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P-646/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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AC 620664

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

*[Handwritten Signature]*

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

21 JAN 2020

DEVELOPMENT POWER OF ATTORNEY

AFTER

REGISTERED DEVELOPMENT AGREEMENT

1. Date: 21<sup>st</sup> January, 2020
2. Place: Kolkata
3. Parties

20 JAN 2020

ক্রমিক নং 2885 তাং  
মূল্য 100/- রেজিটার নাম M/S. Dhazitri Infraventure Pvt. Ltd.  
DN-51, Salt Lake, Sec-V, Kal-91

স্ট্যাম্প ডেভেলার শ্রী বিশ্বজিত চক্রবর্তী  
এ.ডি.এস.আর. অফিস চাকর, নদীয়া



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

21 JAN 2020



**3.1. RABI ISLAM, (having PAN - AAQPI7722M) (Aadhar No. 647731580429) (Ph. No. - 9733770880)** son of Nur Islam Mollah, by faith - Islam, by Occupation - Service, residing at Vill & P.O. - Charatala, P.S. - Chapra, Dist. - Nadia, Pin - 741123.

All the parties hereinafter collectively 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**.

**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, 6<sup>th</sup> 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, 4<sup>th</sup> 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



Additional District Sub-Registrar  
Balarhat, New Town, North 24 Parganas

4 1 JAN 2020

or context be deemed to mean, imply and include its successor-in-interest, nominees, executors, administrators and/or assigns) of the **SECOND PART**. Owner and Developer collectively **Parties** and individually **Party**.

**WHEREAS**

- A. We, are the owner 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 21/01/2020, registered with the office of the A.D.S.R- Rajarhat, recorded in Book No. ...., CD Volume No. ...., Pages ..... to ....., being Deed No. 640 / 2020, executed between owner and the Developer/ Attorney and thus we have granted to the Developer/ Attorney exclusive right to develop our 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, we have jointly 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** we, the Executants do hereby nominate, constitute and appoint **DHARITRI INFRAVENTURE PVT. LTD.** the Developer/ Attorney, to be our true and lawful attorney in our name and on our behalf to do and/or execute all or any of the following acts, deeds, matters and things for us and on our behalf and in our name viz,

Dharitri Infraventure Pvt. Ltd.  
Director



Additional District sub-registrar  
Meerut, New Town, North 24-PGs

1 JAN 2020



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



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

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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 our 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

2019/10/11



উপ-রেজিস্ট্রার অতিরিক্ত  
আলহাট, নতুন টাউন, উত্তর ২৪ পোস্ট

21 JAN 2020

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 our behalf and in our name and to represent our 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 whatsoever 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



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Mauritius, New Town, North 24-Pgs

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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.



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

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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 our 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 our 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



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

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acquisition or requisitioning authorities and to accept service of any writ, summons or other legal proceedings or motion and to appear and represent us 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 our Attorney shall deem fit either in our



Abenomen District Sub-Registrar  
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- name or in the name of our 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 we ourselves 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 our 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

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

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Developer's allocation with the prospective purchasers on and for such price or consideration and upon such terms and conditions as our 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 our names or in which we may be in any way interested or to use and sign its name as our 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



Additional District Sub-Registrar  
Matruh, New Town, North 24-Pop

21 JAN 2020

person or persons as our 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 we hereby agree at all times to ratify and confirm whatever our 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 our said Attorney deemed fit or expedient for sale of Developer's allocation and/or enjoyment and/or development of the Said property and which we ourselves could do 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 our 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 we 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 our said Attorney in exercise of any power or powers herein contained shall be borne and paid and provided for by our 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 our estate and effects from and against the payment of the aforesaid costs, charges, that may have to be paid by us by reason of our Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.



Additional District Sub-Registrar  
Kolkata, New Town, North 24-Pgs.

21 JAN 2020



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 Owner for any reason whatsoever.

