

4987

D-04824/16

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

भारत INDIA  
INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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5.16  
2.20  
173921

Certified that the document is admitted to registration. The s & sure sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this document.

*X*  
Additional District Sub-Registrar  
Rajarhat, New Town, North 24-Pgs.

06 MAY 2016

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM THESE PRESENTS SHALL We, the persons hereinafter named SEND GREETINGS.

Contd.....2

**MR. ATANU MANDAL** holding PAN AVCPM3249G, son of Biswanath Mandal, aged about 55 years, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Vill- Reckjoani, Police Station- Rajarhat, Post Office- Rajarhat, Kolkata- 700135, District- 24 Parganas North, West Bengal.

**MR. SOMNATH MANDAL** holding PAN AVCPM3250H, son of Biswanath Mandal, aged about 49 years, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Vill- Reckjoani, Police Station- Rajarhat, Post Office- Rajarhat, Kolkata- 700135, District- 24 Parganas North, West Bengal.

**MR. ARPAN MANDAL** holding PAN AYZPM4092R, son of Ajit Mandal, aged about 41 years, by faith- Hindu, by nationality- Indian, by occupation- Service, residing at Vill- Reckjoani, Police Station- Rajarhat, Post Office- Rajarhat, Kolkata- 700135, District- 24 Parganas North, West Bengal.

**MRS. JAYITA SAOOO** holding PAN ENXPS9028E, Wife of Ranjan Kumar Sahoo and Daughter of Ajit Mandal, aged about 47 years, by faith- Hindu, by nationality- Indian, by occupation- Housewife, residing at Vill- Reckjoani, Police Station- Rajarhat, Post Office- Rajarhat, Kolkata- 700135, District- 24 Parganas North, West Bengal.

(hereinafter for the sake of brevity referred to as "the said PRINCIPALS / OWNERS")

**WHEREAS:**

- A. The said PRINCIPALS have by the way of Deed of Gift became the owners of ALL THAT pieces and parcels of land containing 30.50 Decimals more or less, together with easements of all kinds, more fully described in the SCHEDULE hereunder written and are presently seized and possessed of and/or otherwise well and sufficiently entitled to as the full and absolute owners thereof.
- B. Thus the said PRINCIPALS in the manner stated above become the absolute owners and are presently seized and possessed of the SAID LAND, containing 30.50 Decimals

Contd.....3



more or less, more fully described in the SCHEDULE hereunder written (hereinafter for sake of brevity referred to as "the SAID PROPERTY"):

- C. The said Property is at present in peaceful possession of the said OWNERS and they intend to develop it by constructing building/buildings thereon containing Residential self-contained flats/units, flats, Parking Space and commercial space with intention to sell, lease, transfer or otherwise dispose of or to deal with the same to the interested parties/ persons.
- D. As it is not practically feasible for the said OWNERS to be available at the time and participate in the development and construction activities of the said project, it has been felt imperative by the said OWNERS to choose and appoint a person to execute the tasks of Project Development and Sales in their name and/or on her behalf as their Manager, Pure Agent and/or Attorney.
- E. Hence, vide 01 (one) Development Agreement dated 02.05.2016 duly registered in the office of the ADSR- Rajarhat, New Town and duly recorded in Book- I, Volume No. 1523-2016, Pages 147707 to 147759, Being Deed No. 152304695 for the Year 2016, We, the hereinabove named PRINCIPALS have authorized, appointed, constituted and empowered made in favour of **M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED [ PAN AAVCS8044E ], {CIN U45400WB2015PTC206452}** a private limited company duly incorporated under the provision of the Companies Act, 1956, having its registered office at P-35, Motijheel Avenue, Post Office- Motijheel, Police Station- Dum Dum, Kolkata, 700074, District North 24 Parganas, West Bengal, represented by its Director, **MR. AMITABH ROY** holding PAN - **ACGPR3774E**, son of Mr. Sunil Kumar Roy, working for gain at D-302, City Centre, DC Block, Salt lake City, Police Station- Bidhan Nagar, Kolkata 700 064, District North 24 Parganas, West Bengal (hereinafter referred to as "**the said ATTORNEY**") who through its Directors has sufficient experience and knowledge in the work of Real Estate Development and Construction of Buildings and is capable of undertaking the Development of the said property and making Construction of the building/buildings; as our Manager absolute authorized Agent and/or our true and lawful Attorney to look after manage control and

*Contd.....A*

deal on our behalf all matters connected with the development of the said Property and construction and completion of the building(s) thereon and sale/disposal of the constructed units/spaces, and the said M/S SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED had also accepted such appointment on the terms and conditions more fully mentioned in such Agreement (hereinafter referred to as "the said AGREEMENT").

