

SL-635/2023

I-647/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL 9-8-165565/2023

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Certified that the document is admitted for registration. The signature sheet/s and encroachment sheet/s attached with the document are the part of this documents.

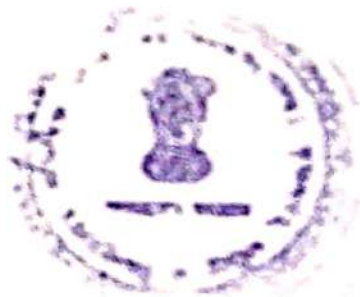
Addl. Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

19 JAN 2023

GENERAL POWER OF ATTORNEY IN CONNECTION WITH
THE JOINT VENTURE DEVELOPMENT AGREEMENT
DATED.....19TH..... DAY OF JANUARY, 2023

Handwritten musical notation on a five-line staff. The word "Jaga" is written above the staff. To the right, there is a signature and the text "dhp/216".

Handwritten text "an/11/12" in the top right corner.



Handwritten text in the bottom left corner:
Savitri Saha
S/o Late Pradyumn Kumar Saha
K.L. Mahalingam
Krishtanagar
Pin. 741107

Printed text: Adm. Dist. Sub-Registrar, Sub-Div.
Krishtanagar, Nadia

Printed date: 11 9 JAN 2023

Handwritten reference number: No 10 WG/11/075/1925D2

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS DAY OF
JANUARY, TWO THOUSAND TWENTY THREE, BY US,

(1) MR. GOPAL TAMBULI (having PAN – ANJPT1457E, AADHAR NO. – 3321 9776 2670, VOTER ID NO. – DDZ1757418, MOBILE NO. – 8617486158), son of Late Kalipada Tambuli, by Nationality Indian, by Occupation – Business, residing at Vivekananda Nagar, Uttarpara, Babla Gobindapur, Post Office – Gobindapur, Police Station – Santipur, PIN – 741404, District – Nadia, West Bengal, India,

(2) MR. BIKRAM KUNDU (having PAN – EOCPK7015F, AADHAR NO. – 6320 3083 6856, VOTER ID NO. – XZF2718955, MOBILE NO. – 9002411318), son of Mr. Tapas Kundu, by Nationality Indian, by Occupation – Business, residing at J.N. Biswas Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(3) MR. SUKDEB HALDER (having PAN – AFPPH3399D, AADHAR NO. – 3879 1575 8723, VOTER ID NO. – DMB2071058, MOBILE NO. – 9775047390), son of Late Biplab Halder, by Nationality Indian, by Occupation – Business, residing at Dharmatala Lane, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(4) MR. SRIBAS DALAL (having PAN – ARQPD2133C, AADHAR NO. – 2580 7444 9662, VOTER ID NO. – DMB2388056, MOBILE NO. – 9749467735), son of Late Mangal Chandra Dalal, by Nationality Indian, by Occupation – Business, residing at B.K. Modok Lane, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(5) MR. SUBHASH HALDER alias SUBHASH HALDAR (having PAN – ACIPH1773P, AADHAR NO. – 4890 2489 5592, VOTER ID NO. – DMB1621366, MOBILE NO. – 9474335173), son of Late Bishwanath Haldar, by Nationality Indian, by Occupation – Business, residing at Khetranath Drakhhi Road, Malopara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(6) MR. ARUN KUMAR DEY (having PAN – AXSPD1216C, AADHAR NO. – 4445 0144 0286, VOTER ID NO. – XZF2696953, MOBILE NO. – 7908087941), son of Late Biswanath Dey, by Nationality Indian, by Occupation – Business, residing at M.G. Road, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(7) MR. PROKASH DAS (having PAN – AVQPD9475P, AADHAR NO. – 3642 9572 6250, VOTER ID NO. – DMB2354636, MOBILE NO. – 9832700325), son of Mr. Prabir Das, by Nationality Indian, by Occupation – Business, residing at M.G. Road (Momin Park), Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(8) MR. BISWAJIT BAGCHI (having PAN – AKRPB7429B, AADHAR NO. – 8810 9543 9255, VOTER ID NO. – WB/11/075/318734, MOBILE NO. – 7908986621), son of Mr. Sarnar Bagchi, by Nationality Indian, by Occupation – Business, residing at Sadhak Ramprasad Road, Najirpara, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India,

(9) MR. TILAK GHOSH (having PAN – AKPPG6977M, AADHAR NO. – 2386 2576 4107, VOTER ID NO. – DMB2086247, MOBILE NO. – 9733672534), son of Mr. Bhadreswar Ghosh, by Nationality Indian, by Occupation – Business, residing at S.K Basu Road, Banasree Para, Post Office – Krishnanagar, Police Station – Kotowali, PIN – 741101, District – Nadia, West Bengal, India, AND

(10) MR. SANDIP BAGUI (PAN AJIPB0634L, AADHAR NO. 7096 8012 4492, VOTER ID NO. – GGC2206100, MOBILE NO. 9830640022), son of Late Kartik Bagui, by Nationality Indian, by Occupation – Business, residing at CC 55/D, Narayantala East, Rajarhat - Gopalpur (m), Aswini Nagar, Kolkata – 700159, Post Office – Aswininagar, Police Station - Baguiati, North 24-Parganas, 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 by virtue of a **Sale Deed dated 23.09.1955** which was registered in the office of the District Sub Registrar Sadar, Krishnanagar, Nadia and recorded in Book No. – I, Volume No. – 200, Page – 55 to 59, being No. – 19244, for the year 1955, one Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik, all are son of Late Hari Charan Banik jointly purchased and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza – Krishnanagar, J.L. No. – 92, R.S Khatian No. – 59, comprised in (a) land measuring about **26 Decimal in R.S Dag No. – 24** in Touzi No. – 3858-3861 and (b) land measuring about **15 Decimal in R.S Dag No. – 26/290** in Touzi No. – 917-920, under jurisdiction of Police Station – Kotowali and Krishnanagar Municipality Ward No. – 1 and Krishnanagar Municipality Holding No. – 86, District – Nadia, West Bengal, from one Puspalata Dasi Biswas, wife of Hajarilal Biswas together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS afterward said Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik had applied for the mutation of their names in the record of the concerned BL&LRO in respect of the abovementioned **41 Decimal** land. At the time of mutating their names, it was revealed that in the **Sale Deed dated 23.09.1955** the R.S Dag No. - 24/290 was erroneously written as R.S Dag No. - 26/290 to the inadvertence of the parties concerned. As per the rules of making the Bata-Dag, the Bata-Dag 26/290 is not possible. It is also evident that in the list of Bata-Dag mentioned in the R.S. Mouza Map, that there is no existence of the R.S Dag No. - 26/290 but R.S Dag No. - 24/290 is there. Hence, the concerned BL&LRO authority mutated the name of Ram Chandra Banik, Nishikanta Banik and Nibaran Chandra Banik in their record in respect of (a) land measuring about **26 Decimal in R.S Dag No. – 24** and (b) land measuring about **15 Decimal in R.S Dag No. – 24/290** and they were continuing to pay khajna, all outgoings in respect of the said **41 Decimal** land regularly. It is to be mentioned that no Deed of Rectification or Deed of Declaration was executed by the parties concerned for that unintentional mistake.

AND WHEREAS subsequently, by the renumbering of the land record the **R.S Dag No. 24/290** became **L.R Dag No. 201** AND **R.S Dag No. 24** became **L.R Dag No.**

202. And also by the renumbering the Krishnanagar Municipality Ward No. – 1 became Ward No. – 27 and the Krishnanagar Municipality Holding No. – 86 became Holding No. – 53.

