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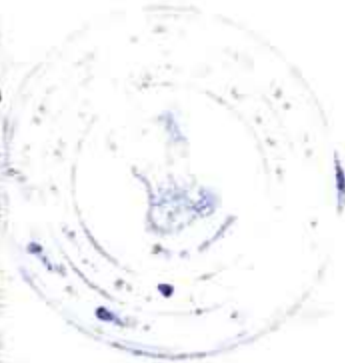
T. 27/2/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 629555

9-30 A.M.
08/03/2024



Certified that the Endorsement
Sheet's and the Signature Sheet
sattached to this documents
are part of the Document

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

27 MAY 2024

Query no - 8000643552/2024

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

Amended/Ann
dated

Sl. No. 1603 Date 02/2/24 V. No. 50/-
Purchaser's Name Kalobaran Mondal. 40th.
Address Andal More
Stamp Vender's Sign Ajoy Kumar
AJOY KUMAR CHAND
STAMP VENDER
A. D. S. R. Office, Raniganj
Lic. No. 1 of 1989
Purchased On 18 JAN 2024
By Assistant Treasurer

Kalo Baran Mondal

18 JAN 2024

Kalo Baran Mondal

333 (333)

334 (334)



১০

Sikha Mondal

335 (335)

336 (336)

Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

08 MAR 2024

Barik

337 (337)

Seminary College

338 (338)

AAYRA INFRASTRUCTURE
Anindya Sen

KNOW ALL MEN BY THESE PRESENTS THAT, WE

(1) **SRI KALOBARAN MONDAL** Son of Late Nidan Bandhu Mondal by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R.Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(2) **SRI ASHOK KUMAR** Son of Late Basdeo Prasad by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R.Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(3) **SMT. SIKHA MONDAL** Wife of Sri Kalobaran Mondal by Caste- Hindu, by Nationality - Indian, by Occupation - Business, resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R. Office- Raniganj, Sub-Division- Durgapur, Dist- Paschim Bardhaman, PIN- 713321.

(4) **SMT. BARKHA LALCHANDANI** Wife of Mr. Ashok Kumar by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R.Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

(5) **SRI SANJAY KUMAR** Son of Late Basdeo Prasad by Caste- Hindu, by Nationality- Indian, by occupation- Business resident of Andal More, P.O.- Andal, P.S.- Andal, A.D.S.R.Office- Raniganj, Sub-Division- Durgapur, Dist.- Paschim Bardhaman, PIN- 713321.

HEREINAFTER refereed to and called as "**LAND OWNERSS** " (which term and expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the **FIRST PART**

AND

AAYRA INFRASTRUCTURE (a Partnership firm) having its office at Street No.- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S. - Durgapur, Dist. - Paschim Bardhaman, Pin - 713217, represented by its Partners namely:

(1) **MR. ANINDYA SEN** Son of Arunabha Sen by faith Hindu, by occupation- Business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist - Pachim Bardhaman. PIN- 713212.



339 (339)

Debrunden Chatterjee
Debrunden Chatterjee
Partner



340 (340)

AAYRA INFRASTRUCTURE
Sumita Singh Roy
Partner



341 (341)

AAYRA INFRASTRUCTURE
Supriya Chakraborty
Partner



Additional District Sub-Registrar
Raniganj, Paschim Bardhaman

08 MAR 2024



342 (342)

Pankaj Mandal
s/o Late Tapan Mandal
And More
Poppa-Andal
313321

(2) **MR. SUPRIYA CHAKRABORTY** Son of Shyamal Kumar Chakraborty, by faith Hindu, by occupation- Business residing at Flat No.- 2/47, Shivaji Road, A Zone, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.

(3) **MR. DEBNANDAN CHATTERJEE** Son of Narayan Chatterjee, by faith Hindu, by occupation- Business residing at Street No- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713217.