**NOW KNOW YE BY THESE PRESENTS WE**, the within-named PRINCIPALS doth hereby constitute and appoint the said Attorney as the true and lawful attorney agent of the PRINCIPALS in the name and on behalf of the PRINCIPALS and to do execute exercise and perform all or any of the following acts deeds and things relating to the said Property in terms of the said Agreement i.e. to say:

1. To look after, manage and assist the work of all Developments, Constructions, Marketing, etc. in the said Project and if necessary in respect thereof shall also obtain on behalf of the OWNERS necessary permissions/sanctions from Municipality, Panchayet, Zilla Parisad, Panchayet & Rural Development, N.K.D.A, W.B.H.I.D.C.O, B.L.&L.R.O, S.D.L.&L.R.O, D.L.&L.R.O., Urban Land Ceiling Department, Kolkata Improvement Trust, Microwave Division of the BSNL, West Bengal Fire and Emergency Services, Airport Authority of India, Land Acquisition Collector, SWID, KMC, KMDA, Kolkata Police, West Bengal Police, Pollution Control Board, PWD and/or other Govt. Departments wherever and whenever required, and shall be entitled to likewise apply for and obtain connections and utilities at the said property from CESC Ltd., W.B.S.E.D.C.L, Kolkata Telephones, Irrigation Department, Pipe Line Gas and other Authorities and put ~~new line of drain, water connections and other communications and install new Lifts,~~ Elevators, Escalators, Generators and other utilities and facilities upon obtaining all necessary permissions, licenses and sanctions for the use and enjoyment thereof by the occupiers in the said Building/Buildings, on such terms and conditions as may be deemed reasonable by the said ATTORNEY;
2. To defend the possession granted as above and maintain, manage the affairs of the said property and protect the same in all manners;

*Contd.....5*



3. The said Attorney shall take-over the task of Construction at the said property.
4. The said Attorney shall carry on the said Construction in a lawful manner and shall abide by and comply with all formalities, legalities and other matters and shall not violate Building Rules, Regulations and laws and shall follow and observe the usual rules, procedures and practices in construction of the new Building or Buildings. The said Attorney shall always obtain necessary License(s)/ Permission(s)/Order(s) for storing the Building materials on foot paths or outside the said Premises, if so required to be stored for time being.
5. The said Attorney will employ its expertise and experience and look after the said work of Project execution in good substantial and workman like manner.
6. To negotiate with all occupants at the said Property or any part thereof, if any, and get from time to time their respective occupied portions vacated from them or any of them on such terms and conditions as the said Attorney may deem fit and proper including by obtaining surrender and/or release and/or by providing alternative accommodation and/or by instituting or continuing any suit, appeal execution proceedings or other legal proceedings or otherwise as may be deemed fit and proper by the said Attorney and to become a party to and/or otherwise enter into sign execute register and deliver all agreements documents attornments surrenders and writings as may be deemed fit and proper by the said Attorney in connection with getting the said Property or part thereof vacated from the unauthorized occupants/trespassers/ other occupants, wherever the situation so demands;
7. To cause to be amalgamated the said property in the records of the Panchayet and other concern authority as one single property and for that purpose to do all required acts deeds and things as may be required;
8. To take all steps relating to the assessment of Panchayet taxes and/or the annual valuations of the said property and arrange for representation at all hearing and object to the assessments if unlawful or unreasonable or excessive and have the same finalized and completed;

*Contd.....6*

9. To incur all rates, taxes, charges, expenses and other outgoings whatsoever (including panchayet rates and taxes, land revenue and other charges whatsoever) payable in respect of the said Property or the Building or Buildings that may be constructed thereon or any part or parts thereof and receive refund of the excess amounts, from the concerned authorities and to grant receipts and discharges in respect thereof;
10. To have the said lands/property surveyed and measured and to have the soil testing done thereon for knowing the strength of the soil beneath the ground level so that the structure load bearing capacity can be ascertained and so that the structural design can be prepared on the reports of the soil strength and to appoint Consultants and Experts for such soil testing at the appropriate remuneration and incur the same;
11. To appoint and also to terminate the appointment of Architects, Engineers, Structural Engineers, MEP Consultant, Environmental Consultant, PHE Consultant, Drainage and Plumbing Engineers, Fire-Fighting consultants, Electrical Engineers and such other Consultants, Engineers or Agencies as may be necessary for developing the said Lands/Property in such manner as the said Attorney may deem necessary and in appointing such Architects, Consultants etc. the said Attorney will be entitled to fix their fees and/or Consultation charges;
12. To appoint suitable number of Supervisors, Contractors, Workers or Labours that may be necessary for carrying out the work of Construction including but not limited to the appointment of Contractors for Civil Construction, Drainage, Plumbing, Interior and Exterior Decoration, Gardening/Landscaping, Electrification, Fire Fighting, Digging deep Tube-well, Sanitation and to enter into and sign the Agreements with them fixing the remuneration and agree to the detailed terms and conditions of work/duties and manner of payments as the Attorney think fit and proper.
13. To appoint various other types of persons e.g. experts, skilled and unskilled workers directly or indirectly for the development of the said property and construction of the buildings/constructions including swimming pool, health club, general club, and other amenities and also appoint if necessary supervisor, caretakers, canteen operators, peons, operators, security guards, electricians and other necessary staff and employees and