AND WHEREAS by virtue of a **Sale Deed dated 12.12.1997** which was registered in the office of the Additional District Sub Registrar (Sadar), Krishnanagar, Nadia and recorded in Book No. – I, Volume No. – 1302-2022, Page from 262086 to 262108, being No. – 130207264, for the year 1997, one Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar jointly purchased and seized possessed and well sufficiently entitled to said **ALL THAT** piece and parcel of Viti (Homestead) land totally measuring about **41 Decimal** in Mouza – Krishnanagar, J.L. No. – 92, comprised in (a) land measuring about **26 Decimal in L.R Dag No. – 202** (corresponding **R.S Dag No. – 24**) and (b) land measuring about **15 Decimal in L.R Dag No. – 201** (corresponding **R.S Dag No. – 24/290**), under jurisdiction of Police Station – Kotowali and Krishnanagar Municipality Ward No. – 27 and Krishnanagar Municipality Holding No. – 53, District – Nadia, West Bengal, from the respective legal heirs of said Ram Chandra Banik, Nishikanta Banik and Nibarana Chandra Banik together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration.

AND WHEREAS said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar mutated their name in the record of the office of the concerned BL&LRO in respect of (a) land measuring about **26 Decimal in L.R Dag No. – 202** (corresponding **R.S Dag No. – 24**) and (b) land measuring about **15 Decimal in L.R Dag No. – 201** (corresponding **R.S Dag No. – 24/290**) and was assigned **L.R Khatian No. – 39519** and **L.R Khatian No. – 39520** respectively.

AND WHEREAS said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar also mutated their name in the record of the Krishnanagar Municipality in respect of the said **41 Decimal** land and was assigned new Holding No. – 866 and the Ward No. – 24.

AND WHEREAS subsequently said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar constructed several **RT Sheds** totally measuring about **8000 Square Feet** on the said 41 Decimal of land.

AND WHEREAS thus said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar became lawful joint owner and seized possessed and well sufficiently entitled to **ALL THAT** piece and parcel of **Viti (Homestead)** land totally measuring about **41 Decimal** in **Mouza – Krishnanagar**, J.L. No. – 92, **L.R Khatian No. - 39519 & 39520**, comprised in (a) land measuring about **15 Decimal in L.R Dag No. – 201** (corresponding **R.S Dag No. – 24/290**) **AND (b)** land measuring about **26 Decimal in L.R Dag No. – 202** (corresponding **R.S Dag No. – 24**), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about **8000 Square Feet RT Sheds** standing thereon free from all encumbrance and liability, hereinafter referred to as the said **“Demised Land”**, more fully and particularly mentioned in the **Schedule – A** written below.

AND WHEREAS due to widening the adjacent roads about **4.8 Decimal** land in **L.R Dag No. – 202** (corresponding **R.S Dag No. – 24**) of the about **26 Decimal** out of the said **Demised Land** fell into the said adjacent roads. No compensation was given to said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar by the concerned authorities for

that. So said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar were still the joint owners of entirely the said **Demised Land**. Therefore in Physically measurement there is about **36.20 Decimal** land comprises in (a) land measuring about **15 Decimal in L.R Dag No. – 201** (corresponding R.S Dag No. – 24/290) **AND (b)** land measuring about **21.20 Decimal in L.R Dag No. – 202** (corresponding R.S Dag No. – 24)

AND WHEREAS it is recently eventually revealed by said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar that unintentionally some typographical mistakes were occurred in the **Sale Deed dated 12.12.1997** which are enumerated below:

- (i) In the Line No. – 6 in the "Schedule of Property" written in Page – 6 of the **Sale Deed dated 12.12.1997**, the "**Dag No. – 26/290**" was erroneously written.
- (ii) In the Line No. – 6 in the continuing part of the "Schedule of Property" written in Page – 7 of the **Sale Deed dated 12.12.1997**, the "**Dag No. – 26/290 and its in words description**" was erroneously written.
- (iii) In the heading of the Plan of the **Sale Deed dated 12.12.1997** the "**R.S. PLOT NO 24 (PART) & 24/290 (P)**" was erroneously written.

AND WHEREAS on a reply to one Right to Information (RTI), the BL&LRO, Krishnanagar - I is pleased to intimate vide Memo No. 1793/RTI/BLLRO(Kri-I/22 dated 29.11.2022 that **R.S Dag No. – 24/290** is renumbered as **L.R Dag No. – 201** and having land area measuring about **15 Decimal AND R.S Dag No. – 24** is renumbered as **L.R Dag No. – 202** and having land area measuring about **26 Decimal**. The R.S Recoded owners of above mentioned two Dags were Bijoy Krishna Banik, Binoy Krishna Banik both are son of said Ram Chandra Banik; Pran Krishna Banik, Jiban Krishna Banik, Debashis Banik all are son of said Nishikanta Banik; and Kamal Krishna Banik, Bimal Krishna Banik both are son of said Nibaran Chandra Banik, who were the vendors of the abovementioned **Sale Deed dated 12.12.1997**.

AND WHEREAS in consideration of abovementioned bonafide and undeliberated mistakes occurred in the **Sale Deed dated 23.09.1955** and **Sale Deed dated 12.12.1997**, said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar have sworn a Notarised Declaration dated **17.01.2023** to rectify those undeliberated mistakes and to render the right, title and interest of the **Owners/Vendors** herein good, perfect and sacrosanct in law and equity.

AND WHEREAS by virtue of a **Sale Deed dated 19.01.2023** which was registered in the office of the Additional District Sub Registrar, Krishnanagar, Nadia and recorded in **Book No. – I, Serial No. - 1302000603/2023**, Being No. - **I-130200603/2023**... for the year 2023, the Owners herein jointly purchased and seized possessed and well sufficiently entitled to said **Demised Land** along with about **8000 Square Feet RT Sheds** standing thereon in following undivided proportion from said Mr. Shyamal Tarafdar and Mr. Suvo Tarafdar together with all easement and quasi easement rights, free from all encumbrance and liability for a valuable consideration:

→

| SL. No. | Name of the Purchaser | Demised Land to be sold | | | RT Shed (in Square Feet) |
|---------|-----------------------|--------------------------|--------------------------|--------------------|--------------------------|
| | | Dag No. 201 (in Decimal) | Dag No. 202 (in Decimal) | Total (in Decimal) | |
| 1. | Gopal Tambuli | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 2. | Bikram Kundu | 1.2857 | 2.2286 | 3.5143 | 685 |
| 3. | Sukdev Halder | 1.2857 | 2.2286 | 3.5143 | 685 |
| 4. | Sribas Dalal | 0.8572 | 1.4857 | 2.3429 | 457 |
| 5. | Subhash Halder | 0.8572 | 1.4857 | 2.3429 | 457 |
| 6. | Arun Kumar Dey | 2.5714 | 4.4571 | 7.0285 | 1372 |
| 7. | Prokash Das | 2.1427 | 3.7144 | 5.8571 | 1143 |
| 8. | Biswajit Bagchi | 0.8572 | 1.4857 | 2.3429 | 457 |
| 9. | Tilak Ghosh | 1.7143 | 2.9714 | 4.6857 | 915 |
| 10. | Sandip Bagui | 0.8572 | 1.4857 | 2.3429 | 457 |
| | | 15 | 26 | 41 | 8000 |

AND WHEREAS the Owners herein did not mutated their names in respect of the said **Demised Property** in the concerned BL&LRO record and Krishnanagar Municipality and in other concerned authorities.

BACK GROUND OF PLAN OF DEVELOPMENT AMONGST THE OWNERS OF DEMISED LAND

1. The Owners herein are desirous of developing the said **Demised Land**, herein after referred to as the said "**PROJECT LAND**", more fully and particularly described in the "**Schedule – A**" written below, by constructing several residential-cum-commercial building/buildings consisting of several flats, shops, car parking, etc. along with common area after demolishing existing structures, hereinafter referred to as the said "**PROJECT**" after demolishing of said **8000 Square Feet RT Sheds** standing on the said **Project Land**.
2. 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 THIS JOINT VENTURE DEVELOPMENT AGREEMENT

3. The Owners herein of the **Project Land** and one M/s **VALUE HOMES HOUSING**, herein after referred to as the "**DEVELOPER**", 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.
4. The Appointers/Principals/Owners herein executed a **Joint Venture Development Agreement** dated, ^{19.01.2023} duly registered in the office of the







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Additional District Sub Registrar, Krishnanagar, Nadia and recorded in Book No. - I, Serial No. - 1302000622/2023....., Being No. - I-1302000620/2023..... for the year 2023 in favour of the Developer in respect of their share in the said **Project Land** for development of the said **Project Land** and implementation of the said **Project** thereon subject to the terms and conditions mentioned therein.

