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27/06/22
Additional Registrar of Assurances-
Kolkata

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Certified that the Document is admitted to
Registration and that the
endorsements are the part of this document
[Signature]
Additional Registrar
of Assurances II Kolkata

27 JUN 2022

GENERAL POWER OF ATTORNEY IN CONNECTION WITH
THE JOINT VENTURE DEVELOPMENT AGREEMENT
DATED. 27TH..... DAY OF JUNE, 2022

22 JUN 2022

28276

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Ashalata Mondal & Co. S. Subanguri Colony, Udayanga Nagar, P. S. Newtown.

201-139.

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

[Handwritten signature]



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
27 JUN 2022

3505 KOL 13
nilon Sardar
S/O A.Z. Sardar
Samboshpur Bardihati
Kolkata. 700066.

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS 27TH DAY OF JUNE, TWO THOUSAND TWENTY TWO, BY US

(1) MRS. ASHALATA MONDAL (having PAN – FZVPM1758N, Aadhar No. – 4882 9275 7334, Mobile No. – 7278502565), wife of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Sulanguri Colony, Gouranga Nagar, District - North 24 Parganas, PIN - 700159, Post Office - Gouranga Nagar, Police Station – New Town, West Bengal, India,

(2) MR. BIDYUT KUMAR MONDAL (having PAN – ADRPM1325J, Aadhar No. – 8844 2331 9741, Mobile No. – 8945807083), son of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Trilakya Nagar, Uttar Bagdogra, District - Darjeeling, PIN - 734014, Post Office - Bagdogra, Police Station - Bagdogra, West Bengal, India,

(3) MR. BIPLOB KUMAR MONDAL alias BIPLOB MONDAL (having PAN – AMAPM0852A, Aadhar No. – 2530 9814 5376, Mobile No. – 8240434832), son of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Sulanguri Colony, Gouranga Nagar, District - North 24 Parganas, PIN - 700159, Post Office – Gouranga Nagar, Police Station – New Town, West Bengal, India,

(4) MRS. SWAPNA HALDER (having PAN – AKBPH4798R, Aadhar No. – 4000 7451 2895, Mobile No. – 9051109255), wife of Mr. Hari Charan Haldar and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Aswinipally School Road, Maniknagar, Barasat(m), District - North 24 Parganas, PIN - 700124, Post Office - Barasat, Police Station - Barasat, West Bengal, India,

(5) MRS. JHARNA BISWAS (having PAN – CAJPB0852L, Aadhar No. – 5559 2876 2003, Mobile No. – 9304232332), wife of Mr. Shyamal Biswas and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Chandsi Building Pathal Kudwa Barhi Toli Purulia Road, Near Badshah Lodge Ranchi, District - Ranchi, PIN - 834001, Post Office - Lalpur, Police Station – Lalpur, Ranchi, Jharkhand, India,

(6) MRS. SANTWANA MONDAL (having PAN – AJFPM3780P, Aadhar No. – 8971 9391 4720, Mobile No. – 9378002967), wife of Mr. Biren Mondal and daughter of

Late Kumud Bandhu Mondal, by Nationality Indian, residing at Gopal Nagar Road, Ward No.6, Coopers Camp, Ranaghat – I, Nadia, District - Nadia, PIN – 741232, Post Office – Coopers Camp, Police Station – Coopers Camp, Ranaghat, West Bengal, India,

(7) MRS. APARNA GHOSH (having PAN – CNBPG9637F, Aadhar No. – 9463 0507 6773, Mobile No. – 9874469773), wife of Mr. Dilip Ghosh and daughter of Late Kumud Bandhu Mondal, by Nationality Indian, residing at Chandiberia Sarada Nagar, Rajarhat, Gopalpur(M), Krishnapur, District - North 24 Parganas, PIN - 700102, Post Office - Krishnapur, Police Station – New Town, 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:-