(4) **MRS. SUMITA SINGHA ROY** Wife of Mr. Abhijit Singha Roy , by faith Hindu, by occupation- Business residing at Asansol Police Line, Burnpur Road, Raghunath Chak, P.O.- Upper Chelidanga, P.S.- Asansol, Dist- Paschim Bardhaman, Pin- 713304.

HEREINAFTER refereed to and called as the "**DEVELOPER**" (which terms or expression shall unlessexcluded by or repugnant to the context be deemed to mean and include its successor-in-office legalrepresentatives,administrators, executors and assigns) of the **SECOND PART.**

Whereas Mukesh Kumar Jain & Rakesh Kumar Jain sold **47** Decimal of land to Mrinal Kanti Mukherjee by a registered deed of Sale being No. 1185 dated 11/05/1990 of A.D.S.R. Office Raniganj, AND **49** Decimal of land to Archana Mukherjee by a registered deed of Sale being No. 1187 dated 11/05/1990 of A.D.S.R. Office Raniganj, AND **47** Decimal of land to Veena Kumari @ Jyoti Chawla by a registered deed of Sale being No. 1189 dated 11/05/1990 of A.D.S.R. Office Raniganj, AND WHEREAS the said Mrinal Kanti Mukherjee sold 8 Decimal of land to Sanjay Kumar by a registered deed of Sale being No. 184 dated 24/01/2017 of A.D.S.R. Office Raniganj, AND the said Mrinal Kanti Mukherjee & Archana Mukherjee jointly sold 78 Decimal of land to Sikha Mondal & Barkha Lalchandani by a registered deed of Sale being No. 4019 dated 10/10/2002 of A.D.S.R. Office Raniganj, AND the said Archana Mukherjee sold 10 Decimal of land to Kalo Baran Mondal by a registered deed of Sale being No. 305 dated 05/02/2009 of A.D.S.R. Office Raniganj AND the said Veena Kumari @ Jyoti Chawla sold 47 Decimal of land to Ashok Kumar by two registered deed of Sale being Nos. 2672 & 2673 dated 05/06/2015 of A.D.S.R. Office Raniganj and also recorded their names in L.R. Record under Khatian No. 3992, 4092, 4689, 4690 & 4734, and all the Land Owners are owning, seizing, possessing the same as Owners with having unfettered power and authority to convey schedule below property.

Whereas We have entered into a Development Agreement **AAYRA INFRASTRUCTURE (a partnership firm)** having its office at Street No.- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S. - Durgapur, Dist. Paschim Bardhaman, Pin - 713217, represented by its Partners namely:

(1) **MR. ANINDYA SEN** Son of Arunabha Sen by faith Hindu, by occupation business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

(2) **MR. SUPRIYA CHAKRABORTY** Son of Shyamal Kumar Chakraborty, by faith Hindu, by occupation Business residing at Flat No.- 2/47, Shivaji Road, A Zone, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.

(3) **MR. DEBNANDAN CHATTERJEE** Son of Narayan Chatterjee, by faith Hindu, by occupation Business residing at Street No- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713217.

(4) **MRS. SUMITA SINGHA ROY** Wife of Mr. Abhijit Singha Roy , by faith Hindu, by occupation Business residing at Asansol Police Line, Burnpur Road, Raghunath Chak, P.O.- Upper Chelidanga, P.S.- Asansol, Dist- Paschim Bardhaman, Pin- 713304.

and the same has been duly registered before the office of A.D.S.R. Raniganj vide Deed No. 7493 for the year 2023, in Book No.-I, CD Volume No 2304-2023, Pages 138043 to 138080.

And whereas we do hereby nominate, constitute and appoint, **AAYRA INFRASTRUCTURE (a partnership firm)** having its office at Street No.- 18, Sujara Plot, Gopalmath, P.O. – Oyaria, P.S.

– Durgapur, Dist. – Paschim Bardhaman, Pin – 713217, represented by its Partners namely:

(1) **MR. ANINDYA SEN** Son of Arunabha Sen by faith Hindu, by occupation business residing at Tapoban City, Block- 46, Flat No.- 3A, Bamunara Forest Office, Durgapur- 713212, P.O.- Bamunara, P.S.- Kanksa, Dist-Pachim Bardhaman. PIN- 713212.