5. To give effect to said **Joint Venture Development Agreement** dated 19.01.2023... and to facilitate the said development work along with all related and incidental work in the said the **Project Land**, we, the Appointer, do hereby execute this General Power of Attorney.


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, by Nationality Indian, by Occupation Business, 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, by Nationality Indian, by Occupation Business, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, **AND (3) MR. RABISANKAR KAYAL (having PAN - ANRPK0502B, Aadhar No. - 9015 3117 1153, Mobile No. - 8918254474)**, son of Mr. Satyaranjan Kayal, by Nationality Indian, by Occupation Business, residing at B.D. Mukherjee Lane, Khoru Para, Krishnanagar - I, Krishnanagar PIN -741101, Post Office - Krishnanagar, Police Station - Kotowali, District - Nadia, West Bengal, India, being the nominees and as well as the partners of **M/s VALUE HOMES HOUSING**, 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 of them specified in Clause B below.
- 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 or any two of them:
- To supervise, manage, control and look after the said **Project Land** and take all steps for protection and preservation of the said **Project Land**.
 - To obtain mutation, rectification, conversion, plan from the concerned BL&LRO, Krishnanagar Municipality and other competent authorities in respect of the said the **Project Land** in the name of the Owners.
 - 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 Krishnanagar Municipality 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 **Project Land**.
- 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 Krishnanagar Municipality and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government and Krishnanagar Municipality, 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 **Project Land**.
- h) To pay various deposits to the Krishnanagar Municipality 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 Krishnanagar Municipality 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 Krishnanagar Municipality 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, Krishnanagar Municipality 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, Krishnanagar Municipality, 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 said **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.
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- 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 Association of Owners under the West Bengal Apartment Ownership Act, 1972 and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Competent Authority.
 - t) 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.
 - u) 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.
 - v) To take all steps for ejection 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.
 - w) To withdraw money deposited in any Court, Land Acquisition Office, and Rent Controllers and/or from any other authority etc.
 - x) 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.
 - y) 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.
 - z) 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.
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- aa) 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.
 - bb) 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.
 - cc) 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.
 - dd) 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.
 - ee) 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.
 - ff) To transfer all right, title, interest and handover the physical khas possession to the intending buyer(s) in lawful manner only for Developer's Allocation and the attorney shall have no
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right to transfer the Owners' Allocation in any manner whatsoever as per the said Development Agreement.

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 Attorneys 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 **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
(SAID DEMISED LAND/PROJECT LAND ABOVE REFERRED TO)

ALL THAT piece and parcel of **Viti (Homestead)** land totally measuring about **41 Decimal** in **Mouza – Krishnanagar**, J.L. No. – 92, **L.R Khatian No. - 39519 & 39520**, comprised in **(a)** land measuring about **15 Decimal** in **L.R Dag No. – 201** (corresponding R.S Dag No. – 24/290) **AND (b)** land measuring about **26 Decimal** in **L.R Dag No. – 202** (corresponding R.S Dag No. – 24), under jurisdiction of Police Station – Kotowali and under Krishnanagar Municipality Ward No. – 24 and Krishnanagar Municipality Holding No. – 866, on M.G Road, District – Nadia, PIN – 741101, West Bengal, together with all easement and quasi easement rights, along with about **8000 Square Feet RT Sheds** standing thereon free from all encumbrance and liability, more particularly shown in RED border in the annexed Plan and butted and bounded by as follows:

| | | |
|---------------------|---|---------------------------|
| On the North | : | Bye Road |
| On the South | : | 33 Feet Wide M.G Road |
| On the East | : | Plot of Mr. Suvo Tarafdar |
| On the West | : | 40 Feet Wide M.G Road |

We accept the above mentioned Powers

1. *Kajal Kuman Mallik*
2. *Swayam k*
3. *Rabi Somkar Kayal*

SIGNATURE OF
THE ATTORNEYS

Drafted and prepared in my
chamber,

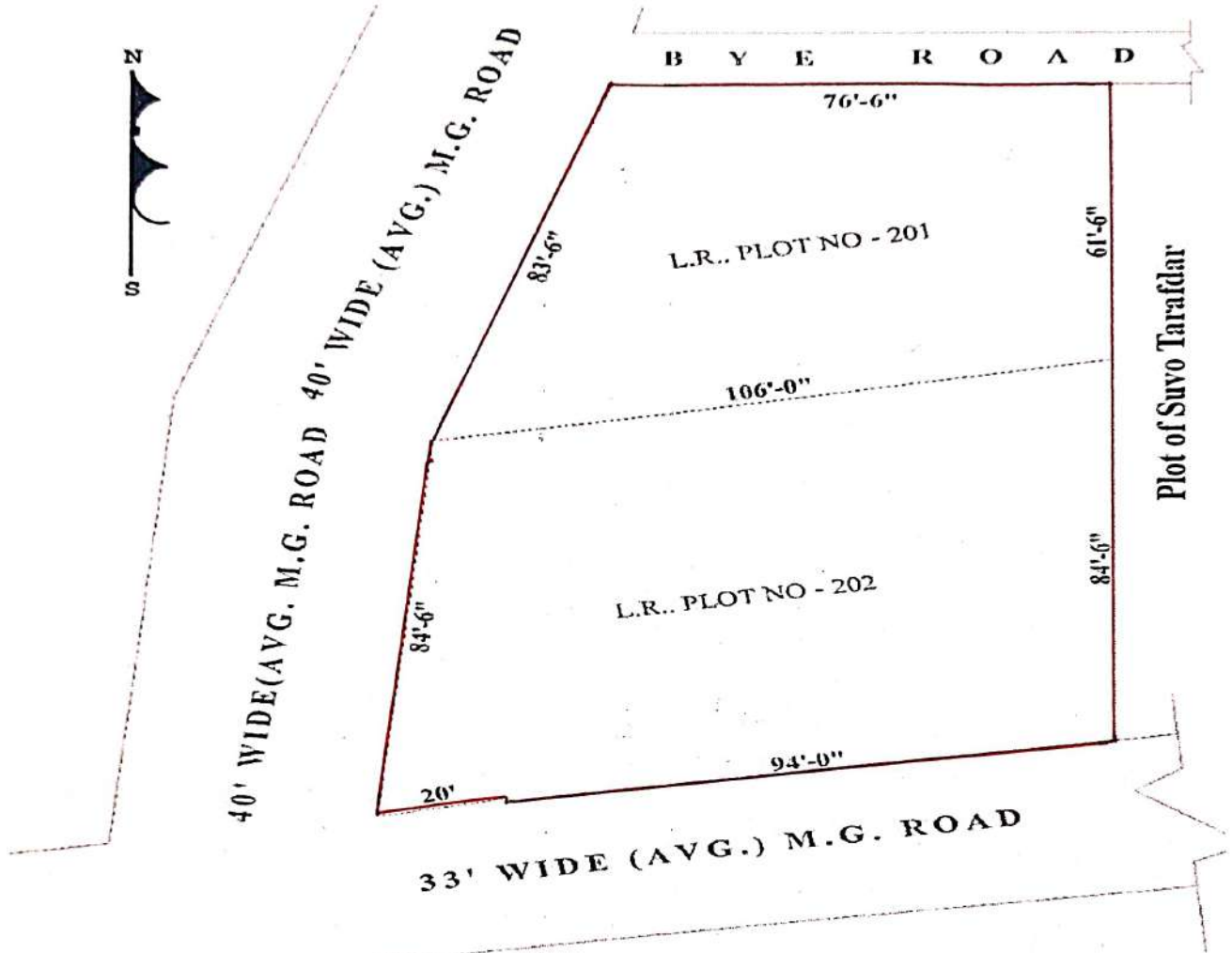
Subhabrata Das

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

PLAN of PROJECT LAND being Viti (Homestead) land totally measuring about 41 Decimal (Physically 36.2 Decimal) in Mouza – Krishnanagar, in L.R Khatian No. – 39519 & 39520, J.L No. – 92, in District Nadia, Police Station – Kotowali, under Krishnanagar Municipality Ward No. - 24, Holding No. – 866, PIN – 741101 in RED Border, comprised in as follows:

