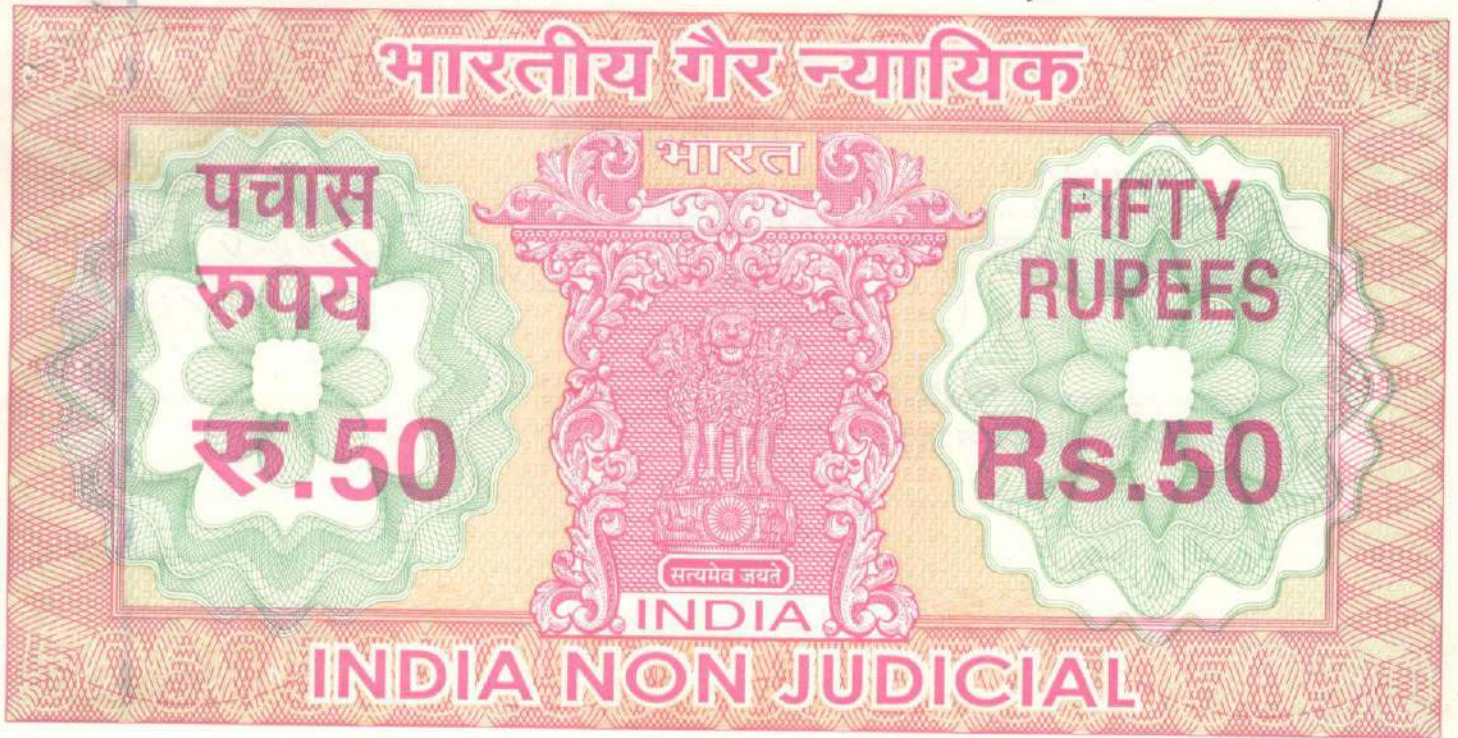


14595

2-13994/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

246662/19

V 063528

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

Rajan

Additional District Sub-Registrar
Rajarhat New town, North 24-Pgs.