(2) **MR. SUPRIYA CHAKRABORTY** Son of Shyamal Kumar Chakraborty, by faith Hindu, by occupation Business residing at Flat No.- 2/47, Shivaji Road, A Zone, P.O.- Durgapur, P.S.- Durgapur, Dist.- Paschim Bardhaman, PIN- 713204.

(3) **MR. DEBNANDAN CHATTERJEE** Son of Narayan Chatterjee, by faith Hindu, by occupation Business residing at Street No- 18, Sujara Plot, Gopalmath, P.O. - Oyaria, P.S.- Durgapur, Dist- Paschim Bardhaman, Pin- 713217.

(4) **MRS. SUMITA SINGHA ROY** Wife of Mr. Abhijit Singha Roy , by faith Hindu, by occupation Business residing at Asansol Police Line, Burnpur Road, Raghunath Chak, P.O.- Upper Chelidanga, P.S.- Asansol, Dist- Paschim Bardhaman, Pin- 713304.

as our Lawful Attorney to do and perform the following acts, deeds and things on our behalf in connection with our Landed property details of which has given in the Schedule below:-

1. To appear before the office of Andal Gram Panchayat or A.D.D.A. or B.L & L.R.O. Andal ZILLA PARISHAD or any Govt. Office or any Offices for any purpose in connection of our above said plot thereon on our behalf.
2. To submit any building plan or revised plan before the Competent Authorities or letter or documents or to receive any letter in our name and to sign therein after receipt before competent authority or A.D.D.A. or B.L. & L.R.O. Andal ZILLA PARISHAD or any Govt. office or any offices for any purposes in connection of our property mentioned in the Schedule below thereon.
3. To deposit any fees or charges in the office of Andal Gram Panchayat or A.D.D.A. or B.L. & L.R.O. ZILLA PARISHAD Andal or any Govt. office or any offices for any purpose in connection of our property mentioned in the Schedule below in our name.
4. To recover and receive any debt or any rent or to demand any amount or dues owing to us from any person or any office and after receive will execute any receipt in respect of our schedule landed property.
5. To receive the building plan or revised plan after sanction from the Panchayat Office or any Competent authority on behalf of us.
6. To execute and register agreement to sale, the deed of conveyance of all the customers jointly in association with us. It is to be noted that the Developers will have the right to execute and register agreement to sale, the deed of conveyance in association with the landowners i.e. the land owners will also be a party in the deed of conveyance as well as in the agreement to sale for all the customers.
7. To apply for any type of connection in our name without making us liable for loss or damage by reason thereof.
8. To employ any contractor for the purpose of making the building and also dismiss and re-employ any contractor as per the requirement of the developer.
9. To enter into agreement for renovation or reconstruction or painting of building with any contractor and to dismiss the said contractor if deems necessary.
10. To bring any proceeding or any suit on our behalf in connection with our property against

any person or any authorities before any court of law.

