

A222

2-7351/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/1091777/21

AF 153893

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

Basam

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

22 JUL 2021

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

837 10-5-2021

নং- তাং- মূল্য-
ক্রেতার নাম ও মাং
স্ট্যাম্প ভেডার স্বাক্ষর
বিধান নং (সিটি লোক সিটি) এ ডি এস আর, ও
মোট স্ট্যাম্প ক্রয় তাং ১০০০০
চালান নং মোট কত টাকা খরিস
টেকারী-বারাকপুর, ভেডার-মিতা দত্ত

1001

D.C. Day
Advocate
Barakpur

24 MAR 2021

998000

- Anon Kumar



5481

- Anon Kumar



5482

- Anon Kumar



5483

- Anon Kumar



5487

- Anon Kumar



5488

- Anon Kumar



5495

- Anon Kumar

১. এই নথিটিতে যে সকল বিবরণ উল্লেখ করা হয়েছে তা সত্য এবং সঠিক।
২. এই নথিটিতে উল্লেখ করা হয়েছে যে এই নথিটিতে উল্লেখ করা হয়েছে
৩. এই নথিটিতে উল্লেখ করা হয়েছে যে এই নথিটিতে উল্লেখ করা হয়েছে
৪. এই নথিটিতে উল্লেখ করা হয়েছে যে এই নথিটিতে উল্লেখ করা হয়েছে



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

07 JUL 2021

KNOW ALL MEN BY THESE PRESENTS that We, **Arif Uddin alias Md. Arif Uddin (PAN – AHOPU5056B) 2. Sarifuddin Mandal alias Md. Sarif Uddin (PAN – BVWPM8333C)** both sons of Late Kutubuddin Mondal, both by faith- Islam, both by nationality- Indian, both 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 - 6814 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 Brigardè and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

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.



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

07 JUL 2021

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.

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.

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 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 together with 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 :

ON THE NORTH : Vacant Land.

ON THE SOUTH : Vacant Land.

ON THE EAST : Vacant Land..

ON THE WEST : Vacant Land.

IN 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
 C/o: Nasir Uddin
 Address: Majherait
 P.O. P.O. Sai Rajachait
 No. 135

Arifuddin

Saifuddin Mandal

Signature of the Executants.

Arif Uddin

Saif Uddin

Sagar Kumar

2. Sagar Kumar Das
 #3, C Bangor Avenue
 Kol - 700055

Signature of the Attorneys.












DRAFTED AND PREPARED BY :

Dipankar Ch. Das
 (Sri Dipankar Chandra Das)

Advocate












Barasat Court

Enrollment No. F/680/587/2011.

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












Name.....

Signature..... *Arifuddin*

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












Name..... *Arifuddin mandal*

Signature.....

		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..... *Ahmed Hake*



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

Name.....

Signature Sayan Bhowmik.....



	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.....



भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0000/00400/54996

To
Ashok Kumar Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9830302940

28/11/2015
80768245



MD807882465FH



आपका आधार क्रमांक / Your Aadhaar No. :

3731 3317 5424

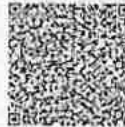
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Ashok Kumar Rohra
DOB : 01/11/1965
Male



3731 3317 5424

मेरा आधार, मेरी पहचान





भारत सरकार
Government of India

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 Bl- C
Bangur Avenue
Bangur Avenue
Bangur Avenue
Bangur Avenue
North 24 Parganas West Bengal - 700055
9674219578

Download Date: 10/01/2018

Generation Date: 28/12/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 2018-01-10 11:55:49
BT



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







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

28/11/2015
309488506



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

आयकर विभाग
INCOME TAX DEPARTMENT



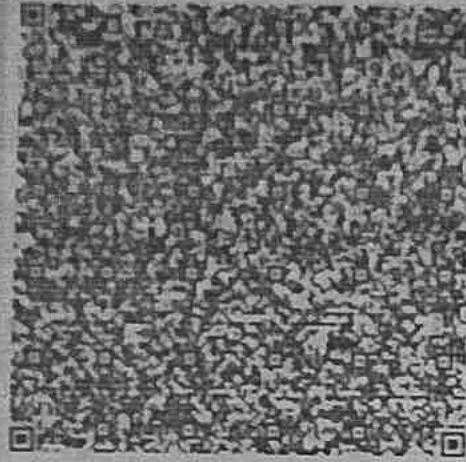
भारत सरकार
GOVT. OF INDIA



नाम / Name
SAGAR ROHRA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

BAPPR5052K



पिता का नाम / Father's Name
ASHOK KUMAR ROHRA

जन्म की तारीख /
Date of Birth
01/12/1992

Sagar Rohra

19122018

PAN Application Digitally Signed, Card Not
Valid unless Physically Signed.

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

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

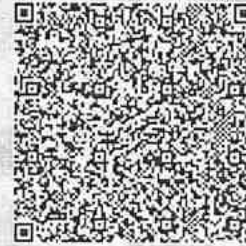
नाम / Name

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: 2020.12.29 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 कारदाला से संबंधित विभिन्न दस्तावेजों को जोड़ने में आयकर विभाग को सहायक होता है, जिसमें करों के भुगतान, आकलन, कर मांग, टैक्स बकाया, सूचना के मिलान और इलेक्ट्रॉनिक जानकारी का आसान रखरखाव व बहाली 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 दंड लगाया 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". सलग पैन कार्ड में एनहांस क्यूआर कोड शामिल है जो एक विशिष्ट एंड्रॉइड मोबाइल ऐप द्वारा पठनीय 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 खोने/पाने पर सुपवा सूचित करें/नोट करें:
आयकर पैन सेवा इकाई, एन एस डी ई
5 वीं मंजिल, मंत्री स्टर्लिंग,
प्लॉट नं. 341, सर्वे नं. 997/8,
मॉडल कॉलोनी, दीप बंगला चौक के पास,
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, Mantri Sterling,
Plot No. 341, Survey No. 997/8,
Model Colony, Near Deep Bungalow Chowk,
Pune - 411 016.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@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](#)



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

তালিকাভুক্তির নম্বর/ Enrolment No.: 1108/50738/01096

To
আরিফ উদ্দিন
Arif Uddin
S/O: Kutubuddin Mondal
00
majer ait
Rajarhat
Rajarhat
North 24 Parganas West Bengal - 700135
9836654510

Download Date: 21/09/2017

Generation Date: 08/09/2017

Signature valid

Digital Signature
UNIQUE IDENTIFICATION
AUTHORITY OF INDIA
Date: 21/09/2017 11:58:08
IST



আপনার আধার সংখ্যা / Your Aadhaar No. :

3889 2286 3449

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



আরিফ উদ্দিন
Arif Uddin
জন্মতারিখ/DOB: 01/01/1981
পুরুষ/ MALE



3889 2286 3449

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার

Unique Identification Authority of India

ভালিকাতুক্তির নম্বর/Enrolment No.: 1178/39424/00766

Download Date: 06/06/2017
Generation Date: 04/04/2017

To
সরিফুদ্দিন মণ্ডল
Sarifuddin Mandal
S/O: Kutubuddin Mandal
Majher Ait
Rajarhat
North 24 Parganas Rajarhat
West Bengal - 700135
9836654510

Signature valid

Digitally signed by
SARIFUDDIN MANDAL
AUTHORITY: INDIA 03
Date: 2017.06.06 21:04:27
+05'30'



আপনার আধার সংখ্যা / Your Aadhaar No. :

6600 3902 7029

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সরিফুদ্দিন মণ্ডল
Sarifuddin Mandal
জন্মতারিখ/ DOB: 07/04/1983
পুরুষ / MALE



6600 3902 7029

আমার আধার, আমার পরিচয়

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card


AHOPU5056B



नाम / Name
ARIF UDDIN

पिता का नाम / Father's Name
KUTUBUDDIN MONDAL

जन्म की तारीख / Date of Birth
01/01/1981


हस्ताक्षर / Signature



12102017

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA


SARIFUDDIN MANDAL

KUTUBUDDIN MANDAL

07/04/1983

Permanent Account Number

BVWPM8333C


Signature



Major Information of the Deed

Deed No :	I-1523-07351/2021	Date of Registration	22/07/2021
Query No. / Year	1523-8001091777/2021	Office where deed is registered	
Query Date	02/07/2021 6:15:12 PM	1523-8001091777/2021	
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]:- 152306814/2021		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, 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 :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>*Arif Uddin, (Alias: Arif Uddin) Son of Late Kutubuddin 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: Others, Citizen of: India, PAN No.:: AHxxxxxx6B,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</p>

2	Sarifuddin Mandal, (Alias: Md Saruf Uddin) Son of Late Kutubuddin 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: Others, Citizen of: India, PAN No.:: BVxxxxxx3C,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
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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	Mr Ashok Kumar Rohra (Presentant) 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.:: AGxxxxxx7P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Devi Realtors Developers Pvt Ltd (as director)
2	Mr 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 Arif Uddin, Sarifuddin Mandal, Mr Ashok Kumar Rohra, Mr Nilesh Kumar Rohra, Mr Sagar Rohra			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Arif Uddin	Devi Realtors Developers Pvt Ltd-0.0699 Dec
2	Sarifuddin Mandal	Devi Realtors Developers Pvt Ltd-0.0699 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Arif Uddin	Devi Realtors Developers Pvt Ltd-0.233 Dec
2	Sarifuddin Mandal	Devi Realtors Developers Pvt Ltd-0.233 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Arif Uddin	Devi Realtors Developers Pvt Ltd-0.03495 Dec
2	Sarifuddin Mandal	Devi Realtors Developers Pvt Ltd-0.03495 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Arif Uddin	Devi Realtors Developers Pvt Ltd-0.3961 Dec
2	Sarifuddin Mandal	Devi Realtors Developers Pvt Ltd-0.3961 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Arif Uddin	Devi Realtors Developers Pvt Ltd-0.32605 Dec
2	Sarifuddin Mandal	Devi Realtors Developers Pvt Ltd-0.32605 Dec

Land Details as per Land Record

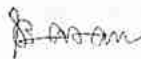
District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Rekjoyani, Pin Code : 700135

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 15:40 hrs on 07-07-2021, at the Private residence by Mr Ashok Kumar Rohra .

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

Execution is admitted on 07/07/2021 by 1. Arif Uddin, Alias Arif Uddin , Son of Late Kutubuddin Mondal, , Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others, 2. Sarifuddin Mandal, Alias Md Saruf Uddin , Son of Late Kutubuddin Mondal, , Majher Ait, Rajarhat, Reckjoani, P.O: Rajarhat, Thana: Rajarhat, , North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Others

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 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

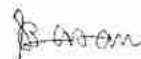
Indetified by Mr Dipankar Chandra Das, , Son of Mr D K Das, Barasat Court, P.O: Barasat, Thana: Barasat, , North 24 -Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Advocate

Execution is admitted on 07-07-2021 by Mr 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 Mr 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



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.

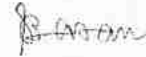
Payment of Fees

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 837, Amount: Rs.100/-, Date of Purchase: 10/05/2021, 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 309563 to 309589

being No 152307351 for the year 2021.



Sanjoy Basak

Digitally signed by SANJOY BASAK
Date: 2021.07.27 11:04:42 +05:30
Reason: Digital Signing of Deed.

(Sanjoy Basak) 2021/07/27 11:04:42 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)