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I-8329/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Additional Registrar of Assurances-II  
Kolkata

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are the part of the registration.

Additional Registrar  
of Assurances II Kolkata

22 JUN 2023

GENERAL POWER OF ATTORNEY IN CONNECTION WITH  
THE JOINT VENTURE DEVELOPMENT AGREEMENT  
DATED... 22<sup>ND</sup> DAY OF JUNE, 2023

19 JUN 2023

No. 24311 ₹ 100/- Date.....

Name : Swapan Kumar Saha & another

Address : BB-91, Sector-1, Saltlake City

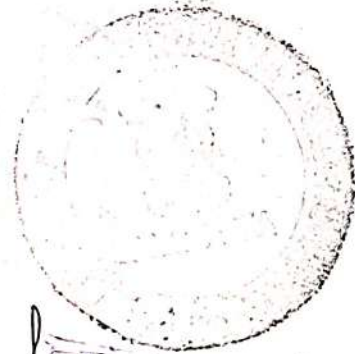
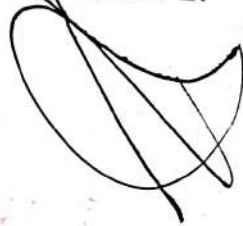
Vendor : KO-64.

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Milan Sardar

MILAN SARDAR

Law Clerk

W.B. Law Clerk State Council,

EC-017403/1113/013413

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS 22<sup>ND</sup> DAY OF JUNE, TWO THOUSAND TWENTY THREE, BY US

(1) MR. SWAPAN KUMAR SAHA (having PAN – ALMPS7122E, Aadhar No. – 2023 6615 5805, Mobile No. – 9830093012), son of Late Balaram Saha, by Nationality Indian, residing at BB – 91, Sector – I, Salt Lake City, Kolkata - 700064, Post Office – Bidhannagar CC Block, Police Station – Bidhannagar North, West Bengal, India, AND

(2) MRS. POLY SAHA (having PAN – ALVPS6473K, Aadhar No. – 6541 6672 3380, Mobile No. – 9830617355), wife of Mr. Swapan Kumar Saha, by Nationality Indian, residing at BB – 91, Sector – I, Salt Lake City, Kolkata - 700064, Post Office – Bidhannagar CC Block, Police Station – Bidhannagar North, West Bengal, India,

hereinafter jointly called and referred to as the **Appointers/Principals/Owners** (which expression shall unless otherwise excluded by or repugnant to the context to be deemed to mean and include their legal heirs, successors, administrators, representatives and assignees)

**WHEREAS:-**

1. **One Subal Chandra Naskar** son of Ananta Kumar Naskar duly inherited from his ancestors and became absolute recorded owners and seized possessed and well sufficiently entitle to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), comprising in following Khatian Nos.:

C.S Khatian No.	R.S. Khatian No.	Area (in Decimal)
207	215	2.5
207	218	1.75
207	248	4.25
<b>TOTAL</b>		<b>8.5</b>

2. By virtue of a **Sale Deed dated 10.06.1968**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 64, Page – 221 to 223, Being No. – 5071, for the year 1968, one **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik**, all are son of Kamala Kanta Pramanik jointly purchased above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** together with all easement rights from said Subal Chandra Naskar son of Ananta Kumar Naskar for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **8.5 Decimal** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
3. **One Bancharam Naskar and Habul Chandra Naskar** son of Kalicharan Naskar duly inherited from their ancestors and became absolute recorded owners and seized possessed and well sufficiently entitle to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), comprising in following Khatian Nos.:

C.S Khatian No.	R.S. Khatian No.	Area (in Decimal)
207	215	2.5
207	218	1.75
207	248	4.25
<b>TOTAL</b>		<b>8.5</b>

This land is contiguous to the abovementioned land of said Subal Chandra Naskar son of Ananta Kumar Naskar.

4. By virtue of a **Sale Deed dated 08.11.1968**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 115, Page – 191 to 193, Being No. – 8063, for the year 1968, said **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar**

**Pramanik**, all are son of Kamala Kanta Pramanik jointly purchased above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **8.5 Decimal** together with all easement rights from said Bancharam Naskar and Habul Chandra Naskar son of Kalicharan Naskar for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **8.5 Decimal** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.

5. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 10.06.1968, Being No. - 5071** and **Sale Deed dated 08.11.1968, Being No. – 8063**, said **Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik**, all are son of Kamala Kanta Pramanik, became lawful joint owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **17 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **R.S Khatian No. 215, 218 & 248** (corresponding C.S Khatian No. – 207) in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat), hereinafter referred to as the said **“Mother Land”**.
6. One Badal Naskar and Mohan Naskar all are son of Bhadreswar Naskar were the *“Bargadar”* in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **28 Decimal** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **R.S Khatian No. 215, 218 & 248** (corresponding C.S Khatian No. – 207) in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat),
7. By virtue of a **Deed of Relinquishment dated 26.03.1985**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 43, Page – 19 to 24, Being No. – 2226, for the year 1985, said Badal Naskar and Mohan Naskar all are son of

Bhadreswar Naskar jointly relinquished their right and interest as *Bargadar* in the above-mentioned **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **28 Decimal** together with all easement rights in favour of said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Şankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik.

8. By virtue of the abovementioned **Deed of Relinquishment dated 26.03.1985** together with the official proceeding for the abolition of *Barga* in the said Mother Land the concerned authority duly abolished the *Barga* in the said Mother Land.
9. Subsequently said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik mutated their names in the record in the concerned BL&LRO in respect of the said Mother Land and they were assigned Agriculture Khatian No. 231, 198, 293, 267, 324 and 292 respectively in the K.B. Settlements and were continuing to pay the Khajna and all outgoings regularly.
10. By virtue of a **Sale Deed dated 04.03.1985**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 30F, Page – 499 to 508, Being No. – 1567, for the year 1985, one **Subhra Dutta**, wife of Goutam Dutta and **Rahul Dutta**, son of Goutam Dutta jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **07 Cottah 08 Chitak** out of the said Mother Land together with all easement rights from said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **07 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**, hereinafter referred to as the said **“Plot of Land No. – 1”**.
11. Subsequently said Subhra Dutta and Rahul Dutta mutated their names in the record in the concerned BL&LRO in respect of the said Plot of Land No. - 1 and

they were assigned L.R Khatian No. 342/1 and 298/1 respectively and were continuing to pay the Khajna and all outgoings regularly.