11. To appear and act in all courts or any office and to sign verify and file plaint, written statement, written objection, in connection with any case or proceeding of our property mentioned in the Schedule below in our name for our interest in connection of the said plot.
12. To compromise and withdraw any case or refer any matter or case to any Arbitrator or any authority in connection of our property mentioned in the Schedule below.
13. To submit any application before office of District Magistrate, Office of B.D.O. or D.L. & L.R.O. or B.L. & L.R.O., Panchayet Office or Police Station or Court for any purpose in connection of our property mentioned in the Schedule below and construction thereon.
14. To execute any affidavit or bond or any document in favour of customer of office for our interest in connection of our property mentioned in the Schedule below thereon, without making us liable for loss or damage by reasons thereof.
15. To give or to create mortgage or to do all associated paper works, banking process of any erected flat area for grant of home loan for all the customers in respect of erection of multistoried building to that effect.
16. To submit any application before electricity authority for purpose of electric connection or Water Connection for the constructed multistoried building and flat therein.
17. To execute any Agreement for sale in favour of their customer or intending purchaser without making us liable on any account under any circumstances or for any loss or damage by reasons thereof.
18. To receive or acknowledge any amount towards sale consideration of erected flat or garage which is allocated as DEVELOPER SHARE i.e. 65% as mentioned in the Development Agreement over our landed property mentioned in the Schedule below.
19. To settle all disputes whatsoever arising out of the construction project on the schedule mentioned land.
20. To appear before any office or authority of the Govt. or Labour Dept. or Land Revenue office or income Tax or any other act, to represent the matters regarding the proposed development & construction.
21. And generally to do all acts deeds and things which our said Attorney may think fit and necessary for any purpose as above said as fully and effectually in all respects as we

could do the same if we are personally present.

22. By this Power of Attorney no right, title interest and possession is hereby transferred to the attorney/s.
23. It is worth stated that there is no restriction imposed by any Court, Government or Semi-Government authority or any other Local Authority for executing & registering the power of attorney or if it is found our said attorney/s will abide by all the rules and regulations imposed by the authority.
24. This Power of Attorney is revocable after handing over the flats to the prospective buyers subject to fulfillment of conditions stipulated in Development Agreement.

THE SCHEDULE ABOVE REFERRED TO (DESCRIPTION OF LAND)

All that piece and parcel of Danga Land measuring 143 Decimal more or less situate, lying at and being Mouza- Andal, J.L.No.-52, R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian Nos. – 3992, 4092, 4689, 4690, 4734 of the Andal Gram Panchyat, Sub-Registration Raniganj District Burdwan presently Paschim Bardhaman, entire land is butted and bounded as follows:-

PART-I: [Land Owner name- Kalobaran Mondal] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 3992, Measuring Area- 10 Decimal.

PART-II: [Land Owner name- Ashok Kumar] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4092, Measuring Area- 47 Decimal.

PART-III: [Land Owner name- Sikha Mondal] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4689, Measuring Area- 39 Decimal.

PART-IV: [Land Owner name- Barkha Lal Chandani] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4690, Measuring Area- 39 Decimal.

PART-V: [Land Owner name- Sanjoy Kumar] R.S. & L.R. Plot No. 2779 (two thousand seven hundred seventy nine), L.R. Khatian No.- 4734, Measuring Area- 08 Decimal.

Entire land is butted and bounded as follows:- On the North:- Land of Plot No.- 2766 & 2783, On the South:- 220 Ft. wide G.T. Road. On the East :- Land of Plot No.- 2779, On the West :- Land of Plot No.- 2778 & 2780.

It is hereby declared that the full name, colour passport size photograph and finger prints of each finger of both hands of Executants / Attorney Holder are attested in additional pages in this deedbeing no. 1 (A) & 1(B) and these will be treated as a part of this deed.

IN WITNESS WHEREOF the executants and the attorney set and subscribed their respective handson this the 7th day of March 2024 before A.D.S.R. Raniganj in free and fair state of mind and health.

Witnesses :

1. Pinku Mondal.
S/o Late Tapan Mondal.
Andal More
Post ps. Andal.
Pin- 713321

2. Biman Saran
S/o - Prody Saran
VILL - Palash Ban P.O. - Bantarnagar
Pin - 713321

Kalo Baran Mondal

Sikha Mondal
Baral

Sumita Singh Roy

Signature of Executant

Amindya Sen
AAYRA INFRASTRUCTURE
Partner

Supriya Chakraborty
AAYRA INFRASTRUCTURE
Partner

AAYRA INFRASTRUCTURE

Sumita Singh Roy
Signature of Attorney

Drafted and Typed at my office & I have read over & Explained in Mother languages to all parties to this deedand all of them admit that the same has been correctlywritten as per their instruction

Md. Mansoor Alam

(Adv)