*Contd.....7*



persons for managing the affairs of construction, possession and smoothly running and carrying out the developmental work and constructional activities at the said property.

14. To have prepared finalized submit modify the building plans for development and construction of building/s at the said property with the Panchayet, Zilla Parisad, P&RD, MED, KMDA, NKDA and/or any other authority or authorities as may be necessary and to sign verify and re-verify all applications, forms, undertakings, declarations, papers and documents in this regard;
15. To gift any part or portion of the said property to the Authorities concerned, if the situation so demands for the purposes connected to sanctioning of the plan, and do all other necessary acts deeds and things as be expedient for sanctioning, revalidation, renewal, modification and/or alteration of plans;
16. To deposit all requisite charges, Sanction fees and Govt. fees that may be necessary for sanctioning of plan and development at the said property and also all other fees like mutation fee, amalgamation fee, drainage connection fees, electric deposit and charges, completion fees, inspection fee or any other fees and charges or monetary payment that may from time to time become payable for Development and Construction and completion of the Building at the said Property;
17. To appear and represent the said OWNERS and each of them before any Registrar, Sub-Registrar, Additional Registrar and/or any other Registration Authorities, Collector, Commissioner, KMC or any other Municipality / Corporation, KMDA, Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, Kolkata Improvement Trust, Fire Brigade, Govt. or Semi-Govt. body or Private body in connection with the matters relating to the said Property and its Development and Construction and completion of the Buildings on the Land of the said Property and for all other purpose as contained herein, either in person or through appointed lawyers or authorized representatives and to furnish all papers, documents as may be required and do all acts, deeds and things that may be necessary;

*Contd.....8*

18. To sign and apply for permission for Sewerage, Drainage, Water, Telephone, Gas connection and/or any other connection as may be required or thought fit and proper and obtain Commencement certificate, Completion certificate and/or Certificate of Fitness/Occupancy for the entire Construction or part thereof from the concern authorities and to sign and submit all such papers, applications, documents, letters that may be necessary for obtaining these certificates or any other certificate and to deposit necessary Charges, Fees in respect thereof;
19. To apply for and demolish the existing structures if any, and to level the land and erect boundary walls and take all security/protective measures;
20. To apply for and obtain registration under the West Bengal Building (Regulation of Promotion of Construction and Transfer by Promoters) Act, 1993 and to obtain all licenses and permissions under the said Act as may be required for Construction of Building/s at the said Property;
21. To purchase and acquire all good and standard quality of materials that may be required for the purpose of construction and to select the suppliers who will be supplying the materials at the rates to be fixed by the said Attorney and approve payment to the suppliers;
22. To insure and keep insured all or any Constructions Installations Utilities etc. at the said Property or any part thereof against loss or damage by Fire, Earthquake and/or other risks as be deemed necessary and/or desirable by the said ATTORNEY;
23. To negotiate for Sale, Leasing or otherwise Transfer of the Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property which is coming within the Developer's Allocation as per the said Registered Development Agreement dated 02.05.2016, or any of them to the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring the same together with or independent of or independently the land comprised in the said Property, or any of them at such consideration, premium, rent etc.,