12. By virtue of a **Sale Deed dated 04.03.1985**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 31F, Page – 1 to 10, Being No. – 1568, for the year 1985, one **Prasun Chatterjee**, son of Hara Kumar Chatterjee and **Sudeshna Chatterjee**, wife of Prasun Chatterjee, jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Mother Land together with all easement rights from said Biren Kumar Pramanik, Prodyut Kumar Pramanik, Rathindra Kumar Pramanik, Mohon Kumar Pramanik, Sankar Kumar Pramanik and Rabindra Kumar Pramanik, all are son of Kamala Kanta Pramanik for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**, hereinafter referred to as the said **“Plot of Land No. – 2”**.
13. Subsequently said Prasun Chatterjee and Sudeshna Chatterjee mutated their names in the record in the concerned BL&LRO in respect of the said Plot of Land No. - 2 and they were assigned L.R Khatian No. 701 and 702 respectively and were continuing to pay the Khajna and all outgoings regularly.
14. While seized and possessed of the said Plot of Land No. – 2 said Prasun Chatterjee died intestate leaving behind his wife, Sudeshna Chatterjee and his only offspring (daughter), Doyel Dasgupta (Nee Chatterjee) as his only legal heirs as the Hindu Succession Act, 1956 as amended time to time and the Dayabhaga School of Hindu Law by which he was governed till his death. After demise of said Prasun Chatterjee said Sudeshna Chatterjee and Doyel Dasgupta (Nee Chatterjee) became the joint owner in respect of the undivided half share of the Prasun Chatterjee in the said Plot of Land No. – 2. Thus said Sudeshna Chatterjee became the owner of undivided  $\frac{3}{4}$  th. (Three Forth) share and said Doyel Dasgupta (Nee Chatterjee) became the owner of undivided  $\frac{1}{4}$  th. (One Forth) share in the said Plot of Land No. – 2.

15. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 6, Page from – 800 to 813, Being No. – 7014, for the year 2007, **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Plot of Land No. - 1 together with all easement rights from said Subhra Dutta and Rahul Dutta for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
16. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 06, Page – 3756 to 3772, Being No. – 7167, for the year 2007, **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 1 and land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 2 in **TOTAL** about **02 Cottah 08 Chitak** together with all easement rights from said Subhra Dutta & Rahul Dutta and Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) or a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
17. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 14.12.2007**, Being No. - 7014 and **Sale Deed dated 14.12.2007**, Being No. – 7167, **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, became lawful owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **05 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. 342/1, 298/1, 701 & 702** in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No – 28, hereinafter referred to as the said **“Swapan’s Land”**.



18. Subsequently said **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, mutated his name in the record in the concerned BL&LRO in respect of the said Swapan's Land and he was assigned L.R Khatian No. 1454 and is continuing to pay the Khajna and all outgoings regularly.
19. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 6, Page from – 764 to 778, Being No. – 7012, for the year 2007, one **Bijan Halder**, son of Narendra Nath Halder and **Anita Halder**, wife of Bijan Halder jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah 08 Chitak** out of the said Plot of Land No. - 1 together with all easement rights from said Subhra Dutta and Rahul Dutta for a valuable consideration and became lawful joint owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
20. By virtue of a **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 06, Page – 814 to 829, Being No. – 7015, for the year 2007, said **Bijan Halder**, son of Narendra Nath Halder and **Anita Halder**, wife of Bijan Halder jointly purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 1 and land measuring about **01 Cottah 04 Chitak** out of the Plot of Land No. – 2 in **TOTAL** about **02 Cottah 08 Chitak** together with all easement rights from said Subhra Dutta & Rahul Dutta and Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) or a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah 08 Chitak** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**.
21. By virtue of abovementioned two Sale Deeds, viz, **Sale Deed dated 14.12.2007**, Being No. - 7012 and **Sale Deed dated 14.12.2007**, Being No. – 7015, said **Bijan Halder and Anita Halder**, became lawful joint owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel

of *Sali* (Agricultural) land measuring about **05 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. - 342/1, 298/1, 701 & 702** in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, hereinafter referred to as the said “**Halder’s Land**”.

22. By virtue of a **Deed of Declaration dated 02.04.2008**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 04, Page – 18382 to 18388, Being No. – 4432, for the year 2008, said Sudeshna Chatterjee & Doyel Dasgupta (Nee Chatterjee) solemnly declared that details of Momo of Consideration in Page No. – 8 of the **Sale Deed dated 14.12.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 06, Page – 814 to 829, Being No. – 7015, for the year 2007 are not given inadvertently and upon said declaration they mentioned the details of Momo of Consideration admitted by them.
23. Subsequently said **Bijan Halder and Anita Halder** mutated their names in the record in the concerned BL&LRO in respect of the said Halder’s Land and they were assigned L.R Khatian No. 1452 and 1453 respectively and they were continuing to pay the Khajna and all outgoings regularly.
24. By virtue of a **Sale Deed dated 23.03.2011**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 7, Page from – 2243 to 2264, Being No. – 3641, for the year 2011, **Mrs. Poly Saha**, the Owner No. – 2 herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land being said Halder’s Land measuring about **05 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. - 1452 and 1453**, in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28 together with all easement rights from said Bijan

Halder and Anita Halder and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **05 Cottah** land comprised in **R.S/L.R Dag No. – 348** in **Mouza – Mahishbathan**, hereinafter referred to as the **“Poly’s Land”**.

25. Subsequently said **Mrs. Poly Saha**, the Owner No. – 2 herein, mutated her name in the record in the concerned BL&LRO in respect of the said Poly’s Land and he was assigned L.R Khatian No. 1813 and is continuing to pay the Khajna and all outgoings regularly.
26. Thus said **Mr. Swapan Kumar Saha**, the Owner No. – 1 herein, and **Mrs. Poly Saha**, the Owner No. – 2 herein, became the owner two contiguous plot of land namely said Swapan’s Land and Poly’s Land respectively **TOTALLY** measuring about **10 Cottah** land together with all easement rights **R.S/L.R Dag No. 348** in **Mouza – Mahishbathan**.