AsL Court

En. No. F- 1043 /1614 /24

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Kalo Saran Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Kalo Saran Mondal

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Sikha Mondal

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Sikha Mondal

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature [Signature]

বাম হাত Left Hand					
	বৃদ্ধাঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



Bardale

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর
Signature Bardale

হস্তাঙ্গুলীর টিপ ছাপ ও ফটো/Fingers Print & Photo

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					



উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

Sempraj (0000), Sempraj (0000)

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

বাম হাত Left Hand					
	বৃহদঙ্গুল Thums	তর্জনী 1st Finger	মধ্যমা Middle	অনামিকা Ring	কনিষ্ঠা Small Finger
ডান হাত Right Hand					

ফটো

উপরের ছবি ও টিপগুলি আমার দ্বারা প্রত্যায়িত হইল।

Pass port size photograph & Finger print of both hands attested by me

স্বাক্ষর

Signature

দশ আঙ্গুলের টিপ ছাপ / Finger Prints of Ten Fingers

Left Hand বাম হাত					
	Thumb বৃদ্ধাঙ্গুল	1st Finger তর্জনী	Middle মধ্যমা	Ring অনামিকা	Small Finger কনিষ্ঠা
Right Hand ডান হাত					



RAYA INFRASTRUCTURE

Anindya Sen
Partner

উপরের ছবি ও টিপছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Above Photograph & finger prints are attested by me

Anindya Sen

Left Hand বাম হাত					
	Thumb বৃদ্ধাঙ্গুল	1st Finger তর্জনী	Middle মধ্যমা	Ring অনামিকা	Small Finger কনিষ্ঠা
Right Hand ডান হাত					



RAYA INFRASTRUCTURE

Supriya Chakraborty
Partner

উপরের ছবি ও টিপছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Above Photograph & finger prints are attested by me

Supriya Chakraborty

Left Hand বাম হাত					
	Thumb বৃদ্ধাঙ্গুল	1st Finger তর্জনী	Middle মধ্যমা	Ring অনামিকা	Small Finger কনিষ্ঠা
Right Hand ডান হাত					

Colour Photo / রঙিন ছবি



RAYA INFRASTRUCTURE JRE

Sumita Senha Roy
Partner

উপরের ছবি ও টিপছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Above Photograph & finger prints are attested by me

Sumita Senha Roy

Left Hand বাম হাত					
	Thumb বৃদ্ধাঙ্গুল	1st Finger তর্জনী	Middle মধ্যমা	Ring অনামিকা	Small Finger কনিষ্ঠা
Right Hand ডান হাত					

Colour Photo / রঙিন ছবি



RAYA INFRASTRUCTURE

Debnandan Chatterjee
Partner

উপরের ছবি ও টিপছাপ গুলি আমার দ্বারা প্রত্যায়িত হইল।
Above Photograph & finger prints are attested by me

Debnandan Chatterjee

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিহ্ন বিবরণ)

1. NAME (নাম) : SRI PINKU MONDAL
2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) : LATE TAPAN MONDAL
3. OCCUPATION (পেশা) : BUSINESS
4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)
- VILLAGE/TOWN (গ্রাম) : ANDAL MORE
- POST OFFICE (পোস্ট অফিস) : ANDAL
- POLICE STATION (থানা) : ANDAL PIN (পিন) : 713321
- DISTRICT (জেলা) : PASCHIM BARDHAMAN STATE (রাজ্য) : WEST BENGAL
5. RELATION WITH EXECUTANT (দলিল সম্পাদনকারী/সম্পাদনকারীগণের সহিত সম্পর্ক): OTHERS
6. AADHAR NO (আধার নং) : 6867 7218 1409

PAN (প্যান নং) : _____

EPIC NO (ভোটার কার্ড নং) : _____

I, PINKU MONDAL as identifier indentifying the executants of the concerned Deed (Query No)

8000 643552/2024

আমি (শনাক্তকারী) _____ অত্র দলিলের

সম্পাদনকারী/সম্পাদনকারীগণকে শনাক্ত করিলাম যাহার কোয়ারী নং _____

LEFT HAND বাম হাত					
	THUMS FINGER বৃদ্ধাঙ্গুলি	1 ST FINGER তর্জনী	MIDDLE FINGER মধ্যমা	RING FINGER অনামিকা	SMALL FINGER কনিষ্ঠা
RIGHT HAND ডান হাত					



Pinku Mondal

IDENTIFIER SIGNATURE
(শনাক্তকারীর স্বাক্ষর)



Government of West Bengal
Directorate of Registration & Stamp Revenue
FORM-1564
Miscellaneous Receipt

Visit Commission Case No / Year	2304000080/2024	Date of Application	07/03/2024
Query No / Year	23048000643552/2024		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr P MONDAL		
Stampduty Payable	Rs.50/-		
Registration Fees Payable	Rs.7/-		
Applicant Name of the Visit Commission	Mr Pinku Mandal		
Applicant Address	Andal		
Place of Commission	ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321		
Expected Date and Time of Commission	07/03/2024 7:30 PM		
Fee Details	J1: 250/-, J2: 300/-, PTA-J(2): 0/-, Total Fees Paid: 550/-		
Remarks			



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. RANIGANJ, District Name :Paschim Bardhaman

Signature / LTI Sheet of Query No/Year 23048000643552/2024

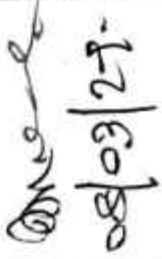
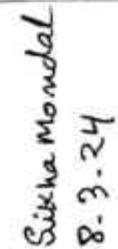
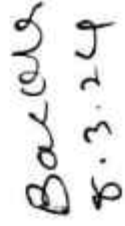
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr ANINDYA SEN TAPABAN CITY, BLOCK - 46, FLAT NO - 3A, BAMUNARA FOREST OFFICE, City:- , P.O:- BAMUNARA, P.S:- Kanksa, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713212	Represent ative of Attorney [AAYRA INFRASTRUC TURE]			Anindya Sen 08/03/24
2	Mr SUPRIYA CHAKRABORTY 2/47, SHIBAJI ROAD, A- ZONE, City:- , P.O:- DURGAPUR, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713204	Represent ative of Attorney [AAYRA INFRASTRUC TURE]			Supriya Chakraborty 08/03/24

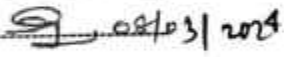
I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mr DEBNANDAN CHATTERJEE STREET NO - 18, SUJARA PLT, GOPALMATH, City:- , P.O:- OYARIA, P.S:- Durgapur, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713217	Representative of Attorney [AAYRA INFRASTRUCTURE]			Debnandan Chatterjee 08/03/24
4	Mrs SUMITA SINGHA ROY ASANSOL POLICE LINE, BURNPUR ROAD, RAGHUNATH CHAK, City:- Asansol, P.O:- UPPPER CHELIDANGA, P.S:-Asansol, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713304	Representative of Attorney [AAYRA INFRASTRUCTURE]			Sumita Singha Roy 08/03/24
5	Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Principal			Kalo Baran Mondal 08/03/24

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mr ASHOK KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Principal			 28/03/24
7	Mrs SIKHA MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Principal			 8.3.24
8	Mrs BARKHA LAL CHANDANI ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Principal			 8.3.24
9	Mr SANJOY KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321	Principal			 8.3.24

Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr PINKU MONDAL Son of Late TAPAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:- Andal, District:- Paschim Bardhaman, West Bengal, India, PIN:- 713321	Mr ANINDYA SEN, Mr SUI CHAKRABORTY, Mr DEBNANDAN CHATTERJ Mrs SUMITA SINGHA RO' KALOBARAN MONDAL, M ASHOK KUMAR, Mrs SIKH MONDAL, Mrs BARKHA L CHANDANI, Mr SANJOY K			<i>Pinku Mondal</i> 08/03/24