AND WE 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 "SHALI" land admeasuring **1.633 (One point Six Three Three) Decimal**, more or less equivalent to approximately 0.99 (Zero point nine nine) Cottah more or less which is equivalent to 66.0711 Square Meter approx. comprised in R.S./L.R Dag Nos. 2332, 2340 and 2341, recorded in R.S./L.R Khatian Nos. 6844 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 : PART OF R.S./L.R. DAG Nos. - 2339, 2335, 2334 & 2333  
 On the South : PART OF R.S./L.R. DAG Nos. - 2344, 2343, 2342, 2349 & 2350  
 On the East : R.S. /L.R. Dag Nos. - 2329 & 2331  
 On the West : Part of R.S. /L.R. Dag No. 2339

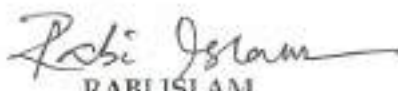
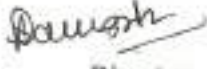

SL. NO.	Name of the Owner	L.R. DAG NOS.	L.R. KHATIAN NO.	AREA OWNED (in decimal)	CLASSIFICATION
3.1	RABI ISLAM	2332	6844	0.569	SHALI
		2340		0.291	
		2341		0.773	
			TOTAL	1.633	



Additional District Sub-Registrar  
Medinipur, New Town, North 24 Parganas

24 JAN 2020

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

<p>SIGNATURE OF EXECUTANTS/PRINCIPALS</p> <p>Witness:</p> <p>1) Arnab Dey S/o Ni-mal Ch. Dey Jadarpur, Kol-32</p> <p>2) S. Samaddan S/o S. Samaddan Nalatala, Kol-47</p>	<p> RABI ISLAM</p>
<p>SIGNATURE OF THE ATTORNEY</p> <p>WITNESS :-</p> <p>1. Tanuja Dey DN-51, Merlin Infinito Salt Lake, Sec - V, Kol-91</p> <p>2. Sagar Bera DN-51, Merlin Infinito Salt Lake, Sec - V, Kol-91</p>	<p>ACCEPTED BY</p> <p>Dharitri Infraventure Pvt. Ltd.</p> <p> Director</p> <p>Dharitri Infraventure Pvt. Ltd.</p> <p> Director</p> <p>DHARITRI INFRAVENTURE PVT. LTD.</p> <p>(Developer/Attorney)</p>

Drafted By:

Arnab Dey,  
Advocate  
Alipore Criminal Court  
Enrollment No. - F/2021/1583/2011



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

1 JAN 2020



TEN FINGER PRINT



*Rabi Islam*

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little



*Balunika*

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little



*Shingh*

Little	Ring	Middle	Fore	Thumb
Left Hand				
Thumb	Fore	Middle	Ring	Little



अतिरिक्त जिला सब-रजिस्ट्रार  
Meerut, New Town, North 24-Pgs

21 JAN 2020

  
ভারত সরকার  
GOVERNMENT OF INDIA



রবী ইসলাম  
Rabi Islam  
জন্মতারিখ / DOB: 03/03/1983  
পুরুষ / MALE



**6477 3158 0429**

আধার - সাধারণ মানুষের অধিকার

  
আধার  
দাতব্য বিধিভিত্তিক বহুস্তরিত প্রাধিকরণে  
INDIAN IDENTIFICATION AUTHORITY OF INDIA

**ঠিকানা:** Address

এস/ও: নূর ইসলাম মোল্লা,  
চারাতলা, চারাতলা, নদিয়া,  
পশ্চিম বঙ্গ - 741123

S/O: Nur Islam Mollah,  
CHARATALA, Charatala,  
Nadia, West Bengal -  
741123

**6477 3158 0429**

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

Rabi Islam





Dharitri Infraventure Pvt. Ltd.  
*Sawyer*  
Director



Dharitri Infraventure Pvt. Ltd.  
*Singh*  
Director



100-100000

श्रीमती बरिन्द्रा  
INCOME TAX DEPARTMENT  
DIPANKWITA SAMANTA  
BARINDRANATH SAMANTA

भारत सरकार  
GOVT. OF INDIA

21/09/1985

CFRPS3473K



आयकर विभाग  
Income Tax Department

*Samanta*







भारत सरकार  
Government of India



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

नामांकन क्रम/ Enrolment No.: 0646/00074/03453

Download Date: 18/11/2019

To:  
श्रीमतीका नाम  
Dipanwita Samanta  
W/O Suman Jana  
196  
Canal Street, 4th Floor  
Sreebhumi  
Near Sreebhumi Sporting Club  
South Dum Dum (m)  
Sreebhumi  
North 24 Parganas West Bengal - 700048  
8013014445

Issue Date: 08/01/2014

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

**3572 4538 9481**

VID : 9117 1727 8661 6394

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Download Date: 18/11/2019



श्रीमतीका नाम  
Dipanwita Samanta  
जन्म तिथि/DOB: 21/09/1985  
लिंग/ GENDER: FEMALE

Issue Date: 08/01/2014

**3572 4538 9481**

VID : 9117 1727 8661 6394

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- स्मार्ट QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

#### INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।
- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

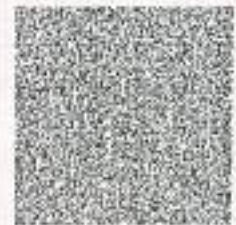


पता:

W/O सुमन जैन, 196, कनाल स्ट्रीट, चौथा फ्लोर,  
श्रीभूमि स्पोर्टिंग क्लब के पास, श्रीभूमि, साउथ डुमडुम  
(एम), नॉर्थ 24 पार्गाना,  
वेस्ट बंगाल - 700048

Address:

W/O Suman Jana, 196, Canal Street, 4th  
Floor, Near Sreebhumi Sporting Club,  
Sreebhumi, South Dum Dum (m), North  
24 Parganas,  
West Bengal - 700048



**3572 4538 9481**

VID : 9117 1727 8661 6394

1047 | help@uidai.gov.in | www.uidai.gov.in

*Dipanwita*



*Sanku*



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भारत सरकार  
GOVERNMENT OF INDIA



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



6579 1324 6457

আমার আধার, আমার পরিচয়

*Vicky Singh*

भारत सरकार  
GOVERNMENT OF INDIA



आधार  
आधार प्रमाणिका प्राप्तकर्ता प्राधिकरण

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



1800 300 1947    [naa@naaai.gov.in](mailto:naa@naaai.gov.in)    [www.naaai.gov.in](http://www.naaai.gov.in) P.O. Box No. 1947,    [www.naaai.gov.in](http://www.naaai.gov.in)  
Kolkata-700 001





### Major Information of the Deed

Deed No :	I-1523-00646/2020	Date of Registration	21/01/2020
Query No / Year	1523-1000121694/2020	Office where deed is registered	
Query Date	21/01/2020 1:44:14 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	ARNAB DEY ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073912951, 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. 3/-	Rs. 9,79,800/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152300640/2020		

### Land Details :

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

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2332	LR-6844	Bastu	Shali	0.569 Dec	1/-	3,41,400/-	Width of Approach Road: 32 Ft, Adjacent to Metal Road, , Project Name :
L3	LR-2341	LR-6844	Bastu	Shali	0.773 Dec	1/-	4,63,800/-	Width of Approach Road: 32 Ft, Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>1.342Dec</b>	<b>2 /-</b>	<b>8,05,200 /-</b>	




District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Patharghata, Pin Code : 70135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L2	LR-2340	LR-6844	Bastu	Shali	0.291 Dec	1/-	1,74,600/-	Width of Approach Road: 32 Ft, Adjacent to Metal Road, , Project Name :
		<b>Grand Total :</b>			<b>1.633Dec</b>	<b>3 /-</b>	<b>9,79,800 /-</b>	

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## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>RABI ISLAM</b> Son of NUR ISLAM MOLLAH Executed by: Self, Date of Execution: 21/01/2020 , Admitted by: Self, Date of Admission: 21/01/2020 ,Place : Office	 21/01/2020	 LTI 21/01/2020	 21/01/2020
, VILL - CHARATALA, P.O:- CHARATALA, P.S:- Chapra, District:-Nadia, West Bengal, India, PIN - 741123 Sex: Male, By Caste: Muslim, Occupation: Service, Citizen of: India, PAN No.:: AAQPI7722M, Aadhaar No: 64xxxxxxxx0429, Status :Individual, Executed by: Self, Date of Execution: 21/01/2020 , Admitted by: Self, Date of Admission: 21/01/2020 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>DHARITRI INFRAVENTURE PRIVATE LIMITED</b> DN-51, MERLIN INFINITE BLDG., 6TH FL., SALT LAKE, P.O:- ELECTRONIC COMPLEX, P.S:- East Bidhannagar, Kolkata, 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	Name	Photo	Finger Print	Signature
	<b>DIPANWITA SAMANTA</b> Wife of SUMAN JANA Date of Execution - 21/01/2020, , Admitted by: Self, Date of Admission: 21/01/2020, Place of Admission of Execution: Office	 Jan 21 2020 2:02PM	 LTI 21/01/2020	 21/01/2020
,196, CANAL STREET, 4TH FL., NEAR SREEBHUMI SPORTING CLUB, P.O:- SREEBHUMI, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFRPS3473K, Aadhaar No: 35xxxxxxxx9481 Status : Representative, Representative of: DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)				