**BACK GROUND OF PLAN OF DEVELOPMENT AMONGST THE OWNERS OF  
SWAPAN’S LAND AND POLY’S LAND**

27. That the Swapan’s Land and the Poly’s Land are contiguous to each other. The Owners herein are desirous of developing the said Swapan’s Land and the Poly’s Land upon amalgamating those Swapan’s Land and the Poly’s Land and converting those to a single plot of land, **Totally** measuring about **10 Cottah** land together with all easement rights **R.S/L.R Dag No. 348** in **Mouza – Mahishbathan**, hereinafter referred to as the said **“PROJECT LAND”**, more fully and particularly described in the **“Schedule – A”** written below written below, by constructing several residential-cum-commercial building/buildings consisting of several flats, shops, car parking, etc. along with common area, hereinafter referred to as the said **“PROJECT”**.
28. The Owners herein due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said **Project Land** with a suitable developer who has got the adequate experiences and also all capability and/ or means to undertake development of such **Project**.

**BACK GROUND OF THE DEVELOPER**

29. The M/s VALUE HOMES REALTECH PRIVATE LIMITED, is engaged inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at its command for the purpose of undertaking development of real estate.

**BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT**

30. The Owners herein and the Developer herein had a detailed discussion about the prospects of the said Project and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the said **Project Land** and implementation of the said **Project** thereon.
31. The Owners herein are in consultation with each other have jointly agreed to grant the exclusive right of development in respect of the said **Project Land** unto and in favor of the Developer herein, which the Developer has agreed to undertake for the mutual Consideration and subject to the terms and conditions hereinafter appearing, which the parties are desirous of recording in writing.
32. The Appointers/Principals/Owners herein executed a Joint Venture Development Agreement dated 22.06.2023 duly registered in the office of the Additional Registrar of Assurances – II, Kolkata and recorded in Book No. – I, Serial No. -1902009671/2023 Being No. -I190208303/2023 for the year 2023 in favour of the Developer in respect of development of the said **Project Land** and implementation of the said **Project** thereon subject to the terms and conditions mentioned therein.
33. To give effect to said Joint Venture Development Agreement dated 22.06.2023.....and to facilitate the said development work along with all related and incidental work in the said **Project Land**, we, the Appointer, do hereby execute this General Power of Attorney.

*Alab  
Mallik*

**NOW THIS DEED WITNESSES AS FOLLOWS:****1. APPOINTMENT**

A. We do hereby nominate, constitute and appoint (1) **MR. KAJAL KUMAR MALLICK (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699)**, son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office - Gourangonagar, Police Station - Newtown, Kolkata – 700159, West Bengal, India, (2) **MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. – 6314 6745 9814, Mobile No. – 9874310375)**, son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, and (3) **MR. KAMALESH BANIK (having PAN ADPLB2553R, Aadhar Card No. – 7783 2638 6592, Mobile No. – 9433265849)**, son of Late Prafulla Banik, residing at CG - 231, Sector - II, Saltlake Bidhannagar (M), Sech Bhawan, North 24 Parganas, Post Office - Bidhannagar, Police Station – Bidhannagar East, Kolkata-700091, West Bengal, India, being the nominees and as well as the Directors of the Developer Company, **M/s VALUE HOMES REALTECH PRIVATE LIMITED**, as per the Board Resolution dated 19<sup>th</sup> day of June, 2023, as our true and lawful Attorneys, for us, on our behalf and in our name, to do, execute and perform or cause others to do execute and perform all or any of the acts, deeds and things jointly or any two specified in Clause B below. The extract of the said Board Resolution dated 19<sup>th</sup> day of June, 2023 would be the part and parcel of this Power of Attorney.

B. The said Attorneys shall have the authority and power to do, execute and perform or cause others to do execute and perform all or any of the following acts, deeds and things jointly and any two:

- a) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said **Project Land**.
- b) To obtain mutation, rectification, conversion, plan from the concerned BL&LRO, Bidhannagar Municipal Corporation (BMC)

and other competent authorities in respect of the said **Project Land** in the name of the Owners.

- c) To prepare plans for the development of the said **Project Land**, to submit, to sign on our behalf and to take all steps for the sanctioning of building plan and / or Revised Plan modification and/or alteration and rectification of the building plan or plans in respect of the said **Project Land** and the said **Project** with the BMC and/or other competent authorities and to take such steps as may be required from time to time and also to sign necessary documents/plans on behalf us.
- d) To appear and represent us before all concerned authorities in connection with the development of the said **Project Land** and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities and to obtain necessary permission, no objection etc. and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provision of the said in connection with the said Property.
- e) To enter upon the said **Project Land** either alone or along with others for the purpose of construction work on the said **Project Land**.
- f) To construct the said **Project** on the said **Project Land** in accordance with the plans and specifications sanctioned by the BMC and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government and BMC, Town Planning Authorities, Police Authorities, Fire-fighting authorities and/or other concerned authorities in that behalf for the time being.

- g) To pay annual khajna, rent, rates and all taxes and house tax and/or other Levis and charges to the State Govt. to the Competent Authority and to make/raise objections against enhancement of taxes in respect of the said **Project Land**.
- h) To pay various deposits to the BMC and other concerned authorities as may be necessary for the purpose of carrying out the development work of the said **Project Land** and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits
- i) To appoint from time to time Architects, R.C.C. consultants, contractors and other personnel and workmen for carrying out the development of the said **Project Land** and the **Project** as also construction of building thereon and to pay their fees, consideration moneys, salaries and/or wages and to dismiss or discharge them and to appoint or employ others in their place.
- j) To approach the all types of Engineer, City/Town Engineer and authorities and officers of the BMC for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said **Project Land** and the **Project** and construction of buildings thereon and also to obtain water connection and service connection to the buildings constructed.
- k) To make necessary representations to the State Electricity Board or other concerned authorities for obtaining electric power for the said **Project Land** and the **Project** and the buildings to be constructed thereon.
- l) To make necessary representations including filing of complaints and appear before Assessors and Collectors of BMC and other concerned authorities in regard to the fixation of

rateable value in respect of the buildings on the said **Project Land** and/or any portion thereof by the Assessor and Collector, BMC and other concerned authorities .

- m) To obtain necessary certificate, NOCs, permission etc. from the concerned authorities for construction of the new buildings and to apply for water, sewerage, electricity, telephone and gas connections and other necessary connections and to do all other acts and deeds which are required for developing of the said schedule **Project Land**.
- n) To appear in all the office of the, BMC, BL&LRO and / or any other competent authority in respect of all matters relating to the said **Project Land**.
- o) To engage, retain and appoint Advocates, Lawyers and other law agent and to revoke and/or cancel such appointment from time to time as the said Attorney shall think proper for the schedule property.
- p) To make sign, execute, affirm and verify all or any plaints, written statements, memos of appeal, revision applications, petitions, affidavits, declarations, Vakalatnamas and other papers and documents as may from time to time be required for the **Project Land**.
- q) To execute, sign, enter into, acknowledge, perfect and do all such conveyances, leases, mortgages, transfers, surrenders, releases, assurances, deeds, agreements, instruments, acts and things as shall be necessary or as the said Attorney may deem necessary or proper for all or in relation to all or any of the purposes or matters aforementioned in respect of Developer's Allocation.



- r) To file the necessary suit in the Court of Law having jurisdiction for that purpose to engage advocate, solicitor and/or counsels or appear and plead and/or defend on our behalf and to submit to consent terms and/or any other arrangements as he may deem fit and proper and for that purpose to sign plaints, petitions, Affidavits, applications written statements and affidavits etc.
- s) To take all necessary steps for the registration of the Co-operative Hosing Society of the transferee of the flats under the Co-operative Societies Act as required under and for that purpose to sign, execute all necessary application, papers and writings and present any person before the Registrar, Co-operative Society when required to do so.
- t) To take all necessary steps for the registration of the Association of Owners under the Apartment Ownership Act and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Competent Authority.
- u) To apply for and get water, electricity, telephone and gas connections and other necessary connections and all other acts and deeds which are required in connection with the said new buildings and to sign any application on behalf of me for having the said connections on our behalf.
- v) To apply for and obtain other services and/or other connection of any utility in the said **Project** and/or to make alterations therein and/or disconnect the same and for that to sign and execute and submit all papers applications documents and to do all other acts deeds and things as may be required in this connection.

- w) To take all steps for ejectment of the Tenant and occupiers of the building and induct new Tenant therein on such terms and conditions as the Attorney shall think fit and proper in respect of the schedule property and in respect of the Developer's Allocation.
- x) To withdraw money deposited in any Court, Land Acquisition Office, and Rent Controllers and/or from any other authority etc.
- y) To receive, adjust, pay, retain such amounts received by way of rents, issues profits, license fees, occupation charges etc. in respect of Developer's Allocation.
- z) To accept and withdraw any compensation payable for acquisition or compulsory requisition or hiring of the said property or part thereof by the Government or any competent body or authority.
- aa) To negotiate and finalise for transferring, including tenancy and license in respect of the Developer's Allocation in said Project and/or any portions thereof to any prospective buyer(s)/assignee(s) as the Attorney shall deem fit at a consideration which the Attorney shall consider appropriate and proper.
- bb) To execute any agreement for sale, monthly tenancy, sub-lease in respect of the Developer's Allocation in the said Project and/or any portions thereof in such manner and on such terms and conditions as the said Attorney shall deem fit and proper and to receive the considerations and receivables and give proper receipts thereof and handover the possession thereof and to sign all documents as may be required.
- cc) To execute all types of deeds and conveyances including deed of sale/deed of assignment etc in respect of the Developer's

Allocation in said **Project** and/or any portions thereof in our name and on our behalf and present the same before the appropriate Registrar and to admit execution and to accept entire consideration/receivable from the intending buyer(s)/assignee(s) and to issue proper receipt of consideration/receivables received and handover the possession thereof and also to do all other lawful acts, deeds and things, which the said Attorneys shall consider necessary for completion of said Registration.

- dd) To accept service of any writ or summons or other legal process and to appear in any court and before all courts, Magistrate or Judicial or other office whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
- ee) To do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.
- ff) To refer any dispute touching and concerning the said Plot and/or the building to be constructed thereon to arbitration to nominate or appoint or appoint any person as the Arbitrator and to take all steps in the arbitration reference.

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

**AND** this power never creates any right title interest over the said **Project Land** by our Attorneys.

**AND** we doth hereby agree to ratify and confirm all the act whatever the Attorneys or their delegates shall do or cause to be done by virtue of this Power of Attorney in respect of the said **Project Land**.

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

~~AND this Power of Attorney is revocable in nature.~~

#### SCHEDULE – A

(THE SAID PROJECT LAND ABOVE REFERRED TO)

**ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **10 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. - 1454 & 1813**, in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, Kolkata – 700102 and delineated in **RED** borders in the map or plan annexed hereto and butted and bounded in the manner as follows:-

**On the North** : R.S/L.R Dag No. – 348 (Part)

**On the South** : R.S/L.R Dag No. – 348 (Part)

**On the East** : 23.5 Feet wide Mahishbathan Main Road

**On the West** : 18 Feet Wide Road

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

SIGNED, SEALED & DELIVERED  
IN KOLKATA IN THE PRESENCE  
OF WITNESSES:

1. *Apas Mondal*  
PN-204, Polerite  
P.O. - Misraapur  
P.S. - Salt Lake E.C  
North 24 Parganas  
Kolkata - 700 102.

1. *Swapam Kumar Das*

2. *Poly Saha.*

2. *Sudipta Saha.*

BB-91, SECTOR 1,  
SALT LAKE CITY,  
KOLKATA - 700 064.

