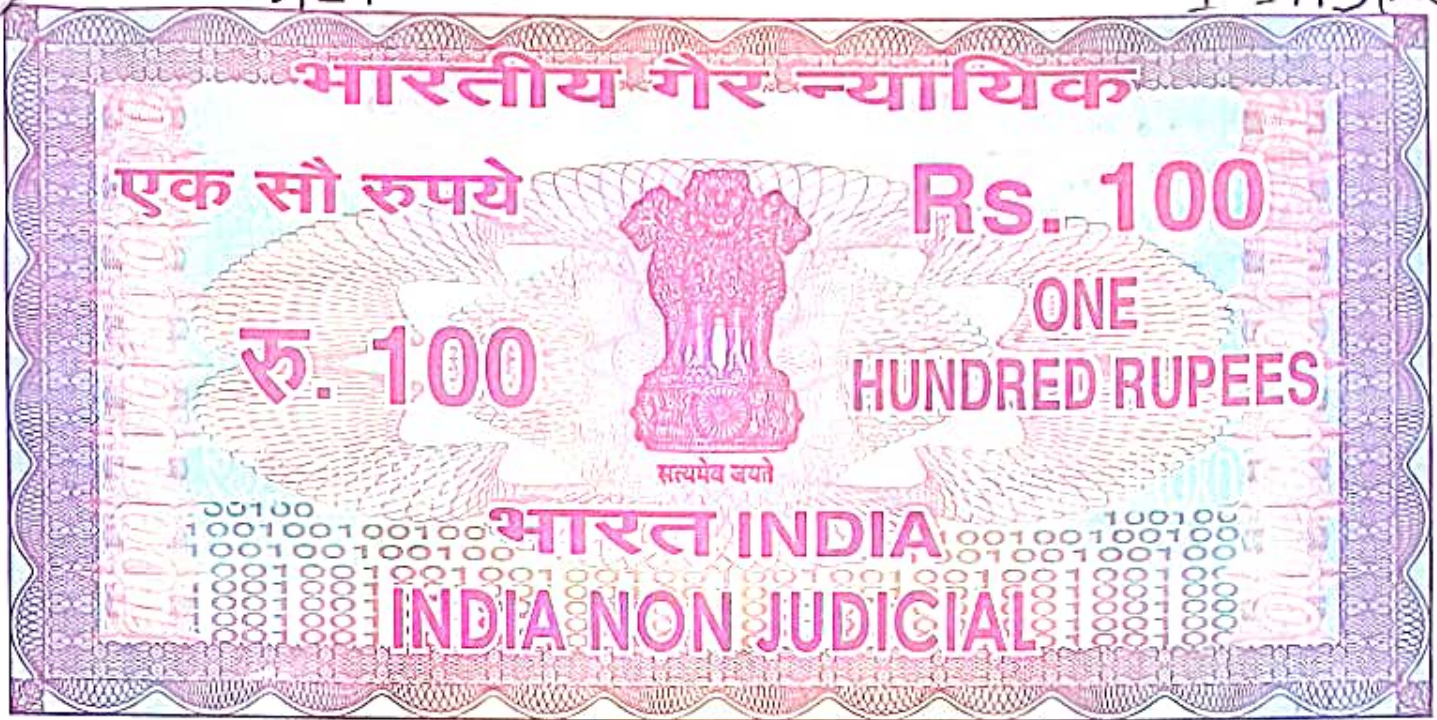


1819/24

I-1773/24



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AN 503440

5-7-2024
13:52h.
8/07/24 44369/2024

Certify that the document is genuine
to registration. The signature is correct
and the endorsement sheets are the
with this documents are the
this document.

Addl. District Sub-Registrar
Bishannagar, (Salt Lake City)
- 8 JUL 2024 -

GENERAL POWER OF ATTORNEY IN CONNECTION
WITH THE JOINT VENTURE DEVELOPMENT
AGREEMENT DATED ..5TH... DAY OF JULY 2024.