- and on such terms and condition as the said Attorney may deem fit and proper and to receive all proceeds, consideration and other amounts there from and grant valid receipts and discharges which shall fully exonerate the person paying the same;
24. To enter into any contract, agreement, right of occupancy user and/or enjoyment with any person or persons intending to own and/or acquire Flats, Units, Car Parking spaces and other constructed areas/saleable spaces and/or undivided share in the Land comprised in the sale of the said Property which is coming within the Developer's Allocation as per the said Registered Development Agreement dated 02.05.2016, or part thereof for and on-behalf of the said OWNERS and for that to sign execute and deliver all papers deeds cancellations documents instruments and writings and do all acts deeds and things, including to make refunds and payments to them on any account whatsoever and also to deal with the space and rights of such person or persons in such manner as the said Attorney may deem fit and proper;
  25. To ask, demand, sue for, recover, realize and collect all monies, earnest monies, considerations, premiums, rent, construction costs, deposits, advances, compensations, interests, damages, payments whatsoever etc., which are or may be due payable/recoverable from any person or persons or authority or authorities on any account whatsoever and to give effectual receipts and discharges for the same;
  26. To enforce any covenant in any Agreement for Sale, Deed or any other Agreement or Contract of transfer by the said Attorney by virtue of the authorities hereby conferred, in favour of the person or persons interested in owning, purchasing, taking on lease and/or otherwise acquiring Flats, Units, Car Parking spaces or rights and other constructed areas or saleable spaces in the new Building or Buildings to be constructed at the said Property which is coming within the Developer's Allocation as per the said Registered Development Agreement, and if any right to re-enter arises under such covenants or under notice to determine or quit then to exercise such right, amongst others;
  27. To deliver possession and/or make over the constructed Flats/Units portions and issue letters of possession and to do all and everything that shall be necessary for completing all sales, transfers, leases or tenancies or otherwise;

28. To form and/or promote an Association, Co-operative Society, Limited Company for Maintenance of the Building/s at the said Property and so long as the same is not formed, to do maintenance work and realize statutory taxes impositions surcharge expenses maintenance charges fixed from time to time from the occupants for granting electricity commercial facilities, water, lifts and other facilities to the occupants and to grant valid receipts in respect of the amounts so realized/received and to incur all costs in respect of such maintenance of the Building (s)/Premises there from:
29. To receive compensations and other moneys payable in respect of acquisition and/or requisition of the said Property or any of them or any part thereof or the Building or Buildings to be constructed on the said Property or any of them or any part thereof;
30. To file complaints with the concerned Police Department / Magistrate other authorities for protecting the said Property and each of them and/or the Buildings to be constructed thereon against all unlawful acts done by anybody and prosecute the same;
31. For all or any of the powers and authorities herein contained to sign execute enter into modify, cancel, alter, draw, approve rectify and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, consents, confirmations deeds, sale deeds, transfer deeds, lease deeds, nominations assignments, cancellation deeds, rectifications deeds, declarations, affidavits, applications, undertakings, indemnities and other documents;
32. To commence prosecute enforce defend answer and oppose all actions suits writs appeals revisions and other legal proceedings and demands civil criminal or revenue concerning the revaluation renewal modification and/or alteration of the plans and/or construction of building or buildings and/or obtaining of permissions, clearances, certificates etc., and/or concerning the said Land/Property and/or relating to the sale or transfer of the Flats, Units, Car Parking spaces or rights, Servants Quarters and other Constructed areas or Saleable spaces in the new Building or Buildings to be constructed at the said property and/or touching any of the matters in which the OWNERS in any way or manner now are or may hereafter be interested or concerned; And if thought fit to compromise settle, refer to arbitration, abandon, submit to judgment or become non suited in any such action

Contd.....11



or proceedings as aforesaid before any Court or Tribunal, Civil or Criminal or Revenue, including the Municipal Tribunal Collector, Thika Controller etc.:

33. To sign declare verify and/or affirm any plaint, written statement, petition, application, consent petition, Declarations, affidavit, undertakings, vakalatnama, warrant of attorney, memorandum of appeal or any other document or cause paper in any proceeding as the occasions shall require and/or as the said Attorney may think fit and proper:
34. To accept notices summons and services of papers from any Court, Tribunal/postal authorities and/or other authorities and/or persons.
35. For better and more effectually exercising the powers and authorities aforesaid to retain appoint and employ Advocates, Pleaders, Solicitors, Mukhtears and to revoke such appointments;
36. To take Loans and finance for development and construction of the said project from any financier including but not limited to Bank, financial institution, or any other authority by the way of creating mortgage in part or in full with creating security/charges over the said schedule property strictly for the purpose of raising fund for successfully completion of the project and shall deposit title deeds, all relevant deeds and documents of the property with such financier and after the said loan are duly paid off by the developer/attorney leading to release of the title deeds, all relevant deeds and documents of the property from the said financier.
37. To appoint and terminate the appointment from time to time of any substitute or substitutes for exercising all or any of the authorities hereby conferred on the said Attorney AND to appoint all or any of its officers with the powers and authorities hereby conferred on the said attorney.

**AND IN GENERAL** to do all acts, things deeds etc in respect of the said property as also the development and construction thereof and/or the rights, authorities, benefits directly and or indirectly to and/or in relation to the said property and which we could do ourselves.

*Contd.....12*

**AND GENERALLY** to do all acts deeds and things for better exercise of the authorities herein contained relating to the said Property or any part thereof and/or in the building to be constructed at the said Property which the Principals themselves could have lawfully done under their own hand and seal, if personally present.

**AND** the Principals do and each of them doth hereby ratify and confirm and agree to ratify and confirm all and whatever the said Attorney has lawfully done and or snail or cause to be done in or about the property aforesaid under these presents In terms of the said Agreement as our own acts deeds and things as if done by us personally **AND** that shall remain bound by the said acts deeds and things as if done by us personally.

### SCHEDULE

**ALL THAT** piece and parcel of a amalgamated plot of land measuring **4.50 (Four point Five Zero) decimal** more or less of Danga land in **R.S. Dag No. 1302** **AND ALSO** land measuring **26 (Twenty Six) decimal** more or less of Bagan land in **R.S. Dag No. 1303**, in total a demarcated plot of land measuring **30.50 (Thirty point Five Zero) decimal** be the same a little more or less equivalent to **18 (Eight) Cottah 7 (Seven) Chittack 11 (Eleven) Sq.ft.** be the same a little more or less, under C.S. Dag- 1235 and 1236 under C.S. Khatian No. 1714, corresponding to **R.S. Dag- 1302 and 1303** under R.S. Khatian No. 1693, corresponding to L.R. Dag No. 1302 and 1303 under **L.R. Khatian Nos. 7270, 7299, 7203 & 7269**, lying and situate at **Mouza - Reckjoani**, J.L. No. 13, Re. Sa. No: 198, Touzi No. 2998, Pargana - Kalikata, P.S. Rajarhat, A.D.S.R.O. Rajarhat, New Town, within the local limit of Rajarhat Bishnupur 1 No. Gram Panchayet, in the District North 24 Parganas, West Bengal. The plot of land is butted & bounded as follows :-

ON THE NORTH	:	R.S./L.R. Dag No. 1302 (P) & 1265 and 4 ft. Wide Common Passage.
ON THE SOUTH	:	R.S./L.R. Dag Nos. 1306 & 1305.
ON THE EAST	:	R.S./L.R. Dag Nos. 1301 & 1304 & 4 ft. Wide Common Passage.
ON THE WEST	:	R.S./L.R. Dag Nos. 1309 & 1307.

Together with all title, benefits, easements, authorities, claims, demands, usufructs and tangible and intangible rights of whatsoever or howsoever nature of the Owners in the Said Property.

*Contd.....13*



**IN WITNESS WHEREOF** the parties hereto have set and subscribe their respective hands and seals on the 5th day of May, 2016, first above written.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata  
in the presence of :

1. Pinaki Biswas  
D-302, City Centre  
SALT LAKE  
KOL-700064

Atanu Mandal  
Atanu Mandal

2. Manoj Sharma  
D-302, City Centre  
SALT LAKE  
KOL-700064

Somnath Mandal  
Somnath Mandal

Arpan Mandal  
Arpan Mandal

Jayita Sawoo

Drafted By:  
Manoj Kumar Chatterjee  
Adv.  
F/120/2011  
Judge's Court, Kolkata.

For Pinaki Chattopadhyay & Associates,  
Advocates,

Sangita Apartment, Ground Floor,  
Teghoria Main Road,  
Kolkata - 700 157.  
Ph : 2570 8471.

Composed By:

Gopa Dasgupta  
Gopa Dasgupta,  
Teghoria Main Road,  
Kolkata - 700 157.

Jayita Sawoo  
**Landowners/Principals**

SOUMITA REALTY & INFRASTRUCTURE PRIVATE LIMITED

Amitabh Roy  
DIRECTOR

Director of M/s. Soumita Realty  
& Infrastructure Private Limited  
**Attorney**

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

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- *[Signature]*

 <i>Atan</i>	L.H.					
	R.H.					

ATTESTED :- *Hame Mandel*

 <i>San</i>	L.H.					
	R.H.					

ATTESTED :- *Somnath Mondal*

 <i>Arpan</i>	L.H.					
	R.H.					

ATTESTED :- *Arpan Mandel*



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

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

ATTESTED :- Jayita Sawoo

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					

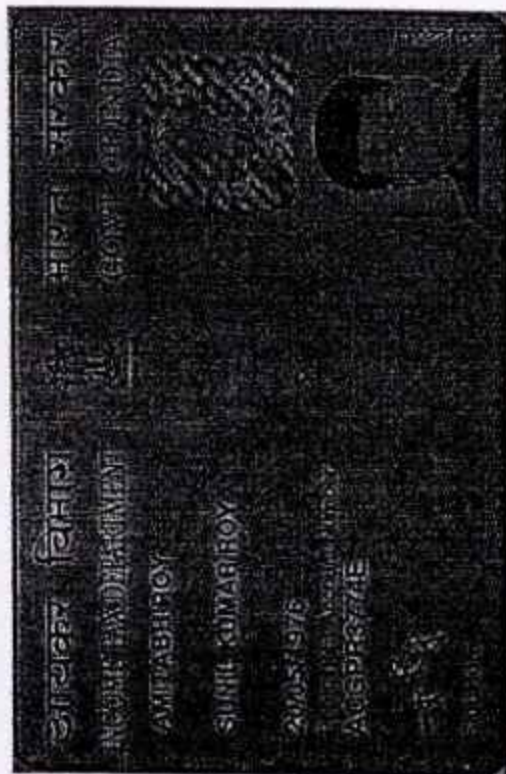
ATTESTED :-





*Handwritten signature*





H. G.



ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/001/555340

পরিচয় পত্র



Elector's Name : MANDAL SOMANATH

নির্বাচকের নাম : মন্ডল সোমনাথ

Father/Mother : BISWANATH

Husband's Name : BISWANATH

পিতা/মাতা/স্বামীর নাম : বিস্বনাথ

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 27

১১১৯৯৫-এ বয়স : ২৭

Address PART NO:0186  
RAJARNAT BISHUPUR  
NORTH 24 - PARGANAS

ঠিকানা : পার্ট নং: ১৮৬

রাজারহাট বিষ্ণুপুর

উত্তর ২৪ - পরগনা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন অফিসার স্বাক্ষর

For 091-RAJARHAT(S.C) Assembly Constituency

০৯১-রাজারহাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 07/04/95

তারিখ : ০৭/০৪/৯৫

Somanath Mandal



**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**SOMNATH MONDAL**  
**BISWANATH MONDAL**  
 02/02/1966  
 Permanent Account Number  
**AVCPM3250H**

*Somnath Mondal*  
 Signature

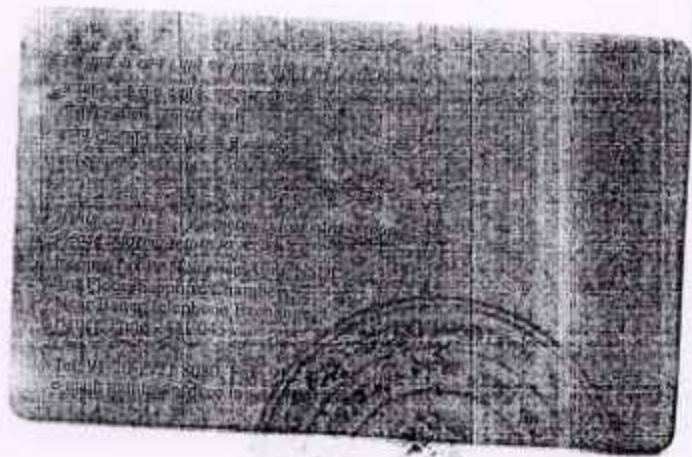


In case this card is lost / found, kindly inform / return to :  
 Income Tax PAN Services Unit, UTITSL  
 Plot No. 3, Sector 11, CBD Belapur,  
 Navi Mumbai - 400 614.

इस कार्ड को खोने/पाने पर कृपया सूचित करें/वापस करें :  
 आयकर पैन सेवा यूनिट, यूटिसल  
 प्लॉट नं: ३, सेक्टर ११, सीडीबीएलपुर,  
 नवी मुंबई-४०० ६१४

*Somnath Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT  
ARPAN MANDAL  
AJIT MANDAL  
01/01/1974  
Permanent Account Number  
AYZPM4992R  
Arpan Mandal  
Signature