SIGNATURE OF  
APPOINTERS/PRINCIPALS/OWNERS

We accept the above mentioned  
Powers

1. *Rajat Kumar Malik*

2. *Swapan k s*

3. *Kamlesh Bhowik*

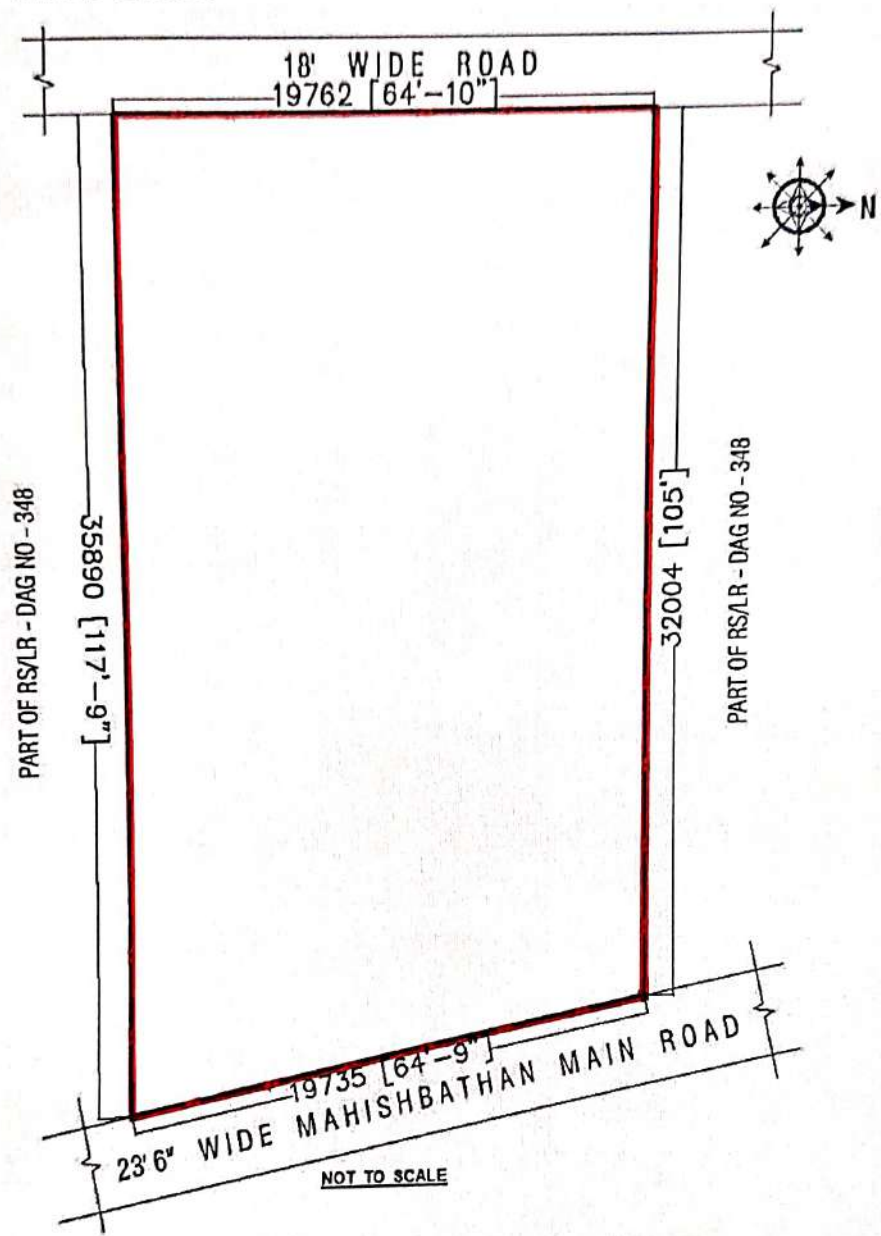
SIGNATURE OF  
ATTORNEYS

Drafted and prepared in my  
chamber,

*Subhabrata Das.*

Subhabrata Das, Advocate  
High Court at Calcutta  
Enrollment No. WB/1114/2001

PLAN of PROJECT LAND being ALL THAT piece and parcel of Sali (Agricultural) land measuring about 10 Cottah in Mouza – Mahishbathan, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in R.S/L.R Dag No. – 348 (corresponding C.S Dag No. – 338), L.R. Khatian No. - 1454 & 1813, in District North 24 Parganas under Jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28, Kolkata – 700102 in RED Border.





1. Swapan Kumar Saha
2. Poby Saha

1. Kajalkumar Malik
2. Swapan Kumar
3. Kamallesh Behera

OWNERS / APPOINTERS












ATTORNEY

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					










Name.....SWAPAN KUMAR SAHA.....  
 Signature.....Swapankumar Saha.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....POLY SAHA.....  
 Signature.....Poly Saha.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....KAJAL KUMAR MALLIK.....  
 Signature.....Kajal Kumar Mallik.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....SWAPAN KUMAR DAS.....  
 Signature.....Swapan k........

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....  
 Signature Kamlesh Bank.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name.....  
 Signature.....



CERTIFIED TRUE COPY OF EXTRACT OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF THE COMPANY, M/S, VALUE HOMES REALTECH PRIVATE LIMITED, HELD ON 19TH DAY OF JUNE, 2023, AT 02:00 P.M AT BC - 207, CB - 207, NEWTOWN, ACTION AREA I, KOLKATA- 700156 WEST BENGAL AND CONCLUDED AT 02.30 PM.

**AUTHORISED TO EXECUTE AND REGISTER A JOINT VENTURE DEVELOPMENT AGREEMENT AND A DEVELOPMENT LINK GENERAL POWER OF ATTORNEY**

After discussion on the subject matter, the following resolution was passed unanimously:

“RESOLUTION THAT unanimous consent of the Board of Directors of the Company is hereby accorded to:

- a) That the Board of Directors have decided that the Company would develop **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **10 Cottah** in **Mouza – Mahishbathan**, J.L No. – 18, Touzi No. – 3 & 162, Revenue Survey No. – 203, comprised in **R.S/L.R Dag No. – 348** (corresponding C.S Dag No. – 338), **L.R. Khatian No. - 1454 & 1813**, in District North 24 Parganas under jurisdiction of Police Station – Bidhannagar East (erstwhile Police Station – Rajarhat) and under Bidhannagar Municipal Corporation Ward No - 28 in the District of North 24 – Parganas, Kolkata – 700102 on joint venture basis with the different land owners of the abovementioned land.
- b) For the purpose of such development the Company would execute and register a Joint Venture Development Agreement with the different land owners of the abovementioned land.

*Contd...Page 2*

# Value Homes Realtech Pvt. Ltd.

*build with trust*

Page - 2

- c) All the Directors of the Company shall sign, seal, execute and deliver and register all necessary deeds and documents, paper etc. and to do all such acts, deeds and things as may deemed necessary, expedient and desirable to execute and register a Joint Venture Development Agreement with the different land owners of the abovementioned land.
- d) For the purpose of and to give effect of such development the different land owners of the abovementioned land would execute a development link General Power of Attorney in favour of the nominee(s) of the company. In connection of this matter, **Mr. Kajal Kumar Mallick** (DIN - 09104276), **Mr. Swapan Kumar Das** (DIN - 02081089) and **Mr. Kamalesh Banik** (DIN - 00626518), being directors of the Company, are hereby jointly and severally selected and authorised as the nominee(s) of the company and are also hereby authorised to sign, seal, execute and deliver and register all necessary deeds and documents, paper etc. and to do all such acts, deeds and things as may deemed necessary, expedient and desirable to give effect to the said development link General Power of Attorney."

**CERTIFIED TRUE COPY**

VALUE HOMES REALTECH PVT. LTD.

*Kajal Kumar Mallick*  
Director

Signature of  
Kajal Kumar Mallick  
(DIRECTOR)  
(DIN: 09104276)

VALUE HOMES REALTECH PVT. LTD.