DERIVATION OF TITLE OF A PORTION OF LAND IN R.S/L.R DAG NO. – 2810 IN MOUZA - GHUNI BEING PLOT OF LAND NO. – 1

1. By virtue of a Sale Deed dated 06.06.1969 registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 68, Page – 1 to 3, Being No. – 4225, for the year 1969, one **Dhirendra Nath Chakraborty** purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **35 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from one **Kamalesh Kumar Roy Chawdhury & others** for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **35 Decimal** of land comprised in **R.S Dag No. 2810, in Mouza – Ghuni.**

2. By virtue of a **Sale Deed dated 01.06.1973** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 96, Page – 35 to 37, Being No. – 4468, for the year 1973, one **Aditya Roy Chawdhury** purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **33 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from said Dhirendra Nath Chakraborty for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **33 Decimal** of land comprised in R.S Dag No. 2810, in **Mouza – Ghuni**.
3. By virtue of a **Sale Deed dated 27.05.1981** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 112, Page – 281 to 283, Being No. – 5454, for the year 1981, one Kumud Bandhu Mondal, husband/father of the Owners herein, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **30 Decimal out of 33 Decimal** comprised in **R.S Dag No. – 2810** (C.S Dag No. 2606), R.S Khatian No. – 408, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, from said Aditya Roy Chawdhury for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **30 Decimal** of land comprised in R.S Dag No. 2810, in **Mouza – Ghuni**.
4. Afterward said Kumud Bandhu Mondal mutated his name in respect of the said about **30 Decimal** land in **R.S Dag No. 2810** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 538/1**. Subsequently, **L.R Dag No. 2810** and **L.R Khatian 538/1** in the concerned BL&LRO.
5. Said Kumud Bandhu Mondal during his life time sold 8.2497 Decimal of land out of said 30 Decimal of land and hence retained about **21.7503 Decimal**

equivalent to **13 Cottahs 02 Chitak 33 Square Feet** of land in **L.R Dag No. 2810** in **Mouza – Ghuni** under **L.R Khatian 538/1**. Due to widening the adjacent road said Kumud Bandhu Mondal had voluntarily foregone some area from the said retained land. Now the actual measurement of the retained land is about **12 Cottahs 03 Chitak 24 Square Feet** which he was actually possessed.

6. On 24.04.1987 said Kumud Bandhu Mondal died intestate leaving behind the Owners herein as his legal heirs as per the Hindu Succession Act, 1956 and the Dayabhaga School Hindu Law by which he was governed till his death. After demise of said Kumud Bandhu Mondal the Owners herein became the joint owners in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **21.7503 Decimal** equivalent to **13 Cottahs 02 Chitak 33 Square Feet** (after voluntarily foregoing some area of land for widening the adjacent road the actual land in possession became about **12 Cottahs 03 Chitak 24 Square Feet**) the comprised in **L.R Dag No. 2810, L.R Khatian 538/1, in Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, hereinafter referred to as the “PLOT OF LAND NO. – 1”**, more fully and particularly described in the **Schedule – A** written below, together with all easement rights in equal proportion.
7. The Owners herein did not mutate their names in respect of the said **PLOT OF LAND NO. – 1** in the record of the concerned BL&LRO and other concerned authorities.
8. There are three plots of land being **(A) ALL THAT Sali** (Agricultural) land measuring about **09 Cottah 06 Chitak** comprised in **R.S/L.R Dag No. 2813, in Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with right to use 6 Feet wide Common Passage together with all easement rights, afterward, said 06 Feet Common Passage was widen to about 16 Feet 5 Inches, hereinafter referred to as the said**

"PLOT OF LAND NO. – 2", more fully and particularly described in the "Schedule – B" written below, (B) ALL THAT *Sali* (Agricultural) land measuring about 26 Cottah 10 Chitak 40 Square Feet comprised in R.S/L.R Dag No. 2801, in Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage, hereinafter referred to as the said "PLOT OF LAND NO. – 3", more fully and particularly described in the "Schedule – C" written below, AND (C) ALL THAT *Sali* (Agricultural) land measuring about 01 Cottah 11 Chitak 22 Square Feet comprised in R.S/L.R Dag No. 2801, in Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage, hereinafter referred to as the said "PLOT OF LAND NO. – 4", more fully and particularly described in the "Schedule – D" written below are contiguous to each other. The said PLOT OF LAND NO. – 2, PLOT OF LAND NO. – 3 and PLOT OF LAND NO. – 4 are owned by different land owners in respect of their respective share therein. The said PLOT OF LAND NO. – 1, PLOT OF LAND NO. – 2, PLOT OF LAND NO. – 3 and PLOT OF LAND NO. – 4 are contiguous to each other.