26 NOV 2019

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

1. Date: 26th November, 2019
2. Place: Kolkata
3. Parties

20 NOV 2019

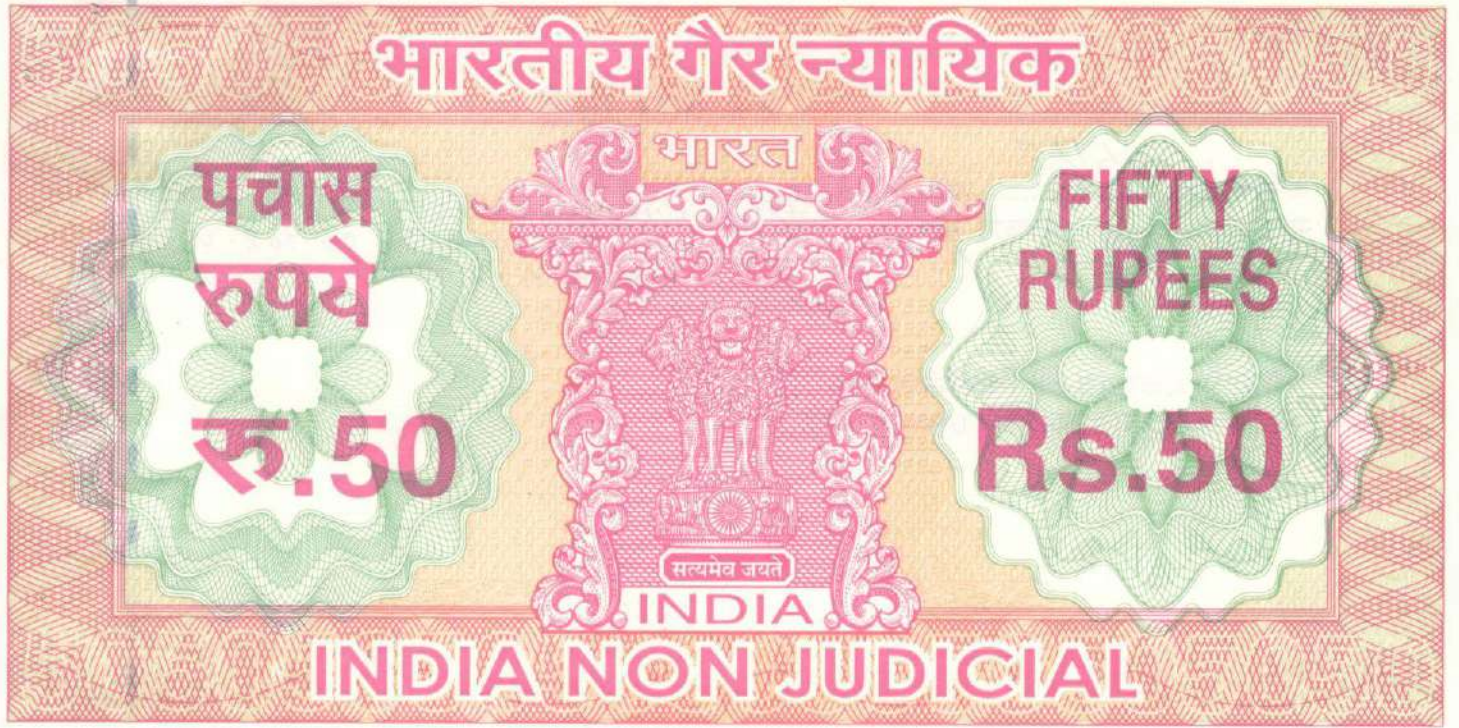
ক্রমিক নং 3576 তাং
মূল্য 500 ক্রেতার নাম DHARITRI INFRAVENTURE (P) LTD.
DN-51, SALT LAKE, SECTOR-V
KOLKATA - 700091

স্ট্যাম্প ভেদার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর. অফিস চাকদহ, নদীয়া



Additional District Sub-Registrar
Rajarhat, New Town, North 24 P.S.

26 NOV 2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

V 063529

3. Parties

3.1. SYED AKTAR ALI, (having PAN - AIEPA0945Q), (Aadhar No. - 3229 6725 1116) (Ph. No. 8981934112) son Syed Abdul Aziz, by faith - Islam, by Occupation - Service, residing at Fatepur, P.O. & P.S. - Uluberia, District - Howrah, Pin - 711315

The party hereinafter referred to as the **OWNER** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its heirs, successor-in-interest, nominees, executors, administrators and/or assigns) of the **FIRST PART.**

20 NOV 2019

ক্রমিক নং 3575 তাং.....
মূল্য 50/- প্রেরতার নাম DHARITRI INFRAVENTURE (P) LTD.
DN-51, SALT LAKE, SECTOR-V
KOLKATA-700091