*Swapan Kumar Das*  
Director

Signature of  
Swapan Kumar Das  
(DIRECTOR)  
(DIN: 02081089)

VALUE HOMES REALTECH PVT. LTD.

*Kamalesh Banik*  
Director

Signature of  
Kamalesh Banik  
(DIRECTOR)  
(DIN: 00626518)

VALUE HOMES REALTECH PVT. LTD.

*Rita Banik*  
Director

Signature of  
Rita Banik  
(DIRECTOR)  
(DIN: 09264305)

Place: Kolkata

Date: 19<sup>th</sup> day of June, 2023

Regd. Office : Ramkrishna Pally, Gouranga Nagar, P.S. - New Town, Kolkata - 700162

Corporate Office : CB-207, Street No. 189, AA-1, New Town, Kolkata - 700156

E-mail id : valuehomesrealtechpvtltd@gmail.com • M : 84430 04444

www.valuehomesrealty.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

ALVPM1173C



नाम / Name  
KAJAL KUMAR MALLICK

पिता का नाम / Father's Name  
NIL KAMAL MULLICK

दिनांक / Date of Birth  
01/06/1977

हस्ताक्षर / Signature



*Kajal Kumar Mallick*



ভারত সরকার  
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

তালিকাভুক্তির নম্বর/ Enrolment No.: 0013/15017/09908

To  
কাজল কুমার মলিক  
Kajal Kumar Mallick  
JYOTI NAGAR  
Rajarhat-gopalpur (m)  
North 24 Parganas West Bengal - 700159  
9681868699

Validity unknown  
Details of the AUTHORITY  
Date: 2023-12-23 22:34  
UTC



আপনার আধার সংখ্যা / Your Aadhaar No. :

3408 3316 0287

VID : 9191 5044 0017 3532

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India



কাজল কুমার মলিক  
Kajal Kumar Mallick  
জন্মতারিখ/DOB: 01/06/1975  
পুরুষ/ MALE

Issue Date: 13/05/2014

3408 3316 0287

VID : 9191 5044 0017 3532

আমার আধার, আমার পরিচয়



Government of India



তথ্য / INFORMATION

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের নয়
- আধার অনন্য এবং সুরক্ষিত।
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন
- আধারের সমস্ত প্রকার যেমন আধার পত্র, পিডিসি কার্ড, ই-আধার এবং এম-আধার সমানভাবে বৈধ। ১২ অঙ্কের আধার নম্বরের জায়গায় ডার্চুয়াল আধার আইডেন্টিটি (ডিআইডি) ব্যবহার করা যেতে পারে।
- ১০ বছরে অন্তত একবার আধার আপডেট করুন
- আধার আপনাকে বিভিন্ন সরকারি এবং বেসরকারি সুবিধা / পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নম্বর এবং ইমেল আইডি আপডেট রাখুন
- আধার পরিষেবাগুলি প্রাপ্ত করতে স্মার্টফোনে mAadhaar অ্যাপ ডাউনলোড করুন।
- নিরাপত্তা নিশ্চিত করতে আধার/বায়োমেট্রিক্সের লক/আনলক বৈশিষ্ট্যটির ব্যবহার করুন
- যে সংস্থাগুলি আধার চাইছে তারা যথাযথ সম্মতি চাইতে বাধ্য
- Aadhaar is a proof of identity, not of citizenship.
- Aadhaar is unique and secure.
- Verify identity using secure QR code/offline XML/online Authentication.
- All forms of Aadhaar like Aadhaar letter, PVC Cards, eAadhaar and mAadhaar are equally valid. Virtual Aadhaar Identity (VID) can also be used in place of 12 digit Aadhaar number.
- Update Aadhaar at least once in 10 years.
- Aadhaar helps you avail various Government and Non-Government benefits/services.
- Keep your mobile number and email id updated in Aadhaar.
- Download mAadhaar app on smart phones to avail Aadhaar Services.
- Use the feature of lock/unlock Aadhaar/biometrics to ensure security.
- Entities seeking Aadhaar are obligated to seek due consent.



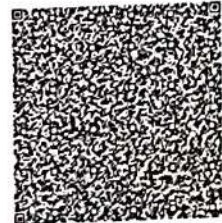
ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India



ঠিকানা:  
জ্যোতি নগর, রাজমহাট গোপালপুর (এম), উত্তর ২৪  
পর্গনা,  
পশ্চিম বঙ্গ - 700159

Address:  
JYOTI NAGAR, Rajarhat-gopalpur (m), North  
24 Parganas,  
West Bengal - 700159

Download Date: 17/04/2023



3408 3316 0287

VID : 9191 5044 0017 3532

1947 | help@uidai.gov.in | www.uidai.gov.in

Kajal Kumar Mallick

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AHOPD3494Q



नाम / Name  
SWAPAN KUMAR DAS

पिता का नाम / Father's Name  
AMAR CHANDRA DAS

जन्म तिथि / Date of Birth  
05/11/1975

स्वप्न कुमार

हस्ताक्षर / Signature

Swapan k s

भारत सरकार  
GOVERNMENT OF INDIA

स्वपन कुमार दास  
Swapan Kumar Das  
जन्मतिथि/ DOB: 05/11/1975  
पुरुष / MALE

6314 6745 9814

आमार आधार, आमार परिचय

Swapan k s

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:  
एस/३: अमर चंद्र दास,  
गौरांगनगर, रामकृष्ण पल्ली,  
नई टाउन, अश्विनी नगर,  
उत्तर २४ पारगना,  
पश्चिम बंग - ७००१५९

Address:  
S/O: Amar Chandra Das,  
Gouranganagar, Ramkrishna  
Pally, New Town, Aswini Nagar,  
North 24 Parganas,  
West Bengal - 700159

6314 6745 9814

MEERA AADHAAR, MERI PEHACHAN

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KAMALESH BANIK  
PRAFULLA KUMAR BANIK  
02/02/1952  
Permanent Account Number  
ADLPB2563R



Signature

*Kamalesh Banik*

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

यह कार्ड खो जाने पर कृपया सूचित करें/ लौटाएं  
आयकर पैन सेवा इकाई, UTISL  
प्लॉट नंबर 3, सेक्टर 11, सीबीडी बेलपुर,  
नवी मुंबई - 400 614