**BACK GROUND OF PLAN OF DEVELOPMENT AMONGST THE OWNERS OF
PLOT OF LAND NO. 1, PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 AND
PLOT OF LAND NO – 4**

9. The owners of the said PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 were desirous of developing the said PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 upon amalgamating those into a single plot of land and by constructing several residential-cum-commercial building/buildings consisting of several flats,

shops, car parking, etc. along with common area on the said proposed amalgamated land, hereinafter referred to as the said "PROJECT". Due to their incapacity of technical knowledge and paucity of funds and time had decided to develop the said PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 with a suitable developer who has got the adequate experiences and also all capability and/ or means to undertake development of such Project.

10. The owners of the said PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 had entered into three Registered Joint Venture Development Agreements dated 24th day of March 2022 vide Deed No. 3101/2022, 3102/2022 and 3103/2022 and linked developmental Registered Power of Attorneys vide Deed No. 3128/2022, 3131/2022 and 3130/2022 duly registered in the office of the Registrar of Assurances – II, Kolkata with one M/s VALUE HOMES CONSTRUCTION, herein after referred to as the "DEVELOPER", in respect of said PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 to develop the said Project thereon.
11. As the PLOT OF LAND NO. 1, PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 are contiguous to each other, the Owner herein have foreseen, conceived and understood the bright future prospect of the said Project and is desirous to be the part of the said Project by including their PLOT OF LAND NO. 1 into the said Project. In such intention the Owners herein approach the Developer with the abovementioned proposal.
12. As per the abovementioned Registered Joint Venture Development Agreements dated 24th day of March 2022 vide Deed No. 3101/2022, 3102/2022 and 3103/2022 executed and registered by and between the owners of the said PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3 and the Developer herein, the Developer herein has the right and liberty to enlarge the said Project any time by adding contiguous lands to the said Project and the owners of PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4 shall have No Objection for that in whatsoever

manner. In view of that the Developer has agreed to include the said **PLOT OF LAND NO: 1** in the said **Project**.

13. The Owner herein and the Developer are agreed to develop the said **PLOT OF LAND NO. – 1, PLOT OF LAND NO – 2, PLOT OF LAND NO – 3 and PLOT OF LAND NO. – 4** upon amalgamating those into a single plot of land, **Totally measuring about 49 Cottah 15 Chitak 41 Square Feet (equivalent to 35996 Square Feet)**, herein after referred to as the said **“PROJECT LAND”**, more fully and particularly described in the **“Schedule – E”**.

BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT

14. The Owners herein and 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.
15. The Appointers/Principals/Owners herein executed a Joint Venture Development Agreement dated 27.06.2022 duly registered in the office of the Additional Registrar of Assurances – II and recorded in Book No. – I, Serial No. -1902007962/20²², Being No. -190207149/20²², for the year 2022 in favour of the Developer in respect of development of the said **Project Land** and implementation of the said **Project** thereon subject to the terms and conditions mentioned therein.
16. To give effect to said Joint Venture Development Agreement dated 27.06.2022 and to facilitate the said development work along with all related and incidental work in the said **PLOT OF LAND NO – 1** and as well as the **Project Land**, we, the Appointer, do hereby execute this General Power of Attorney.