2429 15.4.24
তার. 1000/

KRISHNA DAS
ADVOCATE
Barasat Judges Court

কর্তার নাম ও পদ
জামিন দেওয়ার ক্ষেত্রে
বিধান নং ৪, সেক্টর নং ১৬ ডি এন আর ও
মেট্রিক জামিন নং ১০০
চালান নং. মেট্রিক ৩৩ চাকর বসিবে
উত্তরা-স্বাক্ষর, ডেতার-মিতা দাস

9 MAR 2024

9 MAR 2024

398000



Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

5 JUL 2024

Smt. Sata Patra
S/o - Bikash Patra
Uxari, Bhupatinagar
Pin - 721458

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS 5TH DAY OF JULY, 2024 by us **1) MR. GOPAL MONDAL**, (PAN No- BGSPM7873G), (AADHAAR No. 379834809241), son of Late Rampada Mondal, residing at MB-219 Abadpara, Mahishbathan Police Station Electronics Complex, Post Office Krishnapur, North 24 Parganas, West Bengal. Pin 700102 and **2) MRS. CHHAYARANI BAR @ MRS. CHHAYARANI BAR(Mondal)**, (PAN DBMPB6394E), (AADHAAR No. 204309953183) wife of Mr. Abhijit Bar, residing at Satchasi Para, South Sanpur, Haora Corporation, Police Station & Post Office:-Dasnagar, Howrah West Bengal 711105, all are by nationality Indian, hereinafter collectively referred to as the **Appointer/Principal/Owners** (which expression shall unless otherwise excluded by or repugnant to the context to be deemed to mean and include their legal heirs, successors, administrators, representatives and assignees)

WHEREAS one Pashupati Mandal son of Late Sukdeb Mandal was the owner by virtue of a Partition deed **executed on 04.06.1971 vide Deed No.3186** registered in Sub registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 51, Pages 1 to 16, being No. 3186 for the year 1978 of the Land situate and lying at Mouza-Mahishbathan, J.L. No. 18, Touzi No. 145, R.S. No. 204, R.S. Dag No. 216, under Khatian No. 56, in the District North 24 Parganas Sub Registry office Cossipore DumDum **and sold 14 Satak of the Bastu Land to RAM PADA MONDAL**, Son of Late Umesh Mondal by virtue of Deed executed on **07.05.1977 vide Deed No.2670** registered in Sub registrar Cossipore Dum Dum, and recorded in Book No. I, Volume No. 81, Pages 8 to 10, being No. 2670 for the year 1977.

THAT RAM PADA MONDAL, Son of Late Umesh Mondal died intestate on 16.06.2005 leaving behind his wife Kamini Mondal, one son namely **Gopal Mondal** one Daughter namely **Chayarani Bar(Mondal)** and all became absolute owner of the land purchased by the Late RAM PADA MONDAL, by way of Hindu Succession Act 1956 and by law of inheritance.

THAT Kamini Mondal gifted her 1/3rd Share to her Son Gopal Mondal i.e 2 Cottaha 14 Chittak alongwith 300 Sq Ft Tali Shaded dwelling unit by virtue of a Gift Deed executed on 18.10.2017 registered in District Sub Registrar II North 24 Parganas, Barasat, vide **Deed No. 3274** and recorded in Book No. I, Volume No. 1502-2017 pages 82788 to 82812, being No. 150203247 for the year 2017 and Sri Gopal Mondal became absolute owner of the 2/3rd Share of the property i.e. admeasuring 9.33 Satak of Land purchased by his father Late RAM PADA MONDAL and Smt. Chayarani Bar(Mondal) became absolute owner of 1/3rd Share of the property i.e admeasuring 4.67 Satak of Land by way of law of inheritance purchased by her father Late RAM PADA MONDAL.

AND WHEREAS SRI GOPAL MONDAL and his sister **SMT CHAYARANI BAR(MONDAL)**, mutated their name in respect of said Property in the record of concerned BL & LRO office and the said office assigned **L.R. Khatian No. 2086 and 2087** to the Owners respectively. The Owners are regularly paying the taxes/khajna all outgoings in respect of the said Property and continuing with the absolute right, title and interest and peaceful possession and enjoyment of said Property.

WHEREAS

- 1. ALL THAT** piece and parcel of "**Bastu**" land measuring about Total Land admeasuring **8 (Eight) Cottahs 8 (Eight) Chittacks equivalent to 14 Satak** lying and situated under **Mouza- MAHISBATHAN**, J. L. No. 18, Re. Sa. No. 203 and

204, Touzi No. 145, comprised in R. S. Dag No. 216 under R. S. Khatian No. 56, L. R. Dag No. 216, L. R. Khatian No. 2086 & 2087 within the local limits of Ward No. 28 of the Bidhannagar Municipal Corporation, Road:- Abadpara (Mahisbathan), alongwith a 400 Sq. Ft. Tin Shed Structure therein with cemented floor, within the jurisdiction of the Office of the ADSR at Bidhannagar, Salt Lake City, Police Station- erstwhile East Bidhannagar and Now Electronics Complex, Dist. North 24-Parganas, Pin:-700102 the said the said Land mentioned in the **FIRST SCHEDULE**, herein after referred to as the said "**PROPERTY**", by constructing several residential-cum-commercial building / buildings consisting of several flats, shops, car parking, etc. along with common area (**hereinafter referred to as the said PROJECT**). The Appointer herein due to their incapacity of experience and paucity of time have decided to develop the said Property with one M/S VALUE HOMES REALTECH PRIVATE LIMITED, herein after referred as the Developer, who has got the adequate experiences and also all capability and/or means to undertake development of such project.

One M/S VALUE HOMES REALTECH PRIVATE LIMITED (having CIN - U70200WB2021PTC243799, PAN - AAHCV9546J) having its registered office at C/O - Arun Baidya, Ramkrishna Pally, Post Office - Gouranga Nagar, Police Station - New Town, Kolkata - 700159 and represented by its Directors (1) MR. KAJAL KUMAR MALICK, (PAN NO. ALVPM1173C & AADHAAR NO. 340833160287), son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office: Gouranga Nagar, Police Station - New Town, District:-North 24-Parganas, State - West Bengal, India, PIN-700159 (2) MR. SWAPAN KUMAR DAS (PAN NO. AHOPD3494Q & AADHAAR NO -631467459814), son of Sri Amar Chandra Das, residing at Ramkrishna Pally, Gouranga Nagar, Post Office: Gouranga Nagar, Police Station -New Town, District:-North 24- Parganas, State -West Bengal, India, PIN - 700159, (3) MR. KAMALESH BANIK (having PAN ADPLB2553R, Aadhar Card No. - 7783 2638 6592), son of Late Prafulla Banik, residing at CG - 231, Sector - II, Saltlake Bidhannagar (M), Sech Bhawan, North 24 Parganas, Post Office - Bidhannagar, Police Station - Bidhannagar East, Kolkata-700091, West Bengal, India, AND (4) MR. DIPAYAN HALDER, (having PAN APDPH1892P, Aadhar Card No. - 4788 8605 7655) son of Mr.Bijon Halder residing at BB 201,BB Block,Sector 1, Saltlake, Bidhannagar(m),North 24 Pgs, Bidhannagar CC Block, West Bengal 700054, all are by nationality Indian, herein after referred to as the Developer, is engaged inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at their command for the purpose of undertaking development of real estate.

2. The Appointer/Owner and the above mentioned Developer had a detailed discussion about the prospects of the said Project and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the Said Plot of Land and implementation of the said Project thereon.
3. The Appointer executed a Joint Venture Development Agreement dated ^{5th} DAY OF JULY 2024 duly registered in the office of A.D.S.R. Bidhannagar and Vide Deed No: 101364...../2024, in favour of the Developer in respect of development of the

Said Plot of Land and implementation of the said Project thereon subject to the terms and conditions mentioned therein.

4. To give effect to said Joint Venture Development Agreement dated ~~.....~~ ^{5th} **DAY OF JULY 2024** and to facilitate the said development work along with all related and incidental work mentioned in the said Joint Venture Development Agreement dated ~~.....~~ ^{5th} **DAY OF JULY 2024** in respect of the Said Property, we, the Appointer, as per the said Joint Venture Development Agreement dated ~~.....~~ ^{5th} **DAY OF JULY 2024** do hereby execute this General Power of Attorney.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. APPOINTMENT

- A. We do hereby nominate, constitute and appoint **(1) MR. KAJAL KUMAR MALLICK, (PAN NO. ALVPM1173C & AADHAAR NO. 340833160287)**, son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office: Gouranga Nagar, Police Station - New Town, District:-North 24-Parganas, State - West Bengal, India, PIN-700159 **(2) MR. SWAPAN KUMAR DAS (PAN NO. AHOPD3494Q & AADHAAR NO - 631467459814)**, son of Sri Amar Chandra Das, residing at Ramkrishna Pally, Gouranga Nagar, Post Office: Gouranga Nagar, Police Station -New Town, District:-North 24- Parganas, State -West Bengal, India, PIN - 700159, **(3) MR. KMALESH BANIK (having PAN ADPLB2553R, Aadhar Card No. - 7783 2638 6592)**, son of Late Prafulla Banik, residing at CG - 231, Sector - II, Saltlake Bidhannagar (M), Sech Bhawan, North 24 Parganas, Post Office - Bidhannagar, Police Station - Bidhannagar East, Kolkata-700091, West Bengal, India, **AND (4) MR. DIPAYAN HALDER, (having PAN APDPH1892P, Aadhar Card No. - 4788 8605 7655)** son of Mr.Bijon Halder residing at BB 201,BB Block,Sector 1, Saltlake, Bidhannagar (m), North 24 Pgs, Bidhannagar CC Block, West Bengal 700054, being the nominees of the said Developer as well as the partners of the said Developer firm, as our true and lawful attorney, for us, on our behalf and in our name, to do, execute and perform or cause others to do execute and perform all or any of the acts, deeds and things jointly and severally specified in Clause B below.
- B. The said Attorney shall have the authority and power to do, execute and perform or cause others to do execute and perform all or any of the following acts, deeds and things jointly and severally:
- To supervise, manage, control and look after the said Property and take all steps for protection and preservation of the said Property.
 - To prepare plans for the development of the said Property, to submit, to sign on our behalf and to take all steps for the sanctioning of building plan and / or Revised Plan modification and/or alteration and rectification of the building plan or plans in respect of the said Property with the Bidhannagar Municipal Corporation or other competent authorities and to take such steps as may be required from time to time and also to sign necessary documents/plans on behalf us and apply for necessary approval under West Bengal Real Estate Regulatory Authority (WBREERA) of the project.
 - To appear and represent us before all concerned authorities in connection with the development of the said Property and for that purpose to sign such application,

papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities and to obtain necessary permission, no objection etc. and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provision of the said in connection with the said Property.

- d) To enter upon the said Property either alone or along with others for the purpose of construction work on the said Property.
- e) To construct the said Project on the said Property in accordance with the plans and specifications sanctioned by the Bidhannagar Municipal Corporation and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government and Bidhannagar Municipal Corporation, Town Planning Authorities, Police Authorities, Fire-fighting authorities and/or other concerned authorities in that behalf for the time being.
- f) To pay annual khajna, rent, rates and all taxes and house tax and/or other Levis and charges to the State Govt. to the Competent Authority and to make/raise objections against enhancement of taxes in respect of the said Property.
- g) To pay various deposits to the Bidhannagar Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work of the said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits
- h) To appoint from time-to-time Architects, R.C.C. consultants, contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon and to pay their fees, consideration moneys, salaries and/or wages and to dismiss or discharge them and to appoint or employ others in their place.
- i) To approach the all types of Engineer, City/Town Engineer and authorities and officers of the Bidhannagar Municipal Corporation for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon and also to obtain water connection and service connection to the building constructed.
- j) To make necessary representations to the State Electricity Board or other concerned authorities for obtaining electric power for the said Property and the buildings to be constructed thereon.
- k) To make necessary representations including filing of complaints and appear before Assessors and Collectors of Bidhannagar Municipal Corporation and other concerned authorities in regard to the fixation of rateable value in respect of the buildings on the said Property and/or any portion thereof by the Assessor and Collector, Bidhannagar Municipal Corporation.
- l) To obtain necessary certificate, NOCs, permission etc. from the concerned authorities for construction of the new building and to apply for water, sewerage, electricity, telephone and gas connections and other necessary connections and to do all other acts and deeds which are required for developing of the said Property.

- n) To appear in all the office of the, Bidhannagar Municipal Corporation, BL&LRO and / or any other competent authority in respect of all matters relating to the said Property.
- n) To engage, retain and appoint Advocates, Lawyers and other law agent and to revoke and/or cancel such appointment from time to time as the said Attorney shall think proper for the Property.
- o) To make sign, execute, affirm and verify all or any complaints, written statements, memos of appeal, revision applications, petitions, affidavits, declarations, Vakalatnamas and other papers and documents as may from time to time be required for the Property.
- p) To execute, sign, enter into, acknowledge, perfect and do all such conveyances, transfers, surrenders, releases, assurances, deeds, agreements, instruments, acts and things as shall be necessary or as the said Attorney may deem necessary or proper for all or in relation to all or any of the purposes or matters aforementioned in developers' allocation.
- q) To file the necessary suit in the Court of Law having jurisdiction for that purpose to engage advocate, solicitor and/or counsels or appear and plead and/or defend on our behalf and to submit to consent terms and/or any other arrangements as he may deem fit and proper and for that purpose to sign complaints, petitions, Affidavits, applications written statements and affidavits etc.
- r) To take all necessary steps for the registration of the Co-operative Housing Society of the transferee of the flats under the Co-operative Societies Act as required under and for that purpose to sign, execute all necessary application, papers and writings and present any person before the Registrar, Co-operative Society when required to do so.
- s) To take all necessary steps for the registration of the Association of Owners under the Apartment Ownership Act and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Competent Authority.
- t) To apply for and get water, electricity, telephone and gas connections and other necessary connections and all other acts and deeds which are required in connection with the said new building and to sign any application on behalf of me for having the said connections on our behalf.
- u) To apply for and obtain other services and/or other connection of any utility in the said property and/or to make alterations therein and/or disconnect the same and for that to sign and execute and submit all papers applications documents and to do all other acts deeds and things as may be required in this connection.
- v) To take all steps for ejection of the Tenant and occupiers of the building and induct new Tenant therein on such terms and conditions as the Attorney shall think fit and proper in respect of the schedule property and in respect of the Developer's Allocation.
- w) To withdraw money deposited in any Court, Land Acquisition Office, and Rent Controllers and/or from any other authority etc.
- x) To receive, adjust, pay, retain such amounts received by way of rents, issues profits, license fees, occupation charges etc. in respect of **Developer's Allocation**.

- y) To accept and withdraw any compensation payable for acquisition or compulsory requisition or hiring of the said property or part thereof by the Government or any competent body or authority.
- z) To negotiate and finalise for transferring, including tenancy and license in respect of the Developer's Allocation in said Project and/or any portions thereof to any prospective buyer(s)/assignee(s) as the Attorney shall deem fit at a consideration which the Attorney shall consider appropriate and proper.
- aa) To execute any agreement for sale, monthly tenancy, sub-lease in respect of the Developer's Allocation in the said Project and/or any portions thereof in such manner and on such terms and conditions as the said Attorney shall deem fit and proper and to receive the considerations and receivables and give proper receipts thereof and to sign all documents as may be required.
- bb) To execute all types of deeds and conveyances including deed of sale/deed of assignment etc in respect of the Developer's Allocation in said Project and/or any portions thereof in our name and on our behalf and present the same before the appropriate Registrar and to admit execution and to accept entire consideration/receivable from the prospective buyer(s)/assignee(s) and to issue proper receipt of consideration/receivables received and also to do all other lawful acts, deeds and things, which the said Attorneys shall consider necessary for completion of said Registration.
- cc) To accept service of any writ or summons or other legal process and to appear in any court and before all courts, Magistrate or Judicial or other office whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
- dd) To sign, verify and execute Plaints, Written Statement, Counter Claims, Appeals, Revision Reviews, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and executed for the purpose of any suit, action, appeal and proceeding of any kind whatsoever in any Court and Law of Equity whether of Original, Appellate, Testamentary or Provisional Jurisdiction or Judicial Authority established by lawful Authority and to do all acts and appearances and applications in any such court or courts aforesaid in any suit, action, appeal or proceeding brought or commenced and to defend, answer or oppose the same or suffer Judgment or Decrees to be had, given, taken or pronounced in any such suit, actions, appeals, proceedings and to execute Decrees as the said Attorney shall be advised or think proper.

- ee) To do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.
- ff) To refer any dispute touching and concerning the said Plot and/or the building to be constructed thereon to arbitration to nominate or appoint or appoint any person as the Arbitrator and to take all steps in the arbitration reference.
- gg) The said Developer have agreed to indemnify us against all proceedings, claims, expenses and liabilities whatsoever which may arise upon me by virtue of the acts of Attorney under the present Power of Attorney.
- hh) We shall revoke this Power of Attorney upon cancellation/rescind of the Joint Venture Development Agreement dated **5TH DAY OF JULY 2024**.

AND GENERALLY to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the Attorney shall deem fit and proper to the end and extent as if I was personally present.

AND this power never creates any right title interest over the said Property, by our Attorney and any amount receivable from the said Property except the Developer's Allocation under the development Agreement dated **5TH DAY OF JULY 2024** shall be transferred to our accounts forthwith without delay.

AND we both hereby agree to ratify and confirm all the act whatever the Attorney or their delegates shall do or cause to be done by virtue of this Power of Attorney in respect of the schedule property.

AND it is hereby agreed and declared that the Attorney shall not create any liability in our name without express consent in writing and shall indemnify and keep indemnified against all actions suits proceedings costs charges and expenses in respect of the schedule property.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of "Bastu" land 8 (Eight) Cottahs 8 (Eight) Chittacks equivalent to 14 Satak lying and situated under Mouza- MAHISBATHAN, J. L. No. 18, Re. Sa. No. 203 and 204, Touzi No. 145, comprised in R. S. Dag No. 216 under R. S. Khatian No. 56, L. R. Dag No. 216, L. R. Khatian No. 2086 & 2087 within the local limits of Ward No. 28 of the Bidhannagar Municipal Corporation, Road:- Abadpara (Mahisbathan), alongwith a 400 Sq. Ft. Tin Shed Structure therein with cemented floor within the jurisdiction of the Office of the ADSR at Bidhannagar, Salt Lake City, Police Station- erstwhile East Bidhannagar and Now Electronics Complex, Dist. North 24-Parganas, Pin:-700102, with all easement right. In Dag no. 216, khatian No. 2086 an area of 9.33 Satak and khatian No. 2087 an area 4.67 Satak.

BUTTED AND BOUNDED BY:

ON THE NORTH BY : Part of R.S./L.R. Dag No. 218

ON THE SOUTH BY : Municipal Road (34 Feet wide Road)

ON THE EAST BY : R.S./L.R. Dag No. 217

ON THE WEST BY : Part of R.S./L.R. Dag No. 215

IN WITNESS WHEREOF, WE DO HEREBY EXECUTE THESE PRESENTS ON
THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNED AND DELIVERED by the
Said APPOINTER/PRINCIPAL/OWNER
at Kolkata in the presence of ;

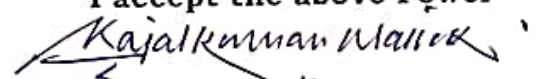
1.

Tulika Mondal
MB-219, Salt Lake
Sec-V Kol-102.


গোপাল মন্ডল,
APPOINTERS

2.

Smrati Patra
Uxmi, Bhupatinagar
Pin. 721958

I accept the above Power

Kajal Kumar Malik
Swapan
Komalashu Banik
Dipayan Halder

CONSTITUTED ATTORNEY

DRAFTED AND PREPARED BY ME


Krishna Das
Advocate

Dist. Judge's Court Barasat
North 24 Parganas
Enrolment No. WB-1027/98

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

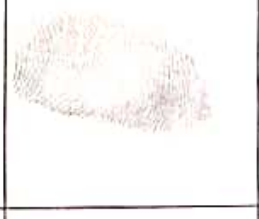
UNDER RULE 44A OF THE I.R. ACT 1908

LH BOX- SMALL TO THUMB PRINTS

RH BOX- THUMB TO SMALL PRINTS

	LH					
	RH					

ATTESTED:- *Gopal Mondal*

	LH					
	RH					

ATTESTED:- *હામિદ વાનીવટ્ટ*

	LH					
	RH					

ATTESTED:- *Kajal Kumar Malik*

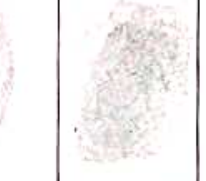
SIGNATURE OF THE
PRESENTANT /EXECUTANT/
SELLER/BUYER/ CLAIMANT
WITH PHOTO

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

LH BOX- SMALL TO THUMB PRINTS
RH BOX- THUMB TO SMALL PRINTS

	LH				
	RH				

ATTESTED:- *Suman*

	LH				
	RH				

ATTESTED:- *Kamlesh Baisak*

	LH				
	RH				

ATTESTED:- *Dipayan Halder*

Major Information of the Deed

Deed No :	I-1504-01773/2024	Date of Registration	08/07/2024
Query No / Year	1504-8001744369/2024	Office where deed is registered	
Query Date	05/07/2024 3:28:47 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Mukherjee AC-1, Farsight Newtown, Thana : New Town, District : North 24-Parganas, WEST BENGAL, PIN - 700156, Mobile No. : 8001403173, 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. 10,00,000/-	Rs. 1,87,86,662/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150401764/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

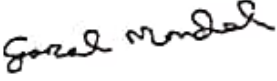
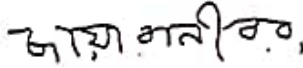
District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Abadpara (Mahishbathan), Mouza: Mahisbathan, Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-216 (RS :-)	LR-2086	Bastu	Bastu	9.33 Dec	5,00,000/-	1,24,39,997/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road.
L2	LR-216 (RS :-)	LR-2087	Bastu	Bastu	4.67 Dec	5,00,000/-	62,26,665/-	Width of Approach Road: 34 Ft., Adjacent to Metal Road.
		TOTAL :			14Dec	10,00,000 /-	186,66,662 /-	
		Grand Total :			14Dec	10,00,000 /-	186,66,662 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 400 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	400 sq ft	0 /-	1,20,000 /-	

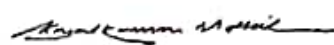
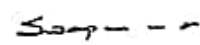
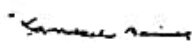
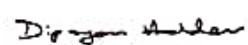
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr GOPAL MONDAL Son of Late Rampada Mondal Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office	 05/07/2024	 LTI 05/07/2024 Captured	 05/07/2024
	MB-219 Abadpara, Mahishbathan, City:- , P.O:- Krishnapur, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700102 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: BGxxxxxx3G, Aadhaar No: 37xxxxxxxx9241, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			
	Name	Photo	Finger Print	Signature
2	Mrs CHHAYARANI BAR , (Alias: Mrs CHHAYARANI BAR Mondal) Wife of Mr. Abhijit Bar Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office	 05/07/2024	 LTI 05/07/2024 Captured	 05/07/2024
	Satchasi Para, South Sanpur, City:- Howrah, P.O:- Dasnagar, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711105 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: DBxxxxxx4E, Aadhaar No: 20xxxxxxxx3183, Status :Individual, Executed by: Self, Date of Execution: 05/07/2024 , Admitted by: Self, Date of Admission: 05/07/2024 ,Place : Office			

Attorney Details :

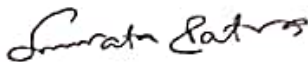
SI No	Name,Address,Photo,Finger print and Signature			
1	VALUE HOMES REALTECH PRIVATE LIMITED. Ramkrishna Pally, City:- , P.O:- Gauranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAJAL KUMAR MALLICK (Presentant) Son of Late Nilkamal Mallick Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office		 Captured	 05/07/2024
Jyotinagar, City:- Not Specified, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: ALxxxxxx3C, Aadhaar No: 34xxxxxxxx0287 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as Director)				
2	Name Mr SWAPAN KUMAR DAS Son of Mr Amar Chandra Das Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office		 Captured	 05/07/2024
Ramkrishna Pally, City:- Not Specified, P.O:- Gouranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX5 , PAN No.: AHxxxxxx4Q, Aadhaar No: 63xxxxxxxx9814 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as Director)				
3	Name Mr KAMALESH BANIK Son of Late Prafulla Banik Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office		 Captured	 05/07/2024
CG - 231, Sector - II, City:- Not Specified, P.O:- Bidhannagar, P.S:-East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: ADxxxxxx3R, Aadhaar No: 77xxxxxxxx6592 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as Director)				
4	Name Mr DIPAYAN HALDER Son of Bijon Halder Date of Execution - 05/07/2024, , Admitted by: Self, Date of Admission: 05/07/2024, Place of Admission of Execution: Office		 Captured	 05/07/2024

BB 201, BB Block, Sector 1, Sallake, City:- Not Specified, P.O:- CC Block, P.S:-Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700054, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, Date of Birth:XX-XX-1XX8 , PAN No.:: APxxxxxx2P, Aadhaar No: 47xxxxxxxx7655 Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Patra Son of Mr Bikash Patra Ururi, City:- Not Specified, P.O:- Ururi, P.S:-Bhupatinagar, District:-Purba Midnapore, West Bengal, India, PIN:- 721458		 Captured	
	05/07/2024	05/07/2024	05/07/2024
Identifier Of Mr GOPAL MONDAL , Mrs CHHAYARANI BAR , Mr KAJAL KUMAR MALLICK , Mr SWAPAN KUMAR DAS , Mr KAMALESH BANIK , Mr DIPAYAN HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL MONDAL	VALUE HOMES REALTECH PRIVATE LIMITED-9.33 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mrs CHHAYARANI BAR	VALUE HOMES REALTECH PRIVATE LIMITED-4.67 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL MONDAL	VALUE HOMES REALTECH PRIVATE LIMITED-200.00000000 Sq Ft
2	Mrs CHHAYARANI BAR	VALUE HOMES REALTECH PRIVATE LIMITED-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,
Road: Abadpara (Mahishbathan), Mouza: Mahisbathan, Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 216, LR Khatian No:- 2086	Owner:গোপাল মন্ডল, Gurdian:শ্রুত রামেশ্বর মন্ডল, Address:বিজ , Classification:বাড়, Area:0.10000000 Acre,	Mr GOPAL MONDAL
L2	LR Plot No:- 216, LR Khatian No:- 2087	Owner:মহা রাণী বর (মন্ডল), Gurdian:শ্রুত রামেশ্বর মন্ডল, Address:বিজ , Classification:বাড়, Area:0.04000000 Acre,	Mrs CHHAYARANI BAR

Endorsement For Deed Number : I - 150401773 / 2024

On 05-07-2024

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

Presented for registration at 16:03 hrs on 05-07-2024, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr KAJAL KUMAR MALLICK ..

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 1,87,86,662/-

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

Execution is admitted on 05/07/2024 by 1. Mr GOPAL MONDAL , Son of Late Rampada Mondal , MB-219 Abadpara, Mahishbathan, P.O: Krishnapur, Thana: East Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession Others, 2. Mrs CHHAYARANI BAR , Alias Mrs CHHAYARANI BAR Mondal , Wife of Mr Abhijit Bar , Satchasi Para, South Sanpur, P.O: Dasnagar, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711105, by caste Hindu, by Profession House wife

Indetified by Mr Subrata Patra, , , Son of Mr Bikash Patra, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

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

Execution is admitted on 05-07-2024 by Mr DIPAYAN HALDER , Director, VALUE HOMES REALTECH PRIVATE LIMITED, Ramkrishna Pally, City:- , P.O:- Gauranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr Subrata Patra, , , Son of Mr Bikash Patra, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Execution is admitted on 05-07-2024 by Mr KAJAL KUMAR MALLICK , Director, VALUE HOMES REALTECH PRIVATE LIMITED, Ramkrishna Pally, City:- , P.O:- Gauranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

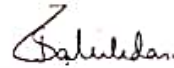
Indetified by Mr Subrata Patra, , , Son of Mr Bikash Patra, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Execution is admitted on 05-07-2024 by Mr SWAPAN KUMAR DAS , Director, VALUE HOMES REALTECH PRIVATE LIMITED, Ramkrishna Pally, City:- , P.O:- Gauranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr Subrata Patra, , , Son of Mr Bikash Patra, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others

Execution is admitted on 05-07-2024 by Mr KAMALESH BANIK , Director, VALUE HOMES REALTECH PRIVATE LIMITED, Ramkrishna Pally, City:- , P.O:- Gauranga Nagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr Subrata Patra, , , Son of Mr Bikash Patra, Ururi, P.O: Ururi, Thana: Bhupatinagar, , Purba Midnapore, WEST BENGAL, India, PIN - 721458, by caste Hindu, by profession Others


Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal

On 08-07-2024

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.

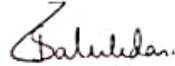
Payment of Fees

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 2429, Amount: Rs.100.00/-, Date of Purchase: 15/04/2024, Vendor name: Mita Dutta



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BIDHAN NAGAR
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2024, Page from 71150 to 71170

being No 150401773 for the year 2024.



Sukanya Talukdar

Digitally signed by SUKANYA TALUKDAR
Date: 2024.07.12 14:48:58 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 12/07/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