(a) In L.R Dag No. – 201 = about 15 Decimal (Physically 15 Decimal)

(b) In L.R Dag No. – 202 = about 26 Decimal (Physically 21.2 Decimal)



(NOT TO SCALE)

- | | |
|------------------|------------------|
| 1. Gopal Tambuli | 7. Prakash Das |
| 2. Bikram Kundu | 8. Binwajit Bar. |
| 3. Sukdeb Halder | 9. Tilak Ghosh |
| 4. Subodh Deb | |
| 5. Subodh Deb | 10. Sandip Basu |



6. Prasenjit Das

Deben Paul
DEBEN PAUL

Diploma Civil Engineer
Regd. No. : P0310050

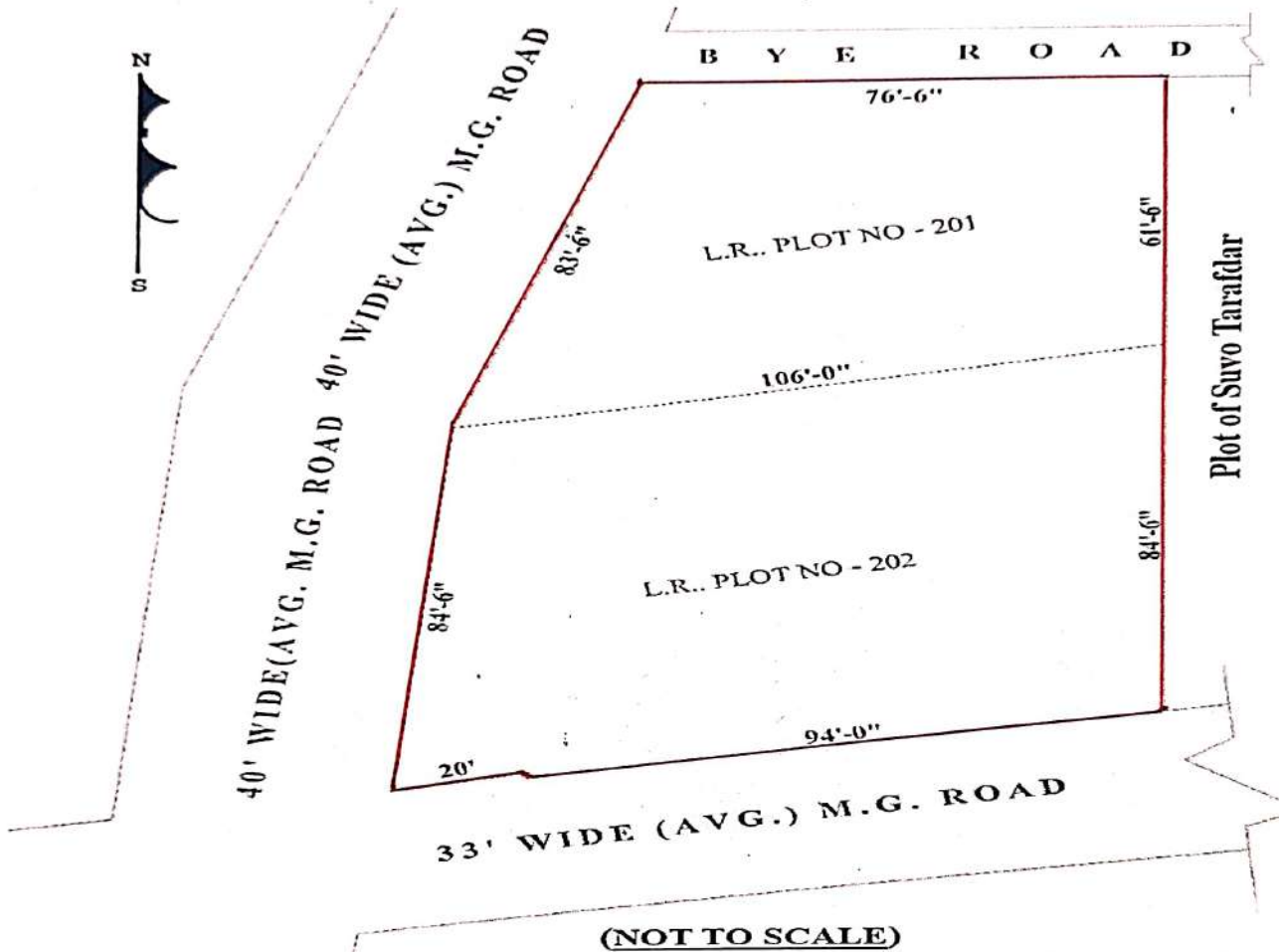
- | |
|--------------------------|
| 1. Kajal Kumari Majumdar |
| 2. Swapna Das |
| 3. Rakhi Samanta Kajal |

OWNERS

ATTORNEYS

PLAN of PROJECT LAND being Viti (Homestead) land totally measuring about 41 Decimal (Physically 36.2 Decimal) in Mouza – Krishnanagar, in L.R Khatian No. – 39519 & 39520, J.L No. – 92, in District Nadia, Police Station – Kotowali, under Krishnanagar Municipality Ward No. - 24, Holding No. – 866, PIN – 741101 in RED Border, comprised in as follows:

- (a) In L.R Dag No. – 201 = about 15 Decimal (Physically 15 Decimal)
 (b) In L.R Dag No. – 202 = about 26 Decimal (Physically 21.2 Decimal)



- | | |
|-----------------------|------------------|
| 1. Gopal Tambuli | 7. Prokash Das |
| 2. Bikram Kundu | 8. Binrajit Bar. |
| 3. Sukdeb Halder | 9. Tilak Ghosh |
| 4. Srikant Das | 10. Sandip Bagui |
| 5. Subodh Chandra Das | |
| 6. Broom K. Das | |

- | |
|--------------------------|
| 1. Kajal Kumar Mukherjee |
| 2. Swapna |
| 3. Rabi Samkar Koyal |