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Name	Photo	Finger Print	Signature
<b>VICKY SINGH (Presentant)</b> Son of Late RANJIT SINGH Date of Execution - 21/01/2020, , Admitted by: Self, Date of Admission: 21/01/2020, Place of Admission of Execution: Office			
	Jan 21 2020 2:02PM	LTI 21/01/2020	21/01/2020
5/H/1, BAGMARI ROAD, P.O:- KANKURGACHI, P.S:- Manicktola, District:-Kolkata, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , PAN No.:: CIEPS6214G, Aadhaar No: 65xxxxxxx6457 Status : Representative, Representative of : DHARITRI INFRAVENTURE PRIVATE LIMITED (as DIRECTOR)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>SHARMISHTHA PAUL</b> Son of B KR. PAUL, DN-51, MERLIN INFINITE, SEC-V, P.O:- SECH BHABAN, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091			
	21/01/2020	21/01/2020	21/01/2020
Identifier Of RABI ISLAM, DIPANWITA SAMANTA, VICKY SINGH			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	RABI ISLAM	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.569 Dec

#### Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	RABI ISLAM	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.291 Dec

#### Transfer of property for L3

Sl.No	From	To. with area (Name-Area)
1	RABI ISLAM	DHARITRI INFRAVENTURE PRIVATE LIMITED-0.773 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:- 2332, LR Khatian No:- 6844	Owner:রবি ইসলাম, Gurdian:নূর ইসলাম মোঃ, Address:নিত Classification:শালি,	Owner Name not selected by applicant.
L3	LR Plot No:- 2341, LR Khatian No:- 6844	Owner:রবি ইসলাম, Gurdian:নূর ইসলাম মোঃ, Address:নিত Classification:শালি, Area:0.01000000 Acre.	Owner Name not selected by applicant.

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Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	LR Plot No:- 2340, LR Khatian No:- 6844	Owner:রবি ইসলাম, Gurdian:নূর ইসলা মোল্ল, Address:নিজ , Classification:শপি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

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On 21-01-2020

**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 14:00 hrs on 21-01-2020, 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 9,79,800/-

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

Execution is admitted on 21/01/2020 by RABI ISLAM, Son of NUR ISLAM MOLLAH, VILL - CHARATALA, P O: CHARATALA, Thana: Chapra, Nadia, WEST BENGAL, India, PIN - 741123, by caste Muslim, by Profession Service Indetified by SHARMISHTHA PAUL, , Son of B KR. PAUL, DN-51, MERLIN INFINITE, SEC-V, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-01-2020 by DIPANWITA SAMANTA, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, MERLIN INFINITE BLDG., 6TH FL., SALT LAKE, P.O:- ELECTRONIC COMPLEX, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SHARMISHTHA PAUL, , Son of B KR. PAUL, DN-51, MERLIN INFINITE, SEC-V, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

Execution is admitted on 21-01-2020 by VICKY SINGH, DIRECTOR, DHARITRI INFRAVENTURE PRIVATE LIMITED, DN-51, MERLIN INFINITE BLDG., 6TH FL., SALT LAKE, P.O:- ELECTRONIC COMPLEX, P.S:- East Bidhannagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Indetified by SHARMISHTHA PAUL, , Son of B KR. PAUL, DN-51, MERLIN INFINITE, SEC-V, P.O: SECH BHABAN, Thana: East Bidhannagar, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700091, by caste Hindu, by profession Advocate

**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 2885, Amount: Rs.100/-, Date of Purchase: 20/01/2020, Vendor name: BISWAJIT CHAKRABORTY



*Sanjoy Basak*

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



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Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 39223 to 39252

being No 152300646 for the year 2020.



Digitally signed by SANJOY BASAK  
Date: 2020.01.24 14:05:30 +05:30  
Reason: Digital Signing of Deed.

*Sanjoy Basak*

(Sanjoy Basak) 2020/01/24 02:05:30 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

**(This document is digitally signed.)**