

7221

2-7350/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL
7/2/21

8/109/788/21

AF 154100

DEVELOPMENT POWER OF ATTORNEY
(After Registration of Development Agreement)


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

22 JUL 2021

186 18-6-21 100/

নং- . . . জা.
ক্রেতার নাম ও পাত
স্ট্যাম্প ভেদার স্বাক্ষর
বিধান নং- . . . সিস্টেমের নং- . . . ডি.এস.আর.ও
মোট স্ট্যাম্প ক্রয় তা:
চালান নং- . . . মোট কত টাকা খরিদ
ক্রেতার-বারাকপুর, ভেদার-মিতা দত্ত

D.C. Dars
Advocate
Barrister at Law
24 MAR 2021
998000

- Anon umar

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- Anon umar

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- Elibe

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- Basim Khan

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- Matab uddin

5490

- Md. Rabiul Karim

5491

- Mr. Samsud Din



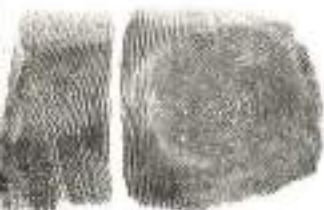
Additional District Sub-Registrar
Rajshahi, New Town, North 24-Pgs.

07 JUL 2021

KNOW ALL MEN BY THESE PRESENTS that We, 1. Md. Rafik Uddin (PAN - BCQPR0415P), 2. Matabuddin alias Matabuddin Mondal (PAN - CNBPM4554K) 3. Md. Samsul Huda (PAN - ADVPH4610H) 4. Md. Jalal Uddin (PAN - ADOPU9818K) 5. Md. Ansaruddin alias Ansar Uddin Mandol (PAN - ANAPA1622R) 6. Md. Jakir Uddin (PAN - AKMPJ2058B) all sons of Aptabuddin Mondal, all by faith- Islam, all by nationality- Indian, all are residing at Majher Ait, Rajarhat, Reckjoani, P.O. & P.S.- Rajarhat, Dist. North 24 Parganas, Pin -700135,
SEND GREETINGS

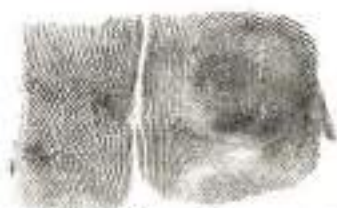
WHEREAS by a registered Development Agreement dated 02.07.2021 executed by myself as the LAND OWNERS of the ONE PART and DEVI REALTORS DEVELOPERS PRIVATE LIMITED a company limited by shares, having its office at 73, Block- C, Bangur Avenue, Kolkata- 700055, West Bengal, represented by its directors (1) SRI ASHOK KUMAR ROHRA, son of Late Tirath Das Rohra, having PAN AGNPR4017P (2) SRI NILESH KUMAR ROHRA, son of Sri. Ashok Kumar Rohra, having PAN ARUPR3837P and (3) SRI SAGAR KUMAR ROHRA, son of Sri. Ashok Kumar Rohra, having PAN BAPPR5052K. All by faith- Hindu, all by occupation- Business, all are residing at P - 73, Bangur Avenue, Block - C, P.O. Bangur Avenue, P.S Lake Town, Kolkata - 700055, as the Developer of the OTHER PART. We have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the office of A.D.S.R., Rajarhat, Newtown on 02.07.2021, Vide Deed No I - 6815 for the year 2021.

AND WHEREAS as per the said agreement dated 02.07.2021 we have agreed to give a power of attorney in favour of the Developers as it may direct to enable them to get the necessary building plan sanctioned by the Rajarhat Bishnupur 1 no. Gram Panchayet, Zilla Parishad, NKDA, Fire Brigade and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.



5492

- Md. Talaluddin



5493

- Md. Anwarul Karim



5494

- Md. Talaluddin



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D. P. Kar Ch. D. or
Ash
D. Karant Cora.



Additional District Sub-Registrar
Rajshahi, New Town, North 24 Parganas.

07 JUL 2021

NOW KNOW YE AND THESE PRESENTS WITNESS that We, do hereby nominate, constitute and appoint (1) **SRI ASHOK KUMAR ROHRA**, sons of Late Tirath Das Rohra (2) **SRI SAGAR ROHRA**, (3) **NILESH KUMAR ROHRA** both sons of Ashok Kumar Rohra, all by Faith- Hindu, by Occupation- Business, all are residing at 73, Bangur Avenue, Block- 'C', P.S.- Lake Town, Kolkata- 700055, the Directors of **DEVI REALTORS DEVELOPERS PRIVATE LIMITED** a company limited by shares, having its office at 73, Block- C, Bangur Avenue, Kolkata- 700055, to be our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written with respect to the building to be constructed on the said property and also to sign and submit the same before the Rajarhat Bishnupur 1 No. Gram Panchayet, Zilla Parishad, NKDA and other Concerned authorities and also to modify and resubmit if and when required.
2. To manage, maintain, look after, secure, supervise administer, secure, hold and defend possession of the said property and the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the Rajarhat Bishnupur 1 No. Gram Panchayet, NKDA, Zilla Parishad, Fire brigade and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.



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

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5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To appear before the Government departments as also for the Rajarhat Bishnupur 1 No. Gram Panchayet, NKDA, Zilla Parishad, Fire Brigade and all concerned authorities for the purpose of obtaining necessary " No-Objection Certificate " and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof and obtaining completion certificate and /or occupancy certificate.
7. To appear before the office of the B.L. & L.R.O. for mutation and conversion in the name of the Land Owners with respect to the said property and to sign all documents and to submit before the all concerned authorities for mutation and conversion and also to collect mutation certificate from the concerned authorities on our behalf.
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.
9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 02.07.2021.
10. To sign and execute Sale Deed and Agreement for Sale, or any other deed of deeds in respect of our under mentioned schedule of property **SAVE AND EXCEPT** the owners' allocation stated in the agreement dated 02.07.2021 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.



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

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11. To appear and to act in any court or any Govt. Departments or Panchayet or NKDA or Zila Parisad and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments
12. To appear and to present the Sale deed and Agreement for Sale, Amalgamation Deed or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar Rajarhat, Newtown and District Registrar, North 24 Parganas, Barasat, or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying Developer's Allocation of our under mentioned schedule of property as fully and effectually as we could do the same ourselves.
13. To issue letters and writings and/or undertakings as may be required from time to time by the Panchayet Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.
14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or Panchayet or NKDA or Zila Parisad and to revoke such appointments and to substitute any others in their place and stead.
15. To cause survey, measurement, soil test, excavation and other works at the said property.
16. To demolish, construct, re construct boundary walls, fencing dividers etc, at the said property and /or any portion thereof for the connected to development in terms of the Development agreement and to construct or put up temporary sheds, structures etc for storage of building materials or site offices.
17. To apply for and obtain in the name of the developer the registration under real estate development laws, including the west Bengal Building (regulation of promotion of construction and transfer by promoter) Act, 1993, Real estate (Regulation and



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

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Development) Act, 2016 the the WB Housing Industry regulation Bill 2017 and to obtain all licences and permission under the said act and all other acts and statues, as applicable.

18. To look after all or any of the acts relating to common purpose including the management maintenance and administration of the building complex as maintenance charge.

19. To from a non profit making company or association or society or syndicate amongst the owners and /or buyer of the transferable areas (including association under the apartment ownership act).

15. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

THE SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of lands measuring more or less 2.12 Decimal togetherwith all easement rights appertaining thereto, lying and situated at Mouza - Rekjoyani, J.L. No - 13, Re-Sa No. 198, Touzi No. 2998 of the collector of north 24 parganas, comprised and contained in :

R.S & L.R Dag No.	L.R Khatian NO	Classification	Area (Decimal)
1625	4089	Doba	0.1398
1627		Danga	0.466
1630		Doba	0.0699
1631		Danga	0.7922
1632		Bagan	0.6524
			2.12 Decimal

Total lands measuring more or less 2.12 Decimal together with all easement rights appertaining thereto Within the jurisdiction of Rajarhat Bishnupur 1 No. Gram Panchayet, under P.S.- Rajarhat, Dist.North 24 Parganas, Butted and Bounded as follows :



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

07 JUL 2021

ON THE NORTH : Vacant Land.
 ON THE SOUTH : Vacant Land.
 ON THE EAST : Vacant Land..
 ON THE WEST : Vacant Land.

N WITNESSES WHEREOF, we have hereunto put our respective hands and seals
 on 7th day of July 2021.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. Sahil Uddin
 Q/o: Nasir Uddin
 Address: Mayherait
 P.O & P.S: Rajarhat
 K.O: 135

Md. Rakibuddin
 Md. Rakibuddin

৬০: ৩০৪৩২৮ ২৩৭
 Md. Talaluddin

৬২: ৩০৪৩২৮ ৩৭৫

Md. Jakir Uddin
 Signature of the Executants

Imon Kumar
 Cited for

Sayan Roha

Signature of the Attorneys.

2. Sayan Kumar Das
 73, C Bangor Avenue
 K.O - 700055

DRAFTED AND PREPARED BY :

Dipankar Ch. Das
 (Sri Dipankar Chandra Das)

Advocate








Barasat Court

Enrollment No.F/680/587/2011.












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

07 JUL 2021

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	Left hand					
	Right hand					






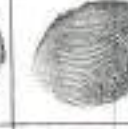





Name... Matabuddin

Signature.....

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					










Name.....

Signature... Md. Rafiqul Huda

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name... Mr. Sarwar Hossain

Signature.....

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					












Name... Md. Jalal Uddin

Signature.....












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

07 JUL 2021

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					












Name.....

Signature.....*Mr. Suresh Kumar*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....

Signature.....*Mr. Jakesh Kumar*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....

Signature.....*Anish Kumar*

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....

Signature.....*Chhota Kumar*



Additional District Superintendent
Hajrat, New Town, North 24-Parganas

07 JUL 2021



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Left hand					
Right hand					

Name.....

Signature *Sagar Kumar*.....



	Thumb	1 st finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name.....

Signature *Dipankar Ch. Das*.....

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

		Thumb	1 st finger	Middle finger	Ring finger	Small finger
PHOTO	Left hand					
	Right hand					

Name.....

Signature.....



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

07 JUL 2021



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0000/00400/54996

To
Ashok Kumar Rohra
73 BL-C
BANQUR AVENUE SOUTH-DUM DUM(M)
Bangur Avenue
(Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700003
9830302940
MD50708246GFH



आपका आधार क्रमांक / Your Aadhaar No. : 3731 3317 5424

3731 3317 5424

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ashok Kumar Rohra
DOB : 01/11/1965
Male



3731 3317 5424

मेरा आधार, मेरी पहचान



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन प्रमाणीकरण द्वारा प्राप्त करें।

INFORMATION

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

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government Services in future.



Unique Identification Number of India

Address:
73 BL-C, BANGUR AVENUE, SOUTH DUM DUM(M),
Bangur Avenue, Bangur Avenue, North 24 Parganas, West
Bengal, 700055

3731 3317 5424



1241



help@uidai.gov.in



www.uidai.gov.in



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ASHOK KUMAR ROHRA

TIRATH DAS ROHRA

01/11/1965

Permanent Account Number

AGNPR4017P

Signature







भारत सरकार
Unique Identification Authority of India
Government of India

Enrolment No.: 1213/30122/17790

To
Nilesh Kumar Rohra
S/O Ashok Kumar Rohra
73 B- C
Bangur Avenue
Bangur Avenue
Bangur Avenue
Bangur Avenue
North 24 Parganas West Bengal - 700055
9674219578

Download Date: 18/01/2018
Generation Date: 28/10/2017

Signature valid



आपका आधार क्रमांक / Your Aadhaar No.

8393 4586 2695

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Nilesh Kumar Rohra
Date of Birth/DOB: 03/05/1988
Male/ MALE

8393 4586 2695

मेरा आधार, मेरी पहचान





Government of India

सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन और ऑनलाइन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



Address:

S/O Ashok Kumar Rohra, 78 B,
Bangur Avenue, Bangur Avenue,
Bangur Avenue, North 24 Parganas,
West Bengal - 700055

8393 4586 2695







भारतीय विशिष्ट पहचान प्राधिकार

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No : 1111/69786/17347

To
Sagar Rohra
S/O: Ashok Kumar Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas

West Bengal 700055
9051083359



MA094885060FT



आपका आधार क्रमांक / Your Aadhaar No.

5151 2143 2647

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Sagar Rohra
DOB : 01/12/1992
Male



5151 2143 2647

आधार - आम आदमी का अधिकार



5151 2143 2647

Address:
S/O. Ashok Kumar Rohra, 73 BL-C, BANGUR AVENUE,
SOUTH DUM DUM(M), Bangur Avenue, North 24
Parganas, Bangur Avenue, West Bengal, 700055

Unique Identification Authority of India



- आधर देण भर में मान्य है।
- आधर भविष्य में सरकारी और गैर-सरकारी सेवाओं का गंतव्य जगह में उपयोगी होगा।
- आधर है valid throughout the country.
- आधर will be helpful in availing Government and Non-Government services in future.



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

- आधार प्रमाण का प्रमाण है, नागरिकता का नहीं।
- प्रमाण का प्रमाण ऑनलाइन प्रमाणिकरण देना सक्षम है।

हस्ताक्षर

AADHAAR



GOVERNMENT OF INDIA



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



नाम/ Name

SAGAR ROHRA

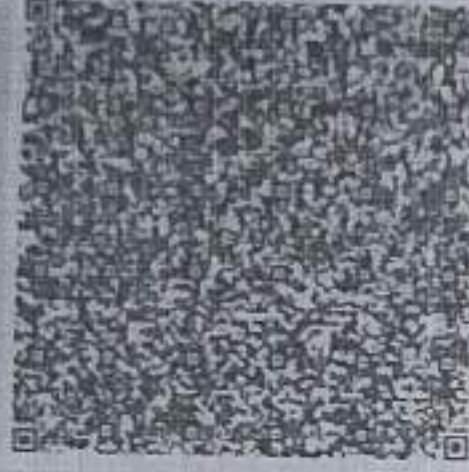
पिता का नाम/ Father's Name

ASHOK KUMAR ROHRA

स्थायी लेखा संख्या कार्ड

Permanent Account Number Card

BAPPR5052K



जन्म की तारीख /

Date of Birth

01/12/1992

19122018

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed

Sagar Rohra



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ई-स्थायी लेखा संख्या कार्ड
e - Permanent Account Number (e-PAN) Card
AAHCD6904E

नाम / Name

DEVI REALTORS DEVELOPERS PRIVATE LIMITED

निगमन/गठन की तारीख

Date of Incorporation / Formation 27/02/2020



Signature Not
Verified

Digitally signed by Income Tax
PAN Services Unit, NSDL
eGovernance
Date: 2020.12.25 12:41:19
GMT+05:30
Reason: NSDL ePAN Sign
Location: Mumbai

- Permanent Account Number (PAN) facilitate Income Tax Department linking of various documents, including payment of taxes, assessment, tax demand tax arrears, matching of information and easy maintenance & retrieval of electronic information etc., relating to a taxpayer.
स्थायी लेखा संख्या (पैन) एक कार्ड के संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स व्यवस्था, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान संचालन व सहाजता आदि भी शामिल है।
- Quoting of PAN is now mandatory for several transactions specified under Income Tax Act, 1961 (Refer Rule 114B of Income Tax Rules, 1962)
आयकर अधिनियम, 1961 के तहत निर्दिष्ट कई लेनदेन के लिए स्थायी लेखा संख्या (पैन) का उद्धृत अब अनिवार्य है। (आयकर नियम, 1962 के नियम 114B, का संदर्भ लें)
- Possessing or using more than one PAN is against the law & may attract penalty of upto Rs. 10,000.
एक से अधिक स्थायी लेखा संख्या (पैन) का रखना या उपयोग करना, कानून के विरुद्ध है और इसके लिए 10,000 रुपये तक का जुर्माना लगा जा सकता है।
- The PAN Card enclosed contains Enhanced QR Code which is readable by a specific Android Mobile App. Keyword to search this specific Mobile App on Google Play Store is "Enhanced QR Code Reader for PAN Card".
संलग्न पैन कार्ड में एनहांसड क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पढ़ा जा सकता है। Google Play Store पर इस विशिष्ट मोबाइल ऐप को खोजने के लिए कीवर्ड "Enhanced QR Code Reader for PAN Card" है।

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AAHCD6904E



नाम / Name
DEVI REALTORS DEVELOPERS
PRIVATE LIMITED

निगमन/गठन की तारीख
Date of Incorporation / Formation
27/02/2020

इस कार्ड के खोले/गलत हो चुकने सूचित करें/सूचित करें:
अधिनियम से सेवा प्राप्त, स एन डी एल
5 ई एल, 4वीं मंजिल,
फ्लैट नं. 341, सर्वे नं. 99/8,
मॉडल कॉलोनी, नई देव प्रेमलोक चोक,
पुणे - 411 016.

If this card is lost / someone's lost card is found
please inform / return to :

Income Tax PAN Services Unit, NSDL
5th Floor, Main Building,
Flat No. 341, Survey No. 99/8,
Model Colony, Near Deep Premalok Chowk,
Pune - 411 016.

Tel: 91-20-2721 0000, Fax: 91-20-2721 3061
e-mail: nsdl@nsdl.co.in

Electronically issued and Digitally signed ePAN is a valid mode of issue of Permanent Account Number (PAN) post amendments in clause (c) in the Explanation occurring after sub-section (8) of Section 139A of Income Tax Act, 1961 and sub-rule (6) of Rule 114 of the Income Tax Rules, 1962. For more details, [click here](#)





भारत सरकार
Unique Identification Authority of India

Enrolment No.: 0661/10489/01595

Download Date: 21/08/2018

To:
Matab Uddin
C/O Aptabuddin Mondal
MAJHER AJT
RAJHAT
Rajarhat
North 24 Parganas West Bengal - 700135
9874588170

Generation Date: 25/08/2018

Signature valid



QR Code not Photocopy

आपका आधार क्रमांक / Your Aadhaar No. :

2395 8826 8789

VID : 9127 9906 1622 3684

मेरा आधार, मेरी पहचान



भारत सरकार

Unique Identification Authority of India



Matab Uddin
Date of Birth/DOB: 01/01/1955
Male/MALE

2395 8826 8789

VID : 9127 9906 1622 3684

मेरा आधार, मेरी पहचान



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
CNBPM4554K



नाम / Name
MATAS UDIN

पिता का नाम / Father's Name
APTASADDIN NONDAL

जन्म की तारीख
Date of Birth
8/01/1985

Matas Uddin
हस्ताक्षर / Signature

04022023









ভারত সরকার

Unique Identification Authority of India
Government of India

ভালিডেশন নম্বর/ Enrolment No.: 0000/00600/48378

Download Date: 23/03/2019

To
মহা সামসুল হুদা
Md Samsul Huda
C/O S/o-Aptabuddin Mondal
Majherhat
Rajarhat
North 24 Parganas West Bengal - 700135
9839844915

Signature valid



QR Code with Password

আমার আধার সংখ্যা / Your Aadhaar No. :

6899 5648 3663

UID : 9190 6112 9926 4529

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



মহা সামসুল হুদা
Md Samsul Huda
জন্মতারিখ/DOB: 24/02/1963
পুলক/ MALE

6899 5648 3663

UID : 9190 6112 9926 4529



আমার আধার, আমার পরিচয়



Government of India

ভাষা

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা লাভ কমন
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

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



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
সেও-আপ্তাবুদ্দিন মন্ডল, মাজেরহাট, রাজহাট,
উত্তর ২৪ পরগনা,
পশ্চিম বঙ্গ - ৭০০১৩৫

Address:
C/O S/o-Aptabuddin Mondal, Majherhat,
Rajarhat, North 24 Parganas,
West Bengal - 700135



QR Code with Password

6899 5648 3663

UID : 9190 6112 9926 4529





ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকালুপ্তির আই ডি / Enrollment No.: 1111/19028/12519

To
শ্রী রফিকউদ্দিন
Md Rafiuddin
MAJHERAIT
RAJARHAT
Rajshahi
North Twenty Four Parganas
West Bengal 700135

79405482



MN794054826FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

9856 5304 1760

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী রফিকউদ্দিন
Md Rafiuddin
পিতা : অফতাবউদ্দিন মন্ডল
Father : AFTABUDDIN MANDOL
জন্ম তারিখ / DOB : 01/01/1969
লিঙ্গ / Male



9856 5304 1760



ভারত সরকার

Unique Identification Authority of India
Government of India

ভূমিকালুপ্তির আই ডি / Enrollment No.: 1111/19251/03593

To
শ্রী জালাল উদ্দিন
Md Jalal Uddin
MAJHERAIT
RAJARHAT
Rajshahi
North Twenty Four Parganas
West Bengal 700135

79405532



MN794055322FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

2329 2570 2870

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী জালাল উদ্দিন
Md Jalal Uddin
পিতা : অফতাবউদ্দিন মন্ডল
Father : AFTABUDDIN MANDOL
জন্ম তারিখ / DOB : 01/01/1963
লিঙ্গ / Male



2329 2570 2870

আধার - সাধারণ মানুষের অধিকার

6185 1745 0670



শ্রী রফিকউদ্দিন
Md Rafiuddin
পিতা : অফতাবউদ্দিন মন্ডল
Father : AFTABUDDIN MANDOL
জন্ম তারিখ / DOB : 15/08/1972
লিঙ্গ / Male







भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Enrolment No.: 0000/00711/71688

Download Date: 28/05/2021

To
MD ANSAR UDDIN
MAJHERAIT
RAJARHAT
Rajkhan(GT)
Rajarhat
North Twenty Four Parganas West Bengal - 700135
9536959632

Issue Date: 21/01/2021

Signature valid



आपका आधार क्रमांक / Your Aadhaar No. :

8233 9654 8150

VID : 9199 3369 1139 1779

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 28/05/2021



MD ANSAR UDDIN
Date of Birth/DOB: 02/03/1968
Male/ MALE

Issue Date: 21/01/2021

8233 9654 8150

VID : 9199 3369 1139 1779

मेरा आधार, मेरी पहचान



Major Information of the Deed

Deed No :	I-1523-07350/2021	Date of Registration	22/07/2021
Query No / Year	1523-8001091788/2021	Office where deed is registered	
Query Date	02/07/2021 6:15:49 PM	1523-8001091788/2021	
Applicant Name, Address & Other Details	D C Das Barasat Court,Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 5/-	Rs. 6,17,986/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 152306815/2021		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Reckjoyani, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1625	LR-4089	Bastu	Doba	0.1398 Dec	1/-	40,752/-	Project Name :
L2	LR-1627	LR-4089	Bastu	Danga	0.466 Dec	1/-	1,35,840/-	Project Name :
L3	RS-1630	RS-4089	Bastu	Doba	0.0699 Dec	1/-	20,376/-	Project Name :
L4	RS-1631	RS-4089	Bastu	Danga	0.7922 Dec	1/-	2,30,929/-	Project Name :
L5	LR-1632	LR-4089	Bastu	Bagan	0.6521 Dec	1/-	1,90,089/-	Project Name :
TOTAL :					2.12Dec	5 /-	6,17,986 /-	
Grand Total :					2.12Dec	5 /-	6,17,986 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Md Rafik Uddin Son of Aptabuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: BCxxxxxx5P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence



2	Matabuddin , (Alias: Matabuddin Mondal) Son of Aptabuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: CNxxxxxx4K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence
3	Md Samsul Huda Son of Aptabuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx0H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence
4	Md Jalal Uddin Son of Aptabuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx8K,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence
5	Md Jakir Uddin Son of Aptabuddin Mondal Majher Ait, Rajarhat, Reckjoani, City:- , P.O:- Rajarhat, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: AKxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 07/07/2021 , Admitted by: Self, Date of Admission: 07/07/2021 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Devi Realtors Developers Pvt Ltd 73, Bangur Avenue, Block/Sector: C, City:- , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.: AAxxxxxx4E,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ashok Kumar Rohra (Presentant) Son of Late Tirath Das Rohra P - 73, Bangur Avenue, Block - C, City:- Kolkata, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers Pvt Ltd (as director)
2	Nilesh Kumar Rohra Son of Ashok Kumar Rohra P - 73, Bangur Avenue, Block - C, City:- Kolkata, , P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ARxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers Pvt Ltd (as director)



3 Mr Sagar Rohra

Son of Ashok Kumar Rohra P - 73, Bangur Avenue, Block - C, City:- Kolkata, , P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:- BAXxxxxx2K, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers Pvt Ltd (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipankar Chandra Das Son of Mr D K Das Barasat Court, City:- , P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124			

Identifier Of Md Rafik Uddin, Matabuddin , Md Samsul Huda, Md Jalal Uddin, Md Jakir Uddin, Ashok Kumar Rohra, Nilesh Kumar Rohra, Mr Sagar Rohra