OWNERS

DEBEN PAUL

Diploma Civil Engineer
 Regd. No. : P03100504584

ATTORNEYS

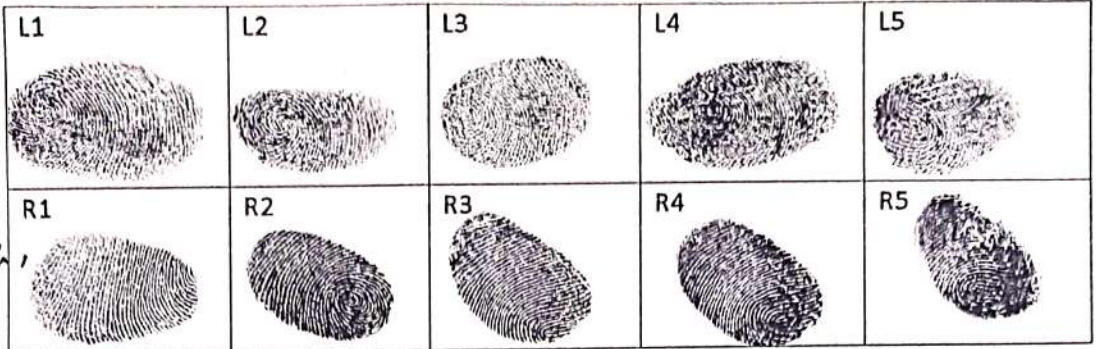


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Gopal Tambuli

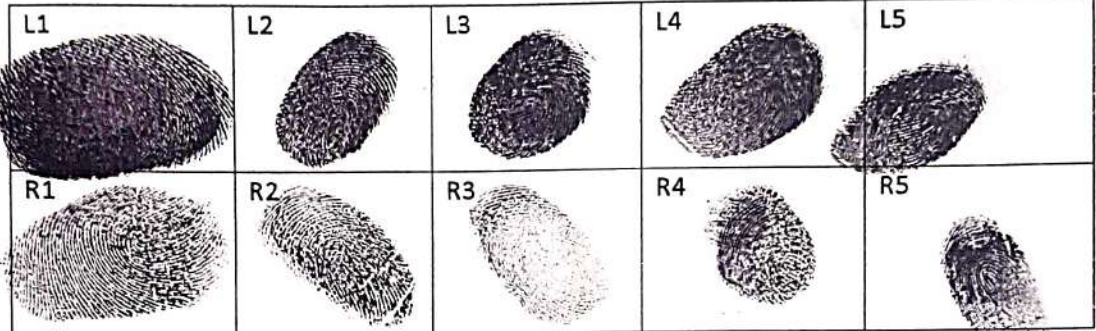


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Bikram Kunder

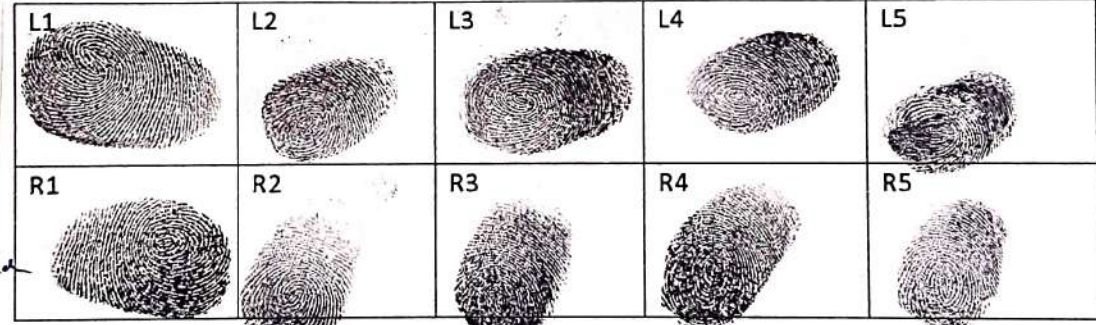
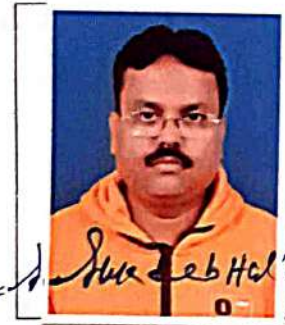


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Suresh Halder

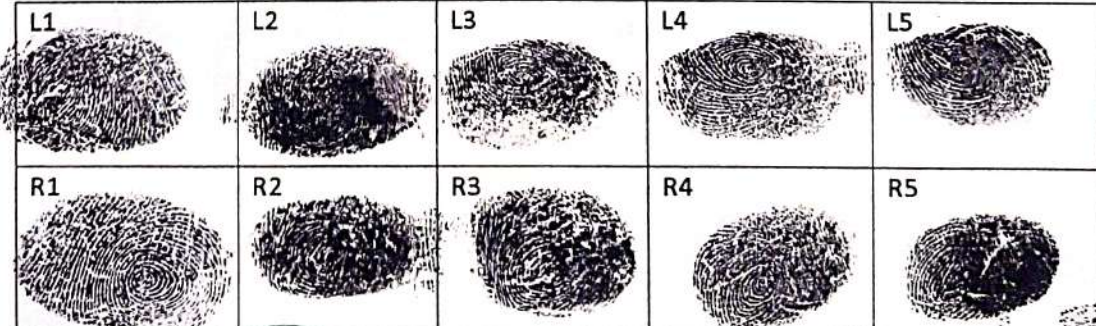
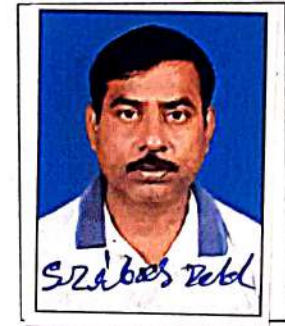


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Suresh Patel

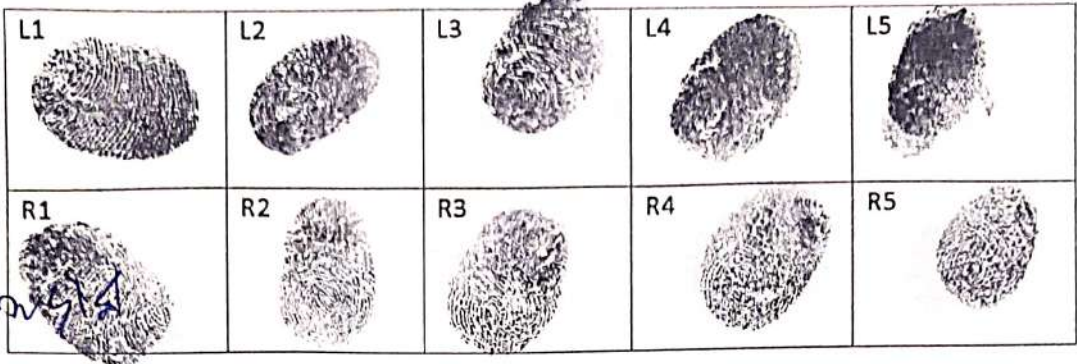


PHOTO AND FINGER PRINTS IS EXECUCUTED BY ME

Handwritten signature in blue ink

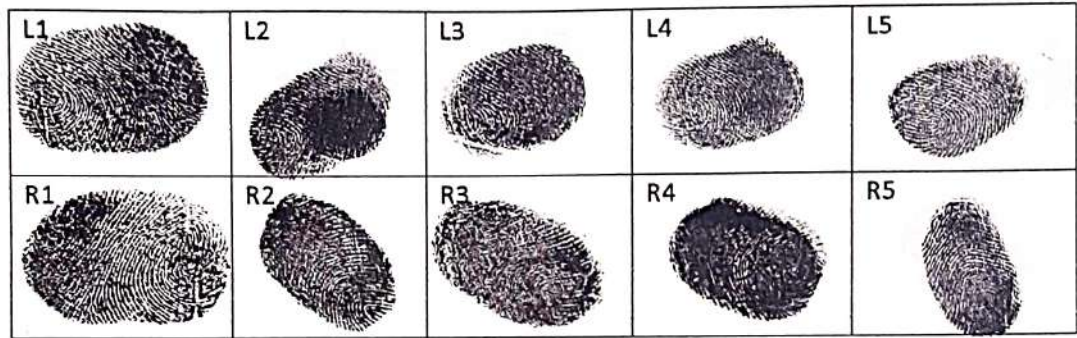


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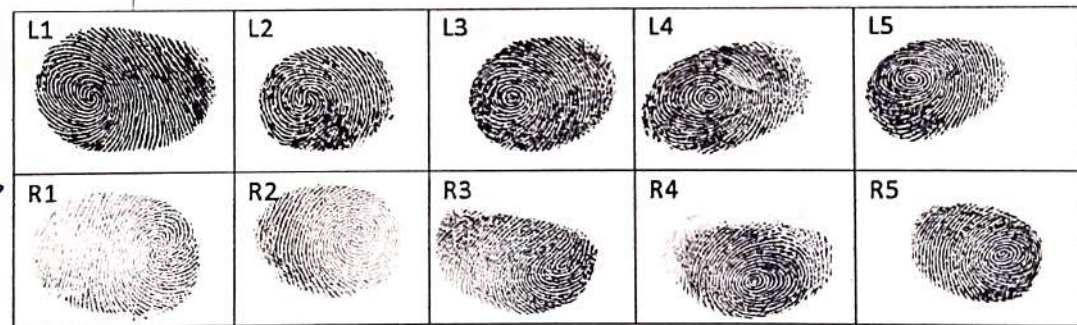