Arpan Mandal





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/555202

পরিচয় পত্র



Elector's Name : MANDAL ARPAN

নির্বাচকের নাম : মন্ডল অর্পন

Father/Mother/Husband's Name : AJIT

পিতা/মাতা/স্বামীর নাম : অজিত

Sex : M

বিশেষ : পুরুষ

Age as on 1.1.1995 : 21

১.১.১৯৯৫-এ বয়স : ২১

Address PART NO 0186  
RAJARHAT BISNUPUR  
NORTH 24 - PARGANAS

ঠিকানা পট নং: ১৮৬  
রাজারহাট বিনুপুর  
উত্তর ২৪ - পর্গানা

Facsimile Signature  
Electoral Registration Officer

নির্বাচক নিবন্ধন অধিকারিক

For RAJARHAT(S.C) Assembly Constituency

রাজারহাট (স.স.) বিধানসভা নির্বাচনী এলাকা

Place : BARASAT

স্থান : বারাসাত



Date : 07/04/95

তারিখ : ০৭/০৪/৯৫

Arpan Mandal

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/091/555139  
 পরিচয় পত্র

**Elector's Name : MANDAL ATANU**  
 নির্বাচকের নাম : মন্ডল অতনু  
**Father/Mother/Husband's Name : BISWANATH**  
 পিতা/মাতা/স্বামীর নাম : বিস্বনাথ  
**Sex : M**  
 লিঙ্গ : পুরুষ  
**Age as on 1.1.1995 : 34**  
 ১.১.১৯৯৫-এ বয়স : ৩৪

**Address** PART NO:0186  
 RAJARHAT BISNUPUR  
 NORTH 24 - PARGANAS

**ঠিকানা** পাই নং: ১৮৬  
 রাজারহাট বিস্বনপুর  
 উত্তর ২৪ পরগনা

  
**Facsimile Signature**  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন অধিকারিক

For 091-RAJARHAT(S.C) Assembly Constituency  
 ০৯১-রাজারহাট(স.স.) বিধানসভা নির্বাচন ক্ষেত্র

**Place : BARASAT**  
 স্থান : বারাসাত  
**Date : 07/04/95**  
 তারিখ : ০৭/০৪/৯৫

*A Kumar Mandal*





*Atanu Mondal*

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVERNMENT OF INDIA

JAYITA SAWOO

AJIT MONDAL

01/06/1968

Permanent Account Number

ENXPS9028E

Jay

Signature



Jayita Sawoo





ଭାରତୀୟ ଚିତ୍ତାକର୍ଷଣ ଆୟତନ  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LNT2402170



ଭୋଟରଙ୍କ ନାମ : ଜୟିତା ସାହୁ

Elector's Name : Jayita Sau

ପିତାଙ୍କ ନାମ : ରଞ୍ଜନ କୁମାର ସାହୁ

Father's Name : Ranjan Kumar Sau

ଲିଙ୍ଗ / Sex : ଓଃ / Female

ଜନ୍ମ ତାରିଖ / Date of Birth : XX/XX/1967

Jayita Sawoo

DATED THE      DAY OF      2016

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

**BETWEEN**

Atanu Mandal  
Somnath Mandal  
Arpan Mandal  
Jayita Sawoo

**Landowners/Principals**

M/s. Soumita Realty  
& Infrastructure Private Limited

**Attorney**

**Drafted By**

**Pinaki Chattopadhyay & Associates  
Advocates**

Sangita Apartment, Ground Floor

Teghoria Main Road

Kolkata - 700 157

Ph. : 2570 8471

**Composed By**

**Gopa Dasgupta**

Teghoria Main Road

Kolkata - 700 157



## Seller, Buyer and Property Details

### A. Principal & Attorney Details

Presentant Details	
SL No.	Name and Address of Presentant
1	Mr AMITABH ROY D- 302, CITY CENTRE, BL- DC, SALT LAKE CITY, P.O.- SALT LAKE CITY, P.S.- North Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700064

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	ATANU MANDAL Son of BISWANATH MANDAL RECKJOANI, P.O.- RAJARHAT, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVCPM3249G., Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence
2	SOMNATH MANDAL Son of BISWANATH MANDAL RECKJOANI, P.O.- RAJARHAT, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AVCPM3250H., Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence
3	ARPAN MANDAL Son of AJIT MANDAL RECKJOANI, P.O.- RAJARHAT, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. AYZPM4092R., Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence
4	JAYITA SAWOO Wife of RANJAN KUMAR SAWOO RECKJOANI, P.O.- RAJARHAT, P.S.- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ENXPS9028E., Status : Individual; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence

**Attorney Details**

SL No.	Name, Address, Photo, Finger print and Signature
1	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD P- 35, MOTIJHEEL AVENUE, P.O - MOTIJHEEL, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700074 PAN No. AAVCS8044E.; Status : Organization; Represented by representative as given below:-
1(1)	Mr AMITABH ROY D- 302, CITY CENTRE, BL- DC, SALT LAKE CITY, P.O:- SALT LAKE CITY, P.S:- North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ACGPR3774E.; Status : Representative; Date of Execution : 05/05/2016; Date of Admission : 05/05/2016; Place of Admission of Execution : Pvt. Residence