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Md Rafik Uddin	Devi Realtors Developers Pvt Ltd-0.02796 Dec
2	Matabuddin	Devi Realtors Developers Pvt Ltd-0.02796 Dec
3	Md Samsul Huda	Devi Realtors Developers Pvt Ltd-0.02796 Dec
4	Md Jalal Uddin	Devi Realtors Developers Pvt Ltd-0.02796 Dec
5	Md Jakir Uddin	Devi Realtors Developers Pvt Ltd-0.02796 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Md Rafik Uddin	Devi Realtors Developers Pvt Ltd-0.0932 Dec
2	Matabuddin	Devi Realtors Developers Pvt Ltd-0.0932 Dec
3	Md Samsul Huda	Devi Realtors Developers Pvt Ltd-0.0932 Dec
4	Md Jalal Uddin	Devi Realtors Developers Pvt Ltd-0.0932 Dec
5	Md Jakir Uddin	Devi Realtors Developers Pvt Ltd-0.0932 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Md Rafik Uddin	Devi Realtors Developers Pvt Ltd-0.01398 Dec
2	Matabuddin	Devi Realtors Developers Pvt Ltd-0.01398 Dec
3	Md Samsul Huda	Devi Realtors Developers Pvt Ltd-0.01398 Dec
4	Md Jalal Uddin	Devi Realtors Developers Pvt Ltd-0.01398 Dec
5	Md Jakir Uddin	Devi Realtors Developers Pvt Ltd-0.01398 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Md Rafik Uddin	Devi Realtors Developers Pvt Ltd-0.15844 Dec
2	Matabuddin	Devi Realtors Developers Pvt Ltd-0.15844 Dec
3	Md Samsul Huda	Devi Realtors Developers Pvt Ltd-0.15844 Dec
4	Md Jalal Uddin	Devi Realtors Developers Pvt Ltd-0.15844 Dec
5	Md Jakir Uddin	Devi Realtors Developers Pvt Ltd-0.15844 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Md Rafik Uddin	Devi Realtors Developers Pvt Ltd-0.13042 Dec
2	Matabuddin	Devi Realtors Developers Pvt Ltd-0.13042 Dec
3	Md Samsul Huda	Devi Realtors Developers Pvt Ltd-0.13042 Dec
4	Md Jalal Uddin	Devi Realtors Developers Pvt Ltd-0.13042 Dec
5	Md Jakir Uddin	Devi Realtors Developers Pvt Ltd-0.13042 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rejopyani, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1625, LR Khatian No:- 4089		Owner Name not selected by applicant.



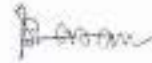
L2	LR Plot No:- 1627, LR Khatian No:- 4089		Owner Name not selected by applicant.
L3	RS Plot No:- 1630, RS Khatian No:- 4089		Owner Name not selected by applicant.
L4	RS Plot No:- 1631, RS Khatian No:- 4089		Owner Name not selected by applicant.
L5	LR Plot No:- 1632, LR Khatian No:- 4089		Owner Name not selected by applicant.



On 02-07-2021

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 6,17,986/-



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

On 07-07-2021

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

Presented for registration at 15:35 hrs on 07-07-2021, at the Private residence by Ashok Kumar Rohra .

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

Execution is admitted on 07/07/2021 by 1. Md Rafik Uddin, Son of Aptabuddin Mondal, Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 2. Matabuddin, Alias Matabuddin Mondal, Son of Aptabuddin Mondal, Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 3. Md Samsul Huda, Son of Aptabuddin Mondal, Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 4. Md Jalal Uddin, Son of Aptabuddin Mondal, Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business, 5. Md Jakir Uddin, Son of Aptabuddin Mondal, Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Business

Indetified by Mr Dipankar Chandra Das, ., Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-07-2021 by Ashok Kumar Rohra, director, Devi Realtors Developers Pvt Ltd, 73, Bangur Avenue, Block/Sector: C, City:-, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Dipankar Chandra Das, ., Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 07-07-2021 by Nilesh Kumar Rohra, director, Devi Realtors Developers Pvt Ltd, 73, Bangur Avenue, Block/Sector: C, City:-, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Dipankar Chandra Das, ., Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 07-07-2021 by Mr Sagar Rohra, director, Devi Realtors Developers Pvt Ltd, 73, Bangur Avenue, Block/Sector: C, City:-, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055



Identified by Mr Dipankar Chandra Das, . Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, . North 24 Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate



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

On 22-07-2021

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

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


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

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

Description of Stamp
1. Stamp: Type: Impressed, Serial no 186, Amount: Rs.100/-, Date of Purchase: 18/06/2021, Vendor name: MITA DUTTA



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



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2021, Page from 309530 to 309562
being No 152307350 for the year 2021.



Digitally signed by SANJOY BASAK
Date: 2021.07.27 11:04:21 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2021/07/27 11:04:21 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