 (Sankha Bandyopadhyay)
 ADDITIONAL DISTRICT
 SUB-REGISTRAR
 OFFICE OF THE A.D.S.R.
 RANIGANJ
 Paschim Bardhaman, West
 Bengal

Major Information of the Deed

Deed No :	I-2304-02712/2024	Date of Registration	27/05/2024
Query No / Year	2304-8000643552/2024	Office where deed is registered	
Query Date	07/03/2024 11:18:26 AM	A.D.S.R. RANIGANJ, District: Paschim Bardhaman	
Applicant Name, Address & Other Details	P MONDAL ANDAL, Thana : Andol, District : Paschim Bardhaman, WEST BENGAL, PIN - 713321, Mobile No. : 8918756863, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 7,85,85,830/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 230407493/2023		

Land Details :

District: Paschim Bardhaman, P.S:- Andol, Gram Panchayat: ANDAL, Mouza: Andol, Pin Code : 713321

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-2779	LR-3992	Commercial Use	Danga	10 Dec		54,95,513/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2779	LR-4092	Commercial Use	Danga	47 Dec		2,58,28,909/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2779	LR-4689	Commercial Use	Danga	39 Dec		2,14,32,499/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2779	LR-4690	Commercial Use	Danga	39 Dec		2,14,32,499/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2779	LR-4734	Commercial Use	Danga	8 Dec		43,96,410/-	Width of Approach Road: 220 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					143Dec	0/-	785,85,830/-	
Grand Total :					143Dec	0/-	785,85,830/-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr KALOBARAN MONDAL (Presentant) Son of Late NIDAN BANDHU MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence
2	Mr ASHOK KUMAR Son of Late BASDEO PRASAD ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence
3	Mrs SIKHA MONDAL Wife of Mr KALOBARAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AExxxxxx7B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence
4	Mrs BARKHA LAL CHANDANI Wife of Mr ASHOK KUMAR ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence
5	Mr SANJOY KUMAR Son of Late BASDEO PRASAD ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/03/2024 , Admitted by: Self, Date of Admission: 08/03/2024 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AAYRA INFRASTRUCTURE STREET NO - 18, SUJARA PLOT, GOPALMATH, City:- , P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217 , PAN No.:: ACxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr ANINDYA SEN Son of Mr ARUNABHA SEN TAPABAN CITY, BLOCK - 46, FLAT NO - 3A, BAMUNARA FOREST OFFICE, City:- , P.O:- BAMUNARA, P.S:-Kanksa, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CLxxxxxx8C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
2	Mr SUPRIYA CHAKRABORTY Son of SHYAMAL KUMAR CHAKRABORTY 2/47, SHIBAJI ROAD, A-ZONE, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713204, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx2E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
3	Mr DEBNANDAN CHATTERJEE Son of Mr NARAYAN CHATTERJEE STREET NO - 18, SUJARA PLT, GOPALMATH, City:- , P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AOxxxxxx9F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)
4	Mrs SUMITA SINGHA ROY Wife of Mr ABHIJIT SINGHA ROY ASANSOL POLICE LINE, BURNPUR ROAD, RAGHUNATH CHAK, City:- Asansol, P.O:- UPPPER CHELIDANGA, P.S:-Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713304, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx2M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AAYRA INFRASTRUCTURE (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PINKU MONDAL Son of Late TAPAN MONDAL ANDAL MORE, City:- , P.O:- ANDAL, P.S:-Andal, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713321			
Identifier Of Mr ANINDYA SEN, Mr SUPRIYA CHAKRABORTY, Mr DEBNANDAN CHATTERJEE, Mrs SUMITA SINGHA ROY, Mr KALOBARAN MONDAL, Mr ASHOK KUMAR, Mrs SIKHA MONDAL, Mrs BARKHA LAL CHANDANI, Mr SANJOY KUMAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KALOBARAN MONDAL	AAYRA INFRASTRUCTURE-10 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr ASHOK KUMAR	AAYRA INFRASTRUCTURE-47 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs SIKHA MONDAL	AAYRA INFRASTRUCTURE-39 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mrs BARKHA LAL CHANDANI	AAYRA INFRASTRUCTURE-39 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr SANJOY KUMAR	AAYRA INFRASTRUCTURE-8 Dec