PHOTO AND FINGER PRINTS IS EXECUCUTED BY ME

Handwritten signature in blue ink

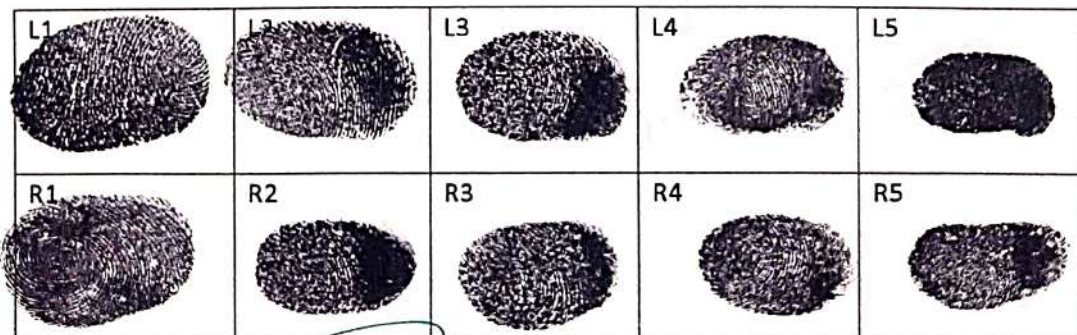


PHOTO AND FINGER PRINTS IS EXECUCUTED BY ME

Handwritten signature in blue ink

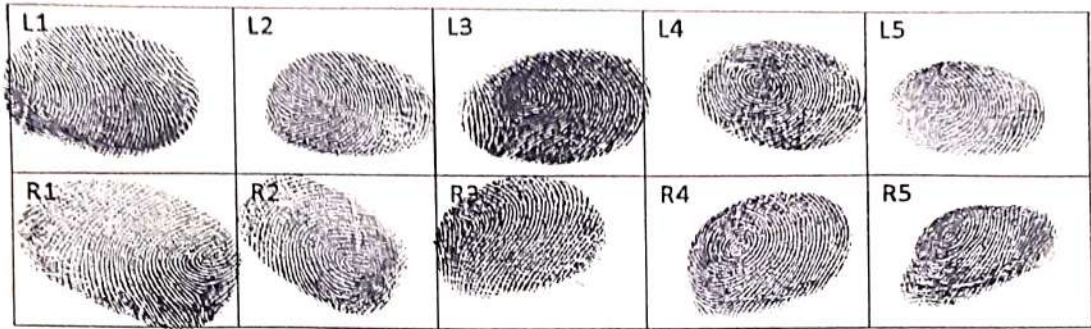
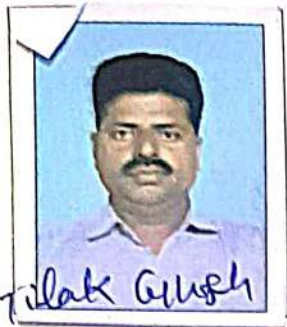


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Tilak Ghosh

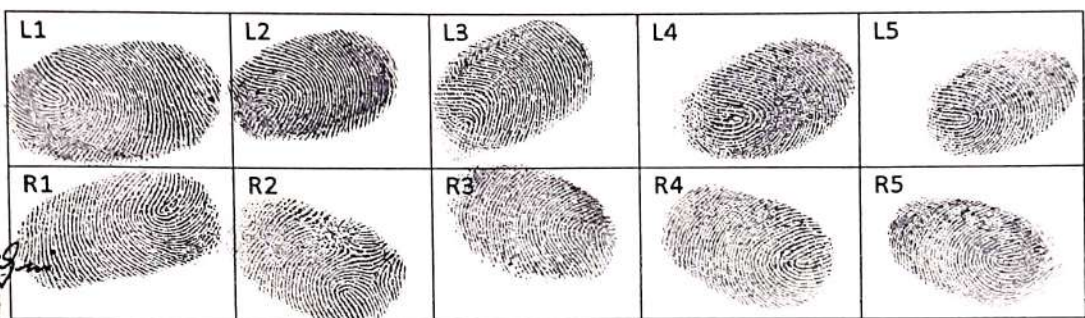


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Sandip Bagui

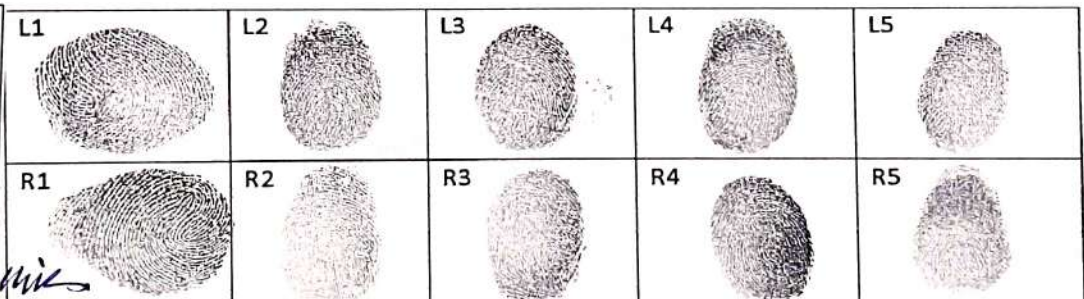


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Kajalkumar Malik

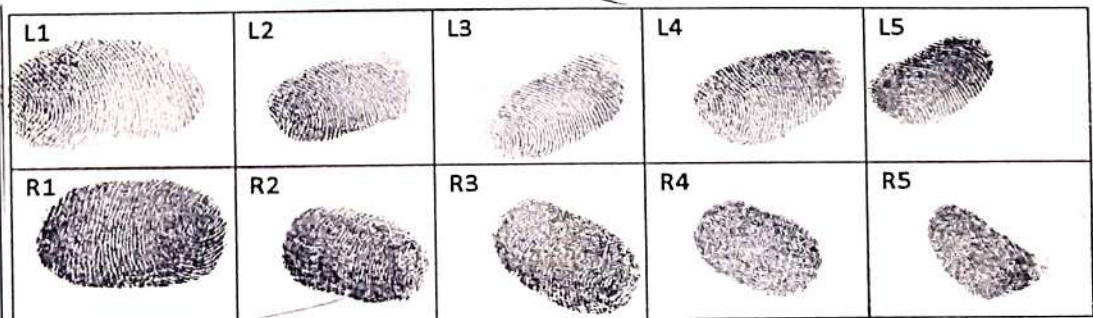


PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Swapan Kumar



| | | | | |
|----|----|----|----|----|
| L1 | L2 | L3 | L4 | L5 |
| R1 | R2 | R3 | R4 | R5 |

PHOTO AND FINGER PRINTS IS EXECUTED BY ME

Rabi Samkar Koyal

| | | | | | |
|--|----|----|----|----|----|
| | L1 | L2 | L3 | L4 | L5 |
| | R1 | R2 | R3 | R4 | R5 |

PHOTO AND FINGER PRINTS IS EXECUTED BY ME

| | | | | | |
|--|----|----|----|----|----|
| | L1 | L2 | L3 | L4 | L5 |
| | R1 | R2 | R3 | R4 | R5 |

PHOTO AND FINGER PRINTS IS EXECUTED BY ME

| | | | | | |
|--|----|----|----|----|----|
| | L1 | L2 | L3 | L4 | L5 |
| | R1 | R2 | R3 | R4 | R5 |

PHOTO AND FINGER PRINTS IS EXECUTED BY ME



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192022230260863721

GRN Details

| | | | |
|-------------------|---------------------|---------------------|---------------------|
| GRN: | 192022230260863721 | Payment Mode: | Online Payment |
| GRN Date: | 19/01/2023 15:39:41 | Bank/Gateway: | State Bank of India |
| BRN : | IK0CBLPZK0 | BRN Date: | 19/01/2023 15:40:34 |
| GRIPS Payment ID: | 190120232026086371 | Payment Init. Date: | 19/01/2023 15:39:41 |
| Payment Status: | Successful | Payment Ref. No: | 8000165565/5/2023 |

[Query No*/Query Year]

Depositor Details

| | |
|---------------------------|---|
| Depositor's Name: | Gopal Tambuli |
| Address: | Santipur |
| Mobile: | 9093680846 |
| Contact No: | 9232392912 |
| Depositor Status: | Buyer/Claimants |
| Query No: | 8000165565 |
| Applicant's Name: | Mr Gopal Tambuli |
| Address: | A.D.S.R. KRISHNANAGAR |
| Office Name: | A.D.S.R. KRISHNANAGAR |
| Identification No: | 8000165565/5/2023 |
| Remarks: | Sale, Development Power of Attorney after Registered Development Agreement Payment No 5 |
| Period From (dd/mm/yyyy): | 19/01/2023 |
| Period To (dd/mm/yyyy): | 19/01/2023 |

Payment Details

| Sl. No. | Payment Ref No | Head of A/C Description | Head of A/C | Amount (₹) |
|---------|-------------------|--|--------------------|------------|
| 1 | 8000165565/5/2023 | Property Registration- Registration Fees | 0030-03-104-001-16 | 7 |
| Total | | | | 7 |

IN WORDS: SEVEN ONLY.