স্ট্যাম্প ভেদার শ্রী বিশ্বজিত চক্রবর্তী
এ.ডি.এস.আর. অফিস চাকদহ, নদিয়া



Additional District Sub-Registrar
Belurhat, New Town, North 24-Pgs

26 NOV 2019

AND

4. **M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN - 51, Merlin Infinite Building, 6th Floor, Unit - 606, Salt Lake, Sector - V, Post Office & Police Station - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, being represented by its Directors namely **(1) SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K) (Aadhar No. 357245389481) (Ph. No. 8013014445)**, wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4th Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas and **(2) SRI VICKY SINGH (having PAN CIEPS6214G) (Aadhar No. 657913246457) (Ph. No. 9007412207)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises No. 5/H/1, Bagmari Road, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata - 700 054, District - North 24 Parganas.

Hereinafter referred to and identified as **Developer** (which term and/or expression shall unless excluded by or repugnant or contrary to the subject or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**. Owners and Developer collectively **Parties** and individually **Party**.

WHEREAS

- A. I, am the one of the owners of and absolutely seized possessed and otherwise sufficiently entitled to the said property situate at and more particularly described in the Schedule hereunder written ("Land").
- B. By a Registered Development Agreement ("Agreement"), dated 26/11/2019, registered in the office of the A.D.S.R- Rajarhat,

recorded in Book No., CD Volume No., Pages to, being Deed No. 13957 / 2019, executed between owner and the Developer/ Attorney and thus I have granted to the Developer/ Attorney exclusive right to develop the property along with the Developer/ Attorney's share in the said property and such other rights as have been recorded in the Agreement.

- C. In pursuance of the Agreement, I have put the Developer/ Attorney on possession in the said Property on and from the date of execution of the Development Agreement which the Developer/ Attorney has accepted and now is in lawful possession of the said property.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT I, the Executant do hereby nominate, constitute and appoint DHARITRI INFRAVENTURE PVT. LTD. the Developer/ Attorney, to be my true and lawful attorney in my name and on my behalf to do and/or execute all or any of the following acts, deeds, matters and things for me and on my behalf and in my name viz,

1. To make and prepare and/or cause to be made and prepared all such layout, sub-division, plans, specifications and designs and/or any alterations in the plans and/or specifications as may be necessary, required and advisable at the discretion of the Attorney for the purpose of constructing the buildings on the Said property and to engage the services of any Architect, Engineer, Consultant, or any person as may be necessary or advisable at the discretion of the said attorney and to pay necessary fees and premium required for getting the plans sanctioned and do all other acts and things as may be necessary for getting the plans of the buildings sanctioned by the Municipality/ Panchayat and/or other authorities.
2. To pay and discharge all ground rent, Khajna taxes, rates, assessments, charges, deductions, expenses and all other payments and outgoings whatsoever

payable for or on account of the said property from the date of the execution of the said Agreement onwards.

3. To commence, carry out and complete and/or cause to be commenced and completed, construction work on the said property in accordance with the sanctioned plans, specifications and/or the permissions granted by the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976.
4. To invite tenders and offer for the purpose of construction of one or more building(s) or structure(s) on the Said Property, to accept such tenders or offers and such consideration and on such terms and conditions as the said attorney may in its absolute discretion with consultation to the Owner above named and to give the construction contract to such person(s) as the said Attorney may deem fit and proper and to get all such building(s) or structure(s) duly completed by the said contractor/s for the purpose of development of the Said Property wholly, partly or in stages and for construction(s) of buildings or structure(s) thereon. Said Attorney may in its absolute discretion deem fit and to pay the cost of construction and development of the said building(s) or structure(s) and furnishing of the property to such contractor/s and other person/s or bodies and to obtain valid receipts and discharges therefor to enter into contracts for supply of materials, labour and for all other services.
5. To correspond with all concerned authorities and bodies in connection with the sanction of plans, obtaining of floor space index for the construction proposed to be carried out on the said Property and any other matters pertaining to the said property.
6. To deal and correspond with the concerned Authorities in connection with or

relating to the development of the said property and in particular to do the following acts, deeds, matters and things including but not limited to:

- (a) To apply for and obtain, sanction, revalidation with further alterations or additions or modifications, as my said Attorney may require;
 - (b) To apply for and obtain the occupation and/or completion certificate(s) in respect of the buildings to be constructed and completed on the said property;
 - (c) To apply for and obtain, necessary clearances and/or No Objections from Statutory Authority/s.
7. To appear and represent us before any and all concerned authorities and parties as may be required and/or advisable for or in connection with the development of the said property and to make such agreement(s) arrived at such arrangement as may be conducive to the development work and completing the same.
 8. To enter upon the said property at any time, affix board, put the barbed wire fencing or construct a compound wall on the said property or any portion thereof as per demarcation thereof and to make all payments for getting the work done.
 9. To represent before the public, local and/or private authorities in respect of the development of the said property and to make such of the actions and things as may be necessary for effectually commencing the said construction and/or development work and completing the same.
 10. To deal with the electricity and water supply authorities for the supply of electricity and water to the buildings that may be constructed on the said

property and for that purpose to sign and/or execute all letters, applications, undertakings, or subscribed to terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities.

11. To empower on my behalf and in my name and to represent my interest before the concerned officers for the grant of the licences or permits or for any other purpose or renewal thereof as may be necessary under any local Act, Rules, Regulations or Bye-laws and also to appear before any public or Government officer or other Authorities whosoever and to execute the necessary documents in connection therewith.
12. To ask, demand, sue for, enforce payment or/and recover and receive and give effectual receipt and discharge from any person or persons, rents and/or compensation and/or mesne profits in respect of the said property.
13. To apply for refund of deposits made or to be made with the concerned Authorities and receive the said refunds.
14. To appoint Contractors/sub-contractors/dealers/sub-dealers and to negotiate and decide the terms and conditions thereof concerning the said property and/or the building(s) or block(s) to be constructed thereon and/or for carrying on the interior works therein and also for suppliance of materials required in connection therewith, from time to time and to revoke their appointments and pay their remunerations/bills to be raised, time to time, including miscellaneous charges.
15. To nominate, appoint, engage and authorize solicitors, advocates, attorneys, pleaders in respect of any litigation concerning the said property and/or any structure, building, or block, or any self contained flats or commercial spaces to be constructed on the said said property and to execute Vakalatnamas or other

necessary authorities in their favour from time to time and instruct them and pay their remuneration/bills/fees including special fees and other charges and to discontinue them and also to appoint and engage other solicitors, advocates, attorneys, pleaders afresh and instruct them accordingly.

16. To instruct solicitors, advocates, attorneys, pleaders regarding drafting of pleadings including written Statements, applications, petitions, affidavits relating to the said said property and/or any structure, building, or block, or any self contained flats or commercial space to be constructed on the said property
17. To execute and present for registration, on behalf of the parties, agreements and/or conveyances for sale or lease and/or transfer of flat(s) and/or unit(s) within the Developer's Allocation and for such purpose, to appear before the appropriate authority including Registrar and Sub-Registrars.
18. To appoint and engage Income-tax and sales tax practitioners, Chartered Accountants, Architects, Surveyors, Engineers, and other professional agents in respect of the project to be constructed on the said property.
19. To make, sign and submit applications, petitions, letters and memorandum of appeals, etc. to appropriate Government Departments, Local authorities and/or other Competent Authorities under any law, for the time being in force, for all and any licences, permissions, exemptions, sanctions and consents required by any law or otherwise in connection with the management, improvements and development and construction in the said property.
20. In connection with or relating to the Said property to take action against person or tenants, occupiers, etc. if any, in any court, to represent us in any Court of Law and to sign all applications, complaints, written statements, affidavits, review,

appeal, petitions, on my behalf from time to time be found necessary and proper and/or enter into any agreement relating to development of the Said property and to otherwise deal with the same effectively for all intents and purposes as aforesaid.

21. To institute suit and defend the same or to refer the same to arbitration or to otherwise deal with the same as effectively to all intents and purposes aforesaid to appoint Advocates(s), Solicitors and Counsel and to sign Vakalatnama and/or authorisations on my behalf.
22. In case the property or any part thereof is notified for acquisition or requisition or reservation or road widening, to appear before the relevant authorities and to file applications, objections, claims for compensation or otherwise and to do all other acts, deeds, matters and things as may be necessary in that behalf and to file appeals, references, petitions against any order or orders made by such acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent me in any court and before all magistrates, judges, judicial officers and other authorities and tribunals whatsoever as by the Attorney shall be thought advisable and to commence and continue any suit, petitions, actions or any other proceedings in any court of law and before any public officers or tribunals for receiving compensation for acquisition, requisition, reservation and/or relief for de-acquisition or derequisitioning or de-reservation or otherwise whatsoever.
23. To make application to the authorities and such other private and public authorities for making availability of water, electricity, etc. on the Said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.

24. To make applications to the government or semi-government authorities for sanction of cement and steel and/or such other building materials as may be required for the said development work and for that purpose to execute necessary writings including undertakings and bonds and to furnish necessary deposits for the same.
25. To manage the Said property and to take such of the steps as may be necessary to manage the Said property till the time of completion of its development.
26. To evict or take possession of the Said property in occupation of the tenants, occupants or trespassers, if any, on the Said property or any part thereof and to take all steps in that behalf such as negotiation, settlement, compromise or make agreements to get their rights surrendered and extinguished and also to create tenants of such duration as my Attorney shall deem fit either in my name or in the name of my Attorney and to collect and receive rents.
27. To mortgage the unit under Developer's Allocation or any part thereof in favour of any bank(s) or other financial institutions in such a manner as the Attorneys think fit and proper in consultation with us for obtaining a loan and also to execute necessary deeds, affidavits, indemnity bonds or other relevant documents for creation of mortgage, or charge on the share under Developer's Allocation only on its own behalf as also on our behalf as our Attorney.
28. To sign and execute all papers, correspondence and all other documents and assurances and documents of any kind whatsoever which I myself could have done for the completion of the said development work.
29. To attend and to represent us before any Collector, Authorities or officers of Government of India or any other State or States, before all Revenue, Municipal, Public or other officers including those of Income-tax as occasion

shall arise for any purpose connected with the said development work.

30. To do any act, deed or thing, as my said Attorney(s) may deem fit and proper and necessary in the best interest of the development of the Said property and sale of the Units within Developer's Allocation only, including all other acts and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
31. For any of the purposes mentioned hereinabove to sign all applications, papers, undertakings, terms and conditions as may be required from time to time, at their own cost.
32. To advertise in the newspapers for the sale of the Units within the Developer's allocation and to enter into agreements for the sale of such Units within the Developer's allocation with the prospective purchasers on and for such price or consideration and upon such terms and conditions as my said Attorney shall deem fit and proper and for the same and also to execute all such writings as may be necessary, effectually entering into the said agreements for sale of the Units and to do all such necessary acts and things as may be necessary or proper in that behalf.
33. To develop and negotiate sale of the buildings consisting of apartments/flats ("Units") for residential purpose, commercial units and/or ancillaries in the Said property out of the Developer's Allocation and for that purpose to negotiate and execute agreements with the prospective purchasers on such terms and conditions as the Attorney may think fit and proper and to receive and appropriate the entire consideration for and in respect of the aforesaid sale and to give receipt for the same.
34. To apply for no objection certificate or necessary permissions from the

Panchayat/Municipal Corporation for occupying the building and to do all acts, deeds or things for the said purpose.

35. To sign, transfer forms, documents and writing for transferring the Said property in the records of Government or municipal/Panchyat authorities and other public authorities and to do all other acts in connection therewith.
36. For all or any of the purposes of and power, authorities and discretions conferred by these presents to use and sign in my name or in which I may be in any way interested or to use and sign its name as my Attorney shall think fit without any reference or recourse to us.
37. And also for more effectually doing, executing and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as my Attorney may think fit as their substitute or substitutes, to do, execute and perform all or any of such matters and things as aforesaid and any such substitute or other in his or their place and I hereby agree at all times to ratify and confirm whatever my Attorney or any such substitutes or substitute shall lawfully do or cause to be done in or about the Said property and the development of the same.
38. And to do everything whatever which may be at the sole discretion of my said Attorney deemed fit or expedient for sale of Developer's allocation and/or enjoyment and/or development of the Said property and which I myself could have done if personally present and as if this power had not been executed.
39. And generally to do and cause to be done all acts, deeds, matters and things as my said Attorney shall think fit and proper for the purpose of sale of the Units under Developer's Allocation, and enjoyment and the development of the Said property, as amply and effectual as I could have personally done.

40. All charges and expenses of and incidental to any act, deed, matter or thing done or caused to be done by my said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by my said Attorney alone but subject to the right of the Attorney under the Agreement to reimburse itself out of the sale proceeds of the Units within developer's allocation towards all the above costs, including the development costs incurred for the development of the Said property and the said Attorney shall indemnify and keep indemnified my estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of my Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.
41. To amalgamate the said Property to any other adjacent plot or land and to apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said property and/or the amalgamated property
42. This power of attorney shall be revoked by the principals or the Owners for any reason whatsoever.

AND I THE ABOVENAMED HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said attorney under the power in that behalf and shall lawfully do or cause to be done in the premises either jointly and/or severally aforesaid by virtue of these presents.

SCHEDULE - 1

(Said Property)

ALL THAT in aggregate vacant "BASTU" land admeasuring **01.6349 (One point Six Three Four Nine) Decimal**, more or less equivalent to approximately 1 Cottah more or less which is equivalent to 66.148054 Square Meter approx. comprised in R.S/L.R Dag Nos. 2343 and 2349, recorded in R.S/L.R Khatian Nos. 6800, in Mouza – Patharghata, J.L.NO. 36, under Patharghata Gram Panchayat, within the jurisdiction of Police Station- Rajarhat, District: North 24 Parganas, State of West Bengal and butted and bounded as follows:

On the North : BY R.S./L.R. DAG Nos. - 2346 & 2342

On the South : BY R.S./L.R. DAG Nos. – 2342 & 2350

On the East : R.S. Dag No. 2341

On the West : Part of R.S. Dag No. 2348

QUANTUM OF LAND IN THE NAME OF THE OWNER NO. 3.1:

SL. NO.	Name of the Owner	L.R. DAG NOS.	TOTAL AREA IN DAG	L.R. KHATIAN NO.	AREA OWNED (in decimal)	CLASSIFICATION
3.1	SYED AKTAR ALI	2343	11	6800	0.81745	Bastu
		2349	12		0.81745	
				TOTAL	1.6349 decimal	

IN WITNESS WHEREOF, we have hereunto set and subscribed our hands at
Kolkata.

<p>SIGNATURE OF EXECUTANTS/PRINCIPALS</p> <p>Witness:</p> <p>1) <i>Milayun Maiti</i> <i>Graphic - Kol-89</i></p> <p>2)</p>	<p>1. <i>Syed Akhtar Ali</i></p>
<p>SIGNATURE OF THE ATTORNEY</p> <p>WITNESS :-</p> <p>1 <i>Taruna Dey</i> <i>D/O - Dilipkh. Dey</i> <i>DPSI, Saltlake, Kol-91</i></p> <p>2 <i>Sagar Ray</i> <i>S/o - T. Ray</i> <i>DM-51, Salt lake, kol-91</i></p>	<p>ACCEPTED BY</p> <p><i>Dharitri Infraventure Pvt. Ltd.</i> <i>Banerjee</i> Director</p> <p><i>Dharitri Infraventure Pvt. Ltd.</i> <i>Jingl</i> Director</p> <p>_____</p> <p>DHARITRI INFRAVENTURE PVT. LTD. (Developer/Attorney)</p>

Drafted By:

Xinab Dey,
Advocate
Alipore Criminal Court
F/2021/1583/2011

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SYED AKTAR ALI
SYED ABDUL AZIZ
03/03/1983
Permanent Account Number
AIEPA0945Q



Syed Aktar Ali
Signature

Syed Aktar Ali





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

ভালিকাভুক্তির আই ডি / Enrollment No.: 1447/12390/08291

To
 অকতার আলি সৈয়দ
 Akhtar Ali Syed
 S/O: Abdul Ajj Syed
 Fatepur
 Uluberia
 Howrah Howrah
 West Bengal 711315
 8981934112

17/02/2017
 23429746



MD234297464FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

3229 6725 1116

আমার আধার, আমার পরিচয়

ভারত সরকার
 Government of India

আকতার আলি সৈয়দ
 Akhtar Ali Syed
 জন্মতারিখ / DOB : 03/03/1983
 পুরুষ / Male

3229 6725 1116



আমার আধার, আমার পরিচয়

Syed Akhtar Ali



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



Dharitri Infraventure Pvt. Ltd.

Sawark
Director

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director



भारत सरकार
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DIPANWITA SAMANTA
BARINDRANATH SAMANTA

21/09/1985

Government Account Number
CFRPS3473K

Dipankar Samanta
Signature



Dipankar



भारत सरकार
GOVERNMENT OF INDIA



श्रीमति
Dipanwita Samanta
जन्म तिथि/DOB: 21/09/1985
महिला/ FEMALE
Mobile No: 8013014445
3572 4538 9481
VID : 9140 8882 7993 0330



मेरा आधार, मेरी पहचान
Meera

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

सकरी अकाउंट नंबर कार्ड
Permanent Account Number Card

CIEPS6214G

आयकर नंबर
VICKY SINGH

पिता का नाम / Father's Name
RANJIT SINGH

आयकर नंबर / Date of Birth
29/09/1985

हस्ताक्षर / Signature



Vicky Singh



भारत सरकार
GOVERNMENT OF INDIA



Vicky Singh
Date of Birth/DOB: 29/09/1985
Male/ MALE



6579 1324 6457

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address :
S/O: Late Ranjit Singh, S/H/1, Bagmari
Road, Near Nabaran Sangha Math,
Bagmari, Kankurgachi, Kolkata,
West Bengal - 700054



1947
1600 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

भारत सरकार
GOVERNMENT OF INDIA

সাগর বেরা
Sagar Bera
জন্মতারিখ/DOB: 13/02/1997
পুরুষ/ MALE

3047 7353 3220

আমার आधार, আমার পরিচয়



Sagar Bera

भारतीय रिजिस्टर प्रकरण प्राधिकरण
AADHAAR UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এস/ও: দীপক বেরা, দীনেশ পল্লী,
কোলকাতা, পূর্ব পুতিয়ারী, দক্ষিণ ২৪
পারগনা,
পশ্চিম বঙ্গ - 700093

Address:
S/O: Dipak Bera, DINESH PALLY,
KOLKATA, Purba Putiary, South 24
Parganas,
West Bengal - 700093

3047 7353 3220

Generation Date: 10/10/2017

1047 herp@ntai.gov.in www.ntai.gov.in P.O. Box No. 1947, Bangalore-560 001



TEN FINGER PRINT

 <p><i>Syed Anwar Ali</i></p>					
	Left Hand				
					
	Right Hand				
 <p><i>Saumya</i></p>					
	Left Hand				
					
	Right Hand				
 <p><i>Jinal</i></p>					
	Left Hand				
					
	Right Hand				

Major Information of the Deed




Deed No :	I-1523-13994/2019	Date of Registration	26/11/2019
Query No / Year	1523-1000246662/2019	Office where deed is registered	
Query Date	26/11/2019 12:02:41 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARNAB DEY JADAVPUR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, PIN - 700032, Mobile No. : 9062351414, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 6,53,960/-		
Stamp duty 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]:- 152313957/2019		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, Pin Code : 700135

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-2343	LR-6800	Bastu	Bastu	0.81745 Dec	1/-	3,26,980/-	Project Name :
L2	LR-2349	LR-6800	Bastu	Bastu	0.81745 Dec	1/-	3,26,980/-	Project Name :
		TOTAL :			1.6349Dec	2 /-	6,53,960 /-	
	Grand Total :				1.6349Dec	2 /-	6,53,960 /-	



















Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SYED AKTAR ALI Son of Syed Abdul Aziz Executed by: Self, Date of Execution: 26/11/2019 , Admitted by: Self, Date of Admission: 26/11/2019 ,Place : Office			
	26/11/2019		LTI 26/11/2019	26/11/2019
	, Fatepur, P.O:- Uluberia, P.S:- Uluberia, District:-Howrah, West Bengal, India, PIN - 711315 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AIEPA0945Q, Aadhaar No: 32xxxxxxxx1116, Status :Individual, Executed by: Self, Date of Execution: 26/11/2019 , Admitted by: Self, Date of Admission: 26/11/2019 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHARITRI INFRAVENTURE PRIVATE LIMITED DN-51, Merlin Infinite Building, 6th Fl, Unit-606, P.O:- Electronic Complex, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAFCD3234P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature											
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> DIPANWITA SAMANTA Wife of Suman Jana Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office </td> <td>  Nov 26 2019 1:20PM </td> <td>  LTI 26/11/2019 </td> <td>  26/11/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DIPANWITA SAMANTA Wife of Suman Jana Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office	 Nov 26 2019 1:20PM	 LTI 26/11/2019	 26/11/2019	196, Canal Street, 4th Fl., Near Sreebhumi Sporting Club, P.O:- Sreebhumi, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFRPS3473K, Aadhaar No: 35xxxxxxxx9481 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature									
DIPANWITA SAMANTA Wife of Suman Jana Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office	 Nov 26 2019 1:20PM	 LTI 26/11/2019	 26/11/2019									
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> VICKY SINGH (Presentant) Son of Late Ranjit Singh Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office </td> <td>  Nov 26 2019 1:21PM </td> <td>  LTI 26/11/2019 </td> <td>  26/11/2019 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	VICKY SINGH (Presentant) Son of Late Ranjit Singh Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office	 Nov 26 2019 1:21PM	 LTI 26/11/2019	 26/11/2019	5/H/1, Bagmari Road, P.O:- Kankurgachi, P.S:- Phulbagan, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CIEPS6214G, Aadhaar No: 65xxxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as Director)		
Name	Photo	Finger Print	Signature									
VICKY SINGH (Presentant) Son of Late Ranjit Singh Date of Execution - 26/11/2019, , Admitted by: Self, Date of Admission: 26/11/2019, Place of Admission of Execution: Office	 Nov 26 2019 1:21PM	 LTI 26/11/2019	 26/11/2019									

Identifier Details :

Name	Photo	Finger Print	Signature
SAGAR BERA Son of DIPAK BERA DN - 51, SALT LAKE CITY, P.O:- SECH BHAWAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091	 26/11/2019	 26/11/2019	 26/11/2019
Identifier Of SYED AKTAR ALI, DIPANWITA SAMANTA, VICKY SINGH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SYED AKTAR ALI	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	SYED AKTAR ALI	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.81745 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2343, LR Khatian No:- 6800	Owner:সৈয়দ আখতার আলি, Gurdian:সৈয়দ আব্দু আজি, Address:নিজ , Classification:শালি,	Owner Name not selected by applicant.
L2	LR Plot No:- 2349, LR Khatian No:- 6800	Owner:সৈয়দ আখতার আলি, Gurdian:সৈয়দ আব্দু আজি, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152313994 / 2019

On 26-11-2019

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:15 hrs on 26-11-2019, at the Office of the A.D.S.R. RAJARHAT by VICKY SINGH .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,53,960/-

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

Execution is admitted on 26/11/2019 by SYED AKTAR ALI, Son of Syed Abdul Aziz, , Fatepur, P.O: Uluberia, Thana: Uluberia, , Howrah, WEST BENGAL, India, PIN - 711315, by caste Muslim, by Profession Service

Indetified by SAGAR BERA, , Son of DIPAK BERA, DN - 51, SALT LAKE CITY, P.O: SECH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

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

Execution is admitted on 26-11-2019 by DIPANWITA SAMANTA, Director, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, Merlin Infinite Building, 6th Fl, Unit-606, P.O:- Electronic Complex, P.S:- East Bidhannagar, District:- North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SAGAR BERA, , Son of DIPAK BERA, DN - 51, SALT LAKE CITY, P.O: SECH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

Execution is admitted on 26-11-2019 by VICKY SINGH, Director, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, Merlin Infinite Building, 6th Fl, Unit-606, P.O:- Electronic Complex, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by SAGAR BERA, , Son of DIPAK BERA, DN - 51, SALT LAKE CITY, P.O: SECH BHAWAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Service

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/-

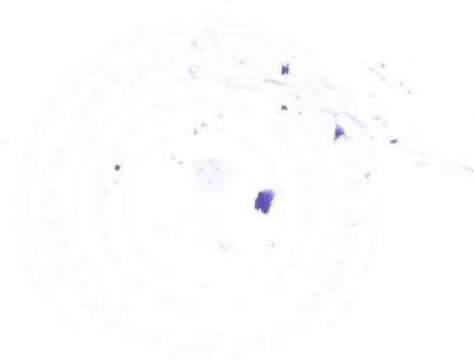
Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3516, Amount: Rs.50/-, Date of Purchase: 20/11/2019, Vendor name: BISWAJIT CHAKRABORTY
2. Stamp: Type: Impressed, Serial no 3515, Amount: Rs.50/-, Date of Purchase: 20/11/2019, Vendor name: BISWAJIT CHAKRABORTY



Sanjoy Basak
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 1523-2019, Page from 561227 to 561257

being No 152313994 for the year 2019.



Digitally signed by SANJOY BASAK
Date: 2019.12.04 12:46:30 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 04-12-2019 12:45:39 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