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

ভাণিকাত্তিকর আই ডি / Enrollment No.: 1111/60073/06081

To  
কমলেশ বন্দিক  
Kamlesh Banik  
S/O: Prafulla Banik  
CG- 231 SECTOR-2  
SALT LAKE  
Bidhannagar(M)  
Sech Bhawan  
North 24 Paraganas North 24 Parganas  
West Bengal 700091  
9433265849  
247462703  
MP474627031FT



আপনার আধার সংখ্যা / Your Aadhaar No. :  
**7783 2638 6592**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Government of India



কমলেশ বন্দিক  
Kamlesh Banik  
পিতা : প্রফুল্ল বন্দিক  
Father : Prafulla Banik  
জন্মতারিখ / DOB 02/02/1952  
পুরুষ / Male



**7783 2638 6592**

আধার - সাধারণ মানুষের অধিকার


Kamlesh Banik



<b>आयकर विभाग</b> <b>INCOME TAX DEPARTMENT</b>		<b>भारत सरकार</b> <b>GOVT OF INDIA</b>	
<b>स्थायी लेखा संख्या कार्ड</b> <b>Permanent Account Number Card</b>			
<b>AAHCV9546J</b>			
<b>नाम/Name</b> <b>VALUE HOMES REALTECH PRIVATE LIMITED</b>			
<b>सिद्ध/Date of Issuance</b> <b>12/03/2021</b>		<b>इस कार्ड के खोने/खाने पर कृपया सूचित करें/कीटनी:</b> आयकर विभाग द्वारा, एन एन सी एल 5 वीं मंजिल, मन्त्री स्टडींग, प्लॉट नं. 341, सर्वे नं. 997/4, मॉडल कॉलोनी, नरूप देवपुल चौक के पास, पुणे - 411 016.	
		<b>If this card is lost / someone's lost card is found,          please inform / return to:</b> Income Tax PAN Services Unit, NSDL, 5th Floor, Mantri Sterling, Plot No. 341, Survey No. 997/4, Model Colony, Near Deep Bunglow Chowk, Pune - 411 016. Tel: 91-20-2721 8680, Fax: 91-20-2721 8681 e-mail: <a href="mailto:paninfo@nsdl.co.in">paninfo@nsdl.co.in</a>	

**VALUE HOMES REALTECH PVT. LTD.**  
*Rajakummar Malik*  
 Director


  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
 ELECTION COMMISSION OF INDIA  
 IDENTITY CARD  
 ATR1759885




নির্বাচকের নাম : মিলন সর্দার  
 Elector's Name : Milon Sardar  
 পিতার নাম : আবু জাফর সর্দার  
 Father's Name : Abu Zafar Sardar  
 লিঙ্গ/Sex : পুং/ M  
 জন্ম তারিখ  
 Date of Birth : 27/09/1981

ATR1759885  
 ঠিকানা:  
 উত্তর বিহারপুর (সন্তোষপুর পদীরহাটি, উচ্চদাঙ্গা),  
 মহেশতলা, রবীন্দ্রনগর, কলকাতা-700066

Address:  
 UTTAR BIDHANGARH (SANTOSH PUR  
 PADIRHATI, UCHUDANGA), MAHESHTALA,  
 RABINDRANAGAR, KOLKATA-700066



Date: 30/12/2014  
 157-মেটিয়াবুরুজ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন  
 অধিকারিকের স্বাক্ষরের অনুলিপি  
 Facsimile Signature of the Electoral  
 Registration Officer for  
 157-Metiaburuz Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় জেটিন লিপি সহ ফর্ম 5 প্রকৃতি  
 নম্বরে নতুন স্বাক্ষর পরিচয়পত্র পত্রের জন্য লিখি করে এই  
 পরিচয়পত্রের নকলটি প্রেরণ করুন।  
 In case of change in address mention this Card No  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

Milon Sardar

धार्मिक सेवा संख्या /PERMANENT ACCOUNT NUMBER

ALMPS7122E



नाम /NAME

SWAPAN KUMAR SAHA

पिता का नाम /FATHER'S NAME

BALARAM SAHA

जन्म तिथि /DATE OF BIRTH

27-02-1961

हस्ताक्षर /SIGNATURE

*Swapan Kumar Saha*

*B. Das*

आयकर आयुक्त, प.सं.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Swapan Kumar Saha*

इस कार्ड के खो / भिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / यापन कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,

चौरंगी चौक,  
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Joint Commissioner of Income-tax (Systems & Technical),

P-7,  
Chowringhee Square,  
Calcutta- 700 069.



ভারত সরকার  
Government of India



স্বপন কুমার সাহা  
Swapan Kumar Saha  
জন্মতারিখ / DOB : 27/02/1961  
পুরুষ / Male



2023 6615 5805

আমার আধার, আমার পরিচয়

Swapan Kumar Saha



আধার

ঠিকানা:  
S/O বলরাম সাহা, বি বি -৯১  
সেক্টর-১, সল্ট লেক সিটি,  
বিধান নগর, বিধাননগর সি সি  
ব্লক স.ও, কলকাতা, পশ্চিমবঙ্গ,  
700064

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ  
Unique Identification Authority of India

Address:  
S/O Balam Saha, B B -91  
SECTOR-1, SALT LAKE CITY,  
BIDHAN NAGAR, Bidhannagr CC  
Block S.O, Kolkata, West Bengal.  
700064

2023 6615 5805



1947



help@uidai.gov.in



www.uidai.gov.in

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

**भारत सरकार**  
**GOVT. OF INDIA**

**POLY SAHA**  
**GOURANGA CHANDRA SAHA**  
 23/05/1965  
 Permanent Account Number  
**ALVPS6473K**

Signature




Poly Saha

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

यह कार्ड का खाले पर कृपया सूचित करें/रोटार  
**आयकर सेवा यूनिट, आईटीएसई**  
**प्लॉट नं. 3, सेक्टर 11, सीडी बी बेलपुर**  
**नवी मुंबई - 400 614**



भारत सरकार  
GOVERNMENT OF INDIA



পলি সাহা  
Poly Saha  
জন্ম সাল / Year of Birth : 1965  
মহিলা / Female



6541 6672 3380

আধার - সাধারণ মানুষের অধিকার

Poly Saha



ভারতীয় বিদ্যুৎ পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:।  
W/O স্বপন কুমার সাহা, বি সি  
-৯১ সেক্টর-১, সল্ট লেক সিটি,  
বিধান নগর, বিধাননগর সি সি ব্লক  
স.ও, কলকাতা, পশ্চিমবঙ্গ,  
700064