Major Information of the Deed

| | | | |
|---|--|--|------------|
| Deed No : | I-1302-00647/2023 | Date of Registration | 19/01/2023 |
| Query No / Year | 1302-8000165565/2023 | Office where deed is registered | |
| Query Date | 19/01/2023 2:10:13 PM | A.D.S.R. KRISHNANAGAR, District: Nadia | |
| Applicant Name, Address & Other Details | Gopal Tambuli Thana : Santipur, District : Nadia, WEST BENGAL, Mobile No. : 9232392912, Status :Seller/Executant | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | | | |
| Set Forth value | Market Value | | |
| Rs. 5,00,001/- | Rs. 1,55,29,006/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 7/- (Article:E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 130200620/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :



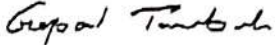





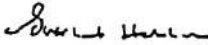
District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, , Holding No:866 Pin Code : 741101



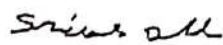


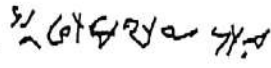


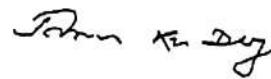
| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|--------|-----------------|----------------------|-------------------|---------|--------------|-------------------------|-----------------------|---|
| L1 | LR-201 (RS :-) | LR-39519 | Viti | Viti | 15 Dec | 1/- | 48,91,100/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| L2 | LR-202 (RS :-) | LR-39520 | Viti | Viti | 26 Dec | | 84,77,906/- | Width of Approach Road: 40 Ft., Adjacent to Metal Road, |
| | | TOTAL : | | | 41Dec | 1 /- | 133,69,006 /- | |
| | | Grand Total : | | | 41Dec | 1 /- | 133,69,006 /- | |






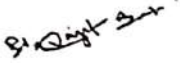


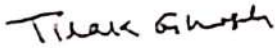


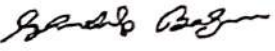
Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1, L2 | 8000 Sq Ft. | 5,00,000/- | 21,60,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 8000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete | | | | | |
| | Total : | 8000 sq ft | 5,00,000 /- | 21,60,000 /- | |

Principal Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|---|
| 1 | Name Mr GOPAL TAMBULI (Presentant) Son of Late KALIPADA TAMBULI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| VIVEKANANDA NAGAR UTTARPARA, City:- Not Specified, P.O:- GOBINDAPUR, P.S:-Santipur, District:-Nadia, West Bengal, India, PIN:- 741404 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx7E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 2 | Name Mr BIKRAM KUNDU Son of Mr TAPAS KUNDU Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| J N BISWAS LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: EOxxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 3 | Name Mr SUKDEB HALDER Son of Late BIPLAB HALDER Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | LTI 19/01/2023 | 19/01/2023 | |
| DHARMOTALA LANE MALOPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |

| 4 | Name | Photo | Finger Print | Signature |
|--|--|---|--|---|
| | Mr SRIBAS DALAL Son of Late MANGAL CHANDRA DALAL Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admision: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| B K MODAK LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ARxxxxxx3C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 5 | Name | Photo | Finger Print | Signature |
| | Mr SUBHASH HALDER, (Alias: Mr SUBHASH HALDAR) Son of Late BISWANATH HALDER Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| KHETRANATH DRAKHHI ROAD MALOPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 6 | Name | Photo | Finger Print | Signature |
| | Mr ARUN KUMAR DEY Son of Late BISWANATH DEY Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  19/01/2023 |  LTI 19/01/2023 |  19/01/2023 |
| M G ROAD, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AXxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |



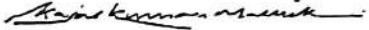


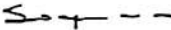
| 7 | Name | Photo | Finger Print | Signature |
|---|---|---|---|---|
| | Mr PROKASH DAS Son of Mr PRABIR DAS Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | 19/01/2023 | LTI | 19/01/2023 |
| M G ROAD MOMIN PARK, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AVxxxxxx5P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 8 | Name | Photo | Finger Print | Signature |
| | Mr BISWAJIT BAGCHI Son of Mr SAMAR BAGCHI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | 19/01/2023 | LTI | 19/01/2023 |
| SADHAK RAMPROKASH ROAD NAJIRPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:- Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx9B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 9 | Name | Photo | Finger Print | Signature |
| | Mr TILAK GHOSH Son of Mr BHADRESWAR GHOSH Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | 19/01/2023 | LTI | 19/01/2023 |
| S K BASU ROADBANASREEPARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AKxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office | | | | |
| 10 | Name | Photo | Finger Print | Signature |
| | Mr SANDIP BAGUI Son of Mr KARTICK BAGUI Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office |  |  |  |
| | 19/01/2023 | 19/01/2023 | LTI | 19/01/2023 |




CC 55/D NARAYAN TALA EAST, City:- Not Specified, P.O:- ASWINI NAGAR, P.S:-Rajarhat, District:- North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AJxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admision: 19/01/2023 ,Place : Office



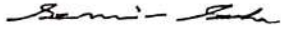
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | M S VALUE HOMES HOUSING PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101 , PAN No.:: ABxxxxxx5B,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 |
| | Mr KAJAL KUMAR MALLICK Son of Late NILKAMAL MALLICIK Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office |  <small>Jan 19 2023 2:52PM</small> |  <small>LTI 19/01/2023</small> |  <small>19/01/2023</small> |
| JYOTINAGAR, City:- Not Specified, 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.:: ALxxxxxx3C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER) | | | | |
| 2 | Name | Photo | Finger Print | Signature |
| | Mr SWAPAN KUMAR DAS Son of Mr AMAR CHANDRA DAS Date of Execution - 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office |  <small>Jan 19 2023 2:53PM</small> |  <small>LTI 19/01/2023</small> |  <small>19/01/2023</small> |
| RAMKRISHNAPALLY, City:- Not Specified, P.O:- GOURANGANAGAR, 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 : M S VALUE HOMES HOUSING (as PARTNER) | | | | |

| 3. Name | Photo | Finger Print | Signature |
|--|--|--|--|
| Mr RABISANKAR KAYAL Son of Mr SATYARANJAN KAYAL Date of Execution - 19/01/2023, , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office |  <small>Jan 19 2023 2:53PM</small> |  <small>LTI 19/01/2023</small> |  <small>19/01/2023</small> |
| B D MUKHERJEE LANE KHORO PARA, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx2B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : M S VALUE HOMES HOUSING (as PARTNER) | | | |

| Identifier Details : | | | |
|--|--|--|--|
| Name | Photo | Finger Print | Signature |
| Shri Samir Saha Son of Late Priay Ranjan Saha R C Mukherjee Lane, City:- Krishnanagar, P.O:- Krishnagar, P.S:-Krishnanagar, District:-Nadia, West Bengal, India, PIN:- 741101 |  <small>19/01/2023</small> |  <small>19/01/2023</small> |  <small>19/01/2023</small> |
| Identifier Of Mr GOPAL TAMBULI, Mr BIKRAM KUNDU, Mr SUKDEB HALDER, Mr SRIBAS DALAL, Mr SUBHASH HALDER, Mr ARUN KUMAR DEY, Mr PROKASH DAS, Mr BISWAJIT BAGCHI, Mr TILAK GHOSH, Mr SANDIP BAGUI, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr RABISANKAR KAYAL, | | | |

| Transfer of property for L1 | | |
|-----------------------------|--------------------|--|
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr GOPAL TAMBULI | M S VALUE HOMES HOUSING-2.5714 Dec |
| 2 | Mr BIKRAM KUNDU | M S VALUE HOMES HOUSING-1.2857 Dec |
| 3 | Mr SUKDEB HALDER | M S VALUE HOMES HOUSING-1.2857 Dec |
| 4 | Mr SRIBAS DALAL | M S VALUE HOMES HOUSING-0.8572 Dec |
| 5 | Mr SUBHASH HALDER | M S VALUE HOMES HOUSING-0.8572 Dec |
| 6 | Mr ARUN KUMAR DEY | M S VALUE HOMES HOUSING-2.5714 Dec |
| 7 | Mr PROKASH DAS | M S VALUE HOMES HOUSING-2.1427 Dec |
| 8 | Mr BISWAJIT BAGCHI | M S VALUE HOMES HOUSING-0.8572 Dec |
| 9 | Mr TILAK GHOSH | M S VALUE HOMES HOUSING-1.7143 Dec |
| 10 | Mr SANDIP BAGUI | M S VALUE HOMES HOUSING-0.8572 Dec |
| Transfer of property for L2 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr GOPAL TAMBULI | M S VALUE HOMES HOUSING-4.4571 Dec |
| 2 | Mr BIKRAM KUNDU | M S VALUE HOMES HOUSING-2.2286 Dec |
| 3 | Mr SUKDEB HALDER | M S VALUE HOMES HOUSING-2.2286 Dec |
| 4 | Mr SRIBAS DALAL | M S VALUE HOMES HOUSING-1.4857 Dec |
| 5 | Mr SUBHASH HALDER | M S VALUE HOMES HOUSING-1.4857 Dec |
| 6 | Mr ARUN KUMAR DEY | M S VALUE HOMES HOUSING-4.4571 Dec |
| 7 | Mr PROKASH DAS | M S VALUE HOMES HOUSING-3.7144 Dec |
| 8 | Mr BISWAJIT BAGCHI | M S VALUE HOMES HOUSING-1.4857 Dec |
| 9 | Mr TILAK GHOSH | M S VALUE HOMES HOUSING-2.9714 Dec |
| 10 | Mr SANDIP BAGUI | M S VALUE HOMES HOUSING-1.4857 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Mr GOPAL TAMBULI | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 2 | Mr BIKRAM KUNDU | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 3 | Mr SUKDEB HALDER | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 4 | Mr SRIBAS DALAL | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 5 | Mr SUBHASH HALDER | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 6 | Mr ARUN KUMAR DEY | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 7 | Mr PROKASH DAS | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 8 | Mr BISWAJIT BAGCHI | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 9 | Mr TILAK GHOSH | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |
| 10 | Mr SANDIP BAGUI | M S VALUE HOMES HOUSING-800.00000000 Sq Ft |

Land Details as per Land Record

District: Nadia, P.S:- Krishnanagar, Municipality: KRISHNANAGAR, Road: M.G. Road, Mouza: Krishnagar, , Holding No:866 Pin Code : 741101

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|---|--|
| L1 | LR Plot No:- 201, LR Khatian No:- 39519 | Owner:শ্যামল তরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.07560000 Acre, | Seller is not the recorded Owner as per Applicant. |
| L2 | LR Plot No:- 202, LR Khatian No:- 39520 | Owner:সুভ তরফদার, Gurdian:বিনয় , Address:নিজ , Classification:ভিটি, Area:0.13140000 Acre, | Seller is not the recorded Owner as per Applicant. |

On 19-01-2023

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 14:40 hrs on 19-01-2023, at the Office of the A.D.S.R. KRISHNANAGAR by Mr GOPAL TAMBULI , one of the Executants.

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 1,55,29,006/-

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

Execution is admitted on 19/01/2023 by 1. Mr GOPAL TAMBULI, Son of Late KALIPADA TAMBULI, VIVEKANANDA NAGAR UTTARPARA, P.O: GOBINDAPUR, Thana: Santipur, , Nadia, WEST BENGAL, India, PIN - 741404, by caste Hindu, by Profession Others, 2. Mr BIKRAM KUNDU, Son of Mr TAPAS KUNDU, J N BISWAS LANE, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 3. Mr SUKDEB HALDER, Son of Late BIPLAB HALDER, DHARMOTALA LANE MALOPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 4. Mr SRIBAS DALAL, Son of Late MANGAL CHANDRA DALAL, B K MODAK LANE, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 5. Mr SUBHASH HALDER, Alias Mr SUBHASH HALDAR, Son of Late BISWANATH HALDER, KHETRANATH DRAKHHI ROAD MALOPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 6. Mr ARUN KUMAR DEY, Son of Late BISWANATH DEY, M G ROAD, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 7. Mr PROKASH DAS, Son of Mr PRABIR DAS, M G ROAD MOMIN PARK, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 8. Mr BISWAJIT BAGCHI, Son of Mr SAMAR BAGCHI, SADHAK RAMPROKASH ROAD NAJIRPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 9. Mr TILAK GHOSH, Son of Mr BHADRESWAR GHOSH, S K BASU ROADBANASREEPARA, P.O: KRISHNANAGAR, Thana: Kotwali, , Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by Profession Others, 10. Mr SANDIP BAGUI, Son of Mr KARTICK BAGUI, CC 55/D NARAYAN TALA EAST, P.O: ASWINI NAGAR, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others

Indetified by Shri Samir Saha, , , Son of Late Priay Ranjan Saha, R C Mukherjee Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Others

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

Execution is admitted on 19-01-2023 by Mr KAJAL KUMAR MALLICK, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Samir Saha, , , Son of Late Priay Ranjan Saha, R C Mukherjee Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Others

Execution is admitted on 19-01-2023 by Mr SWAPAN KUMAR DAS, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Samir Saha, , , Son of Late Priay Ranjan Saha, R C Mukherjee Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Others

Execution is admitted on 19-01-2023 by Mr RABISANKAR KAYAL, PARTNER, M S VALUE HOMES HOUSING, PATRA BAZAR M M GHOSH LANE, City:- Not Specified, P.O:- KRISHNANAGAR, P.S:-Kotwali, District:-Nadia, West Bengal, India, PIN:- 741101

Indetified by Shri Samir Saha, , , Son of Late Priay Ranjan Saha, R C Mukherjee Lane, P.O: Krishnagar, Thana: Krishnanagar, , City/Town: KRISHNANAGAR, Nadia, WEST BENGAL, India, PIN - 741101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 7/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 3:40PM with Govt. Ref. No: 192022230260863721 on 19-01-2023, Amount Rs: 7/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBLPZK0 on 19-01-2023, Head of Account 0030-03-104-001-16

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/-, by online = Rs 0/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1351, Amount: Rs.100.00/-, Date of Purchase: 18/01/2023, Vendor name: M Mukherjee

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 19/01/2023 3:40PM with Govt. Ref. No: 192022230260863721 on 19-01-2023, Amount Rs: 0/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CBLPZK0 on 19-01-2023, Head of Account



Sisir Kumar Bera

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR**

Nadia, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1302-2023, Page from 29603 to 29635

being No 130200647 for the year 2023.



Digitally signed by Sisir Kumar Bera

Date: 2023.01.20 14:40:22 +05:30

Reason: Digital Signing of Deed.

(Sisir Kumar Bera) 2023/01/20 02:40:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KRISHNANAGAR
West Bengal.

(This document is digitally signed.)



↙
Addl: Dist. Sub-Registrar, Sadar
Krishnanagar, Nadia

71 9 JAN 2023