**B. Identifire Details**

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr KRISHNA DAS Son of Mr H DAS P D 7 ARJUNPUR, P.O:- ARJUNPUR, P.S:- Baguiati, District:-North 24- Parganas, West Bengal, India, PIN - 700059 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India,	ATANU MANDAL, SOMNATH MANDAL, ARPAN MANDAL, JAYITA SAWOO, Mr AMITABH ROY	

**C. Transacted Property Details**

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejjoyani	LR Plot No:- 1302 , LR Khatian No:- 7270	4.5 Dec	1/-	10,36,962/-	Proposed Use: Bastu, ROR: Danga, Width of Approach Road: 4 Ft.,



**Land Details**

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L2	District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani	LR Plot No:- 1303 , LR Khatian No:- 7203	26 Dec	1/-	59,91,336/-	Proposed Use: Bastu, ROR: Bagan, Width of Approach Road: 4 Ft.

**Transfer of Property from Principal to Attorney**

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area in(%)
L1	ATANU MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	1.125	25
	SOMNATH MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	1.125	25
	ARPAN MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	1.125	25
	JAYITA SAWOO	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	1.125	25
L2	ATANU MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	6.5	25
	SOMNATH MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	6.5	25
	ARPAN MANDAL	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	6.5	25
	JAYITA SAWOO	M/S SOUMITA REALTY AND INFRASTRUCTURE PVT LTD	6.5	25

**D. Applicant Details**

**Details of the applicant who has submitted the requisition form**

Applicant's Name	P CHATTOPADHYAY
Address	TEGHORIA, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the A.D.S.R. RAJARHAT, District: North 24-Parganas

Endorsement For Deed Number : I - 152304824 / 2016

Query No/Year 15231000173431/2016 Serial no/Year 1523004987 / 2016

Deed No/Year I - 152304824 / 2016

Transaction [0138] Sale, Development Power of Attorney after Registered Development Agreement

Name of Presentant Mr AMITABH ROY Presented At Private Residence

Date of Execution 05-05-2016 Date of Presentation 05-05-2016

Remarks

On 05/05/2016

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

Presented for registration at 14:30 hrs on : 05/05/2016, at the Private residence by Mr AMITABH 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 70,28,298/-

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

Execution is admitted on 05/05/2016 by

ATANU MANDAL, Son of BISWANATH MANDAL, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business  
Indetified by Mr KRISHNA DAS, Son of Mr H DAS, P D 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate

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

Execution is admitted on 05/05/2016 by

SOMNATH MANDAL, Son of BISWANATH MANDAL, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business  
Indetified by Mr KRISHNA DAS, Son of Mr H DAS, P D 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate

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

Execution is admitted on 05/05/2016 by

ARPAN MANDAL, Son of AJIT MONDAL, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Service  
Indetified by Mr KRISHNA DAS, Son of Mr H DAS, P D 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, . North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate

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

Execution is admitted on 05/05/2016 by

JAYITA SAWOO, Wife of RANJAN KUMAR SAWOO, RECKJOANI, P.O: RAJARHAT, Thana: Rajarhat, . North 24-Parganas, WEST BENGAL, India, PIN - 700135, By caste Hindu, By Profession Business

05/05/2016 Query No- 15231000173431 / 2016 Deed No : I - 152304824 / 2016, Document is digitally signed.

Date: 05/05/2016



Indetified by Mr KRISHNA DAS, Son of Mr H DAS, P D 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, ,  
North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate

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

Execution is admitted on 05/05/2016 by

Mr AMITABH ROY Mr AMITABH ROY, Son of Mr SUNIL KUMAR ROY, D- 302, CITY CENTRE, BL- DC, SALT  
LAKE CITY, P.O: SALT LAKE CITY, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India,  
PIN - 700064, By caste Hindu, By profession Business

Indetified by Mr KRISHNA DAS, Son of Mr H DAS, P D 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, .  
North 24-Parganas, WEST BENGAL, India, PIN - 700059, By caste Hindu, By Profession Advocate



(Debasish Dhar)

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

On 06/05/2016

**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/- ( E = Rs 21/- ) and Registration  
Fees paid by Cash Rs 21/-

**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. Rs 100/- is paid on Impressed type of Stamp, Serial no 1368, Purchased on 29/04/2016, Vendor named S  
Ghosh.



(Debasish Dhar)

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2016, Page from 151989 to 152022

being No 152304824 for the year 2016.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2016.05.06 17:33:24 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 06-05-2016 17:33:24  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)