Address:  
W/O Swapan Kumar Saha, B  
B -91 SECTOR-1, SALT  
LAKE CITY, BIDHAN  
NAGAR, Bidhannagr CC  
Block S.O, Bidhannagr CC  
Block, Kolkata, West Bengal,  
700064

1947  
1800 180 1947

help@uidai.gov.in

www  
www.uidai.gov.in

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

## Major Information of the Deed



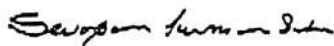
Deed No :	I-1902-08329/2023	Date of Registration	22/06/2023
Query No / Year	1902-8001613218/2023	Office where deed is registered	
Query Date	22/06/2023 12:48:57 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MILON SARDAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830829359, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 2,25,00,008/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190208303/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Mahisbathan, Mouza: Mahisbathan, , Ward No: 28 Pin Code : 700102

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-348	LR-1454	Bastu Shali	5 Katha		1,12,50,004/-	Property is on Road , Project Name :
L2	LR-348	LR-1813	Bastu Shali	5 Katha		1,12,50,004/-	Property is on Road , Project Name :
		<b>TOTAL :</b>		<b>16.5Dec</b>	<b>0 /-</b>	<b>225,00,008 /-</b>	
		<b>Grand Total :</b>		<b>16.5Dec</b>	<b>0 /-</b>	<b>225,00,008 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Mr SWAPAN KUMAR SAHA</b> Son of Late BALARAM SAHA Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office			
		22/06/2023	LTI 22/06/2023	22/06/2023

BB-91, SECTOR-I, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office



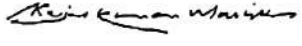
2	Name	Photo	Finger Print	Signature
	<b>Mrs POLY SAHA</b> Wife of Mr SWAPAN KUMAR SAHA Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office			
	22/06/2023	LTI 22/06/2023	22/06/2023	

BB-91, SECTOR-i, SALT LAKE CITY, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ALxxxxxx3K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/06/2023 , Admitted by: Self, Date of Admission: 22/06/2023 ,Place : Office

**Attorney Details :**







SI No	Name,Address,Photo,Finger print and Signature
1	<b>VALUE HOMES REALTECH PRIVATE LIMITED</b> RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162 , PAN No.:: AAxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr KAJAL KUMAR MALLICK (Presentant )</b> Son of Late NILKAMAL MALLICK Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office			
	Jun 22 2023 1:47PM	LTI 22/06/2023	22/06/2023	

JYOTINAGAR, City:- , P.O:- GOURANGO NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as )



Name	Photo	Finger Print	Signature
<b>Mr SWAPAN KUMAR DAS</b> Son of Mr AMAR CHANDRA DAS Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	 Jun 22 2023 1:48PM	 LTI 22/06/2023	 22/06/2023
RAPKRISHNAPALLY, City:- , P.O:- GOURANGONAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as PARTNER)			
Name	Photo	Finger Print	Signature
<b>Mr KAMALESH BANIK</b> Son of Late PRAFULLA BANIK Date of Execution - 22/06/2023, , Admitted by: Self, Date of Admission: 22/06/2023, Place of Admission of Execution: Office	 Jun 22 2023 1:49PM	 LTI 22/06/2023	 22/06/2023
CG 231, SECTOR -2 SALT LAKE, City:- , P.O:- SECH BHWAN, P.S:-Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700091, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3R,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : VALUE HOMES REALTECH PRIVATE LIMITED (as PARTNER)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MILON SARDAR</b> Son of Mr A Z SRADAR SANTOSH PUR PADIRHATI, City:- , P.O:- BIDHANGARH, P.S:-Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700066	 22/06/2023	 22/06/2023	 22/06/2023
Identifier Of Mr SWAPAN KUMAR SAHA, Mrs POLY SAHA, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr KAMALESH BANIK,			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SWAPAN KUMAR SAHA	VALUE HOMES REALTECH PRIVATE LIMITED-8.25 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mrs POLY SAHA	VALUE HOMES REALTECH PRIVATE LIMITED-8.25 Dec

## Land Details as per Land Record

District: North 24-Parganas, P.S:- East Bidhannagar, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION,  
Road: Mahisbathan, Mouza: Mahisbathan, , Ward No: 28 Pin Code : 700102

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 348, LR Khatian No:- 1454	Owner: স্বপন কুমার সাহা, Gurdian: বলরাম সাহা, Address: নিজ , Classification: শালি, Area: 0.07000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 348, LR Khatian No:- 1813	Owner: শ্রীমতী পলি সাহা, Gurdian: স্বপন কুমার সাহা, Address: নিজ , Classification: শালি, Area: 0.08000000 Acre,	Owner Name not selected by applicant.

On 22-06-2023

**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 13:21 hrs on 22-06-2023, at the Office of the A.R.A. - II KOLKATA by Mr KAJAL KUMAR MALLICK ,.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,25,00,008/-

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

Execution is admitted on 22/06/2023 by 1. Mr SWAPAN KUMAR SAHA, Son of Late BALARAM SAHA, BB-91, SECTOR-I, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business, 2. Mrs POLY SAHA, Wife of Mr SWAPAN KUMAR SAHA, BB-91, SECTOR-i, SALT LAKE CITY, P.O: BIDHANNAGAR, Thana: Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession House wife

\* Indetified by Mr MILON SARDAR, , Son of Mr A Z SRADAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Others

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

Execution is admitted on 22-06-2023 by Mr KAJAL KUMAR MALLICK, , VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by Mr MILON SARDAR, , Son of Mr A Z SRADAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Others

Execution is admitted on 22-06-2023 by Mr SWAPAN KUMAR DAS, PARTNER, VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by Mr MILON SARDAR, , Son of Mr A Z SRADAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Others

Execution is admitted on 22-06-2023 by Mr KAMALESH BANIK, PARTNER, VALUE HOMES REALTECH PRIVATE LIMITED, RAMKRISHNA PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162

Indetified by Mr MILON SARDAR, , Son of Mr A Z SRADAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 24311, Amount: Rs.100.00/-, Date of Purchase: 19/06/2023, Vendor name: S  
Das

fm2

**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1902-2023, Page from 265899 to 265932  
being No 190208329 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.06.28 12:50:17 -07:00  
Reason: Digital Signing of Deed.

*Signature*  
(Satyajit Biswas) 2023/06/28 12:50:17 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR  
OF ASSURANCE - KOLKATA  
22 JUN 2023