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Andai, Gram Panchayat: ANDAL, Mouza: Andai, Pin Code : 713321

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2779, LR Khatian No:- 3992	Owner:কালোবরান মন্ডল, Gurdian:সিমানবদ্ধ , Address:পিজ , Classification:ভাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2779, LR Khatian No:- 4092	Owner:আশোক কুমার, Gurdian:আশোক কুমার, Address:পিজ , Classification:ভাঙ্গা, Area:0.47000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2779, LR Khatian No:- 4689	Owner:সিখা মন্ডল, Gurdian:কালোবরান মন্ডল, Address:কল্লি মেড , Classification:ভাঙ্গা, Area:0.39000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2779, LR Khatian No:- 4690	Owner:বর্ষা লালচন্দ্রী, Gurdian:আশোক , Address:কল্লি মেড , Classification:ভাঙ্গা, Area:0.39000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2779, LR Khatian No:- 4734	Owner:শ্রী দময় কুমার, Gurdian:আশোক কুমার, Address:কল্লি মেড , Classification:ভাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 230402712 / 2024

On 07-03-2024

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 7,85,85,830/-



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 08-03-2024

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

Presented for registration at 09:30 hrs on 08-03-2024, at the Private residence by Mr KALOBARAN MONDAL, one of the Executants.

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

Execution is admitted on 08/03/2024 by 1. Mr KALOBARAN MONDAL, Son of Late NIDAN BANDHU MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 2. Mr ASHOK KUMAR, Son of Late BASDEO PRASAD, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 3. Mrs SIKHA MONDAL, Wife of Mr KALOBARAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 4. Mrs BARKHA LAL CHANDANI, Wife of Mr ASHOK KUMAR, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business, 5. Mr SANJOY KUMAR, Son of Late BASDEO PRASAD, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by Profession Business

Identified by Mr PINKU MONDAL, Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

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

Execution is admitted on 08-03-2024 by Mr ANINDYA SEN, PARTNER, AAYRA INFRASTRUCTURE, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Identified by Mr PINKU MONDAL, Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 08-03-2024 by Mr SUPRIYA CHAKRABORTY, PARTNER, AAYRA INFRASTRUCTURE, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Identified by Mr PINKU MONDAL, Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 08-03-2024 by Mr DEBNANDAN CHATTERJEE, PARTNER, AAYRA INFRASTRUCTURE, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Identified by Mr PINKU MONDAL, Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others

Execution is admitted on 08-03-2024 by Mrs SUMITA SINGHA ROY, PARTNER, AAYRA INFRASTRUCTURE, STREET NO - 18, SUJARA PLOT, GOPALMATH, City:-, P.O:- OYARIA, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713217

Indetified by Mr PINKU MONDAL, , Son of Late TAPAN MONDAL, ANDAL MORE, P.O: ANDAL, Thana: Andol, Paschim Bardhaman, WEST BENGAL, India, PIN - 713321, by caste Hindu, by profession Others



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 11-03-2024

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1603, Amount: Rs.50.00/-, Date of Purchase: 02/02/2024, Vendor name: Ajoy Kumar Chand



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

On 27-05-2024

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.



Sankha Bandyopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RANIGANJ
Paschim Bardhaman, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2304-2024, Page from 49102 to 49127

being No 230402712 for the year 2024.



Digitally signed by SANKHA BANDYOPADHYAY
Date: 2024.05.28 15:57:12 +05:30
Reason: Digital Signing of Deed.

(Sankha Bandyopadhyay) 28/05/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. RANIGANJ

West Bengal.