S. Mandal
S. Mandal

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

- A. We do hereby nominate, constitute and appoint **(1) MR. KAJAL KUMAR MALLICK (PAN – ALVPM1173C, Aadhar No. – 3408 3316 0287, Mobile No. – 9681868699)**, son of Late Nilkamal Mallick, residing at Jyotinagar, Post Office - Gourangonagar, Police Station - Newtown, Kolkata – 700159, West Bengal, India, **(2) MR. SWAPAN KUMAR DAS (PAN - AHOPD3494Q, Aadhar No. – 6314 6745 9814, Mobile No. – 9874310375)**, son of Mr. Amar Chandra Das, residing at Ramkrishna Pally, Post Office -Gourangonagar, Police Station - Newtown, Kolkata-700159, West Bengal, India, **AND (3) MR. SANTIMOY KUNDU (PAN – AKQPK8126R, Aadhar No. – 7763 3201 7336, Mobile No. – 9830024728)**, son of Late Gopal Chand Kundu alias Gopal Chandra Kundu, residing at Lalkuthi, Purbayen, Post Office -Gopalpur, Police Station - Newtown, Kolkata - 700136, West Bengal, India, being the nominees and as well as the Partners of the Developer Firm, **M/s VALUE HOMES CONSTRUCTION**, 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 and severally 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 and severally:
- a) To supervise, manage, control and look after the said property and take all steps for protection and preservation of the said schedule **PLOT OF LAND NO – 1** and as well as the **Project Land**.
 - b) To obtain mutation, rectification, conversion, plan from the concerned BL&LRO, Jyangra – Hatiyara Gram Panchayate No. – 2 and other competent authorities in respect of the said

PLOT OF LAND NO – 1 and as well as the **Project Land** in the name of the Owners.

- c) To prepare plans for the development of the said **Project Land**, to submit, to sign on our behalf and to take all steps for the sanctioning of building plan and / or Revised Plan modification and/or alteration and rectification of the building plan or plans in respect of the said **Project Land** and the said **Project** with the Jyangra – Hatiyara Gram Panchayate No. – 2 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 **PLOT OF LAND NO – 1** and as well as the **Project Land** and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities and to obtain necessary permission, no objection etc. and also prefer appeal or appeals from any order of the Competent Authority and/or any other Authority made under the provision of the said in connection with the said Property.
- e) To enter upon the said **PLOT OF LAND NO – 1** 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 Jyangra – Hatiyara Gram Panchayate No. – 2 and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government and Jyangra – Hatiyara Gram Panchayate No. – 2, 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 Levies and charges to the State Govt. to the Competent Authority and to make/raise objections against enhancement of taxes in respect of the said **PLOT OF LAND NO – 1**.
- h) To pay various deposits to the Jyangra – Hatiyara Gram Panchayate No. – 2 and other concerned authorities as may be necessary for the purpose of carrying out the development work of the said **PLOT OF LAND NO – 1** and as well as the **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 Jyangra – Hatiyara Gram Panchayate No. – 2 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 Jyangra – Hatiyara Gram Panchayate No. – 2 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, Jyangra – Hatiyara Gram Panchayate No. – 2 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, Jyangra – Hatiyara Gram Panchayate No. – 2, BL&LRO and / or any other competent authority in respect of all matters relating to the said schedule **PLOT OF LAND NO – 1** and as well as the **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 schedule **PLOT OF LAND NO – 1** and as well as the **Project Land**.
- q) To execute, sign, enter into, acknowledge, perfect and do all such conveyances, leases, mortgages, transfers, surrenders,

releases, assurances, deeds, agreements, instruments, acts and things as shall be necessary or as the said Attorney may deem necessary or proper for all or in relation to all or any of the purposes or matters aforementioned in respect of Developer's Allocation.

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

execute and submit all papers applications documents and to do all other acts deeds and things as may be required in this connection.

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

and give proper receipts thereof and handover the possession thereof and to sign all documents as may be required.

- cc) To execute all types of deeds and conveyances including deed of sale/deed of assignment etc in respect of the Developer's Allocation in said **Project** and/or any portions thereof in our name and on our behalf and present the same before the appropriate Registrar and to admit execution and to accept entire consideration/receivable from the intending buyer(s)/assignee(s) and to issue proper receipt of consideration/receivables received and handover the possession thereof and also to do all other lawful acts, deeds and things, which the said Attorneys shall consider necessary for completion of said Registration.
- dd) To accept service of any writ or summons or other legal process and to appear in any court and before all courts, Magistrate or Judicial or other office whatsoever as by the said Attorney shall deem advisable and to commence any action/other proceedings in any Court of Law and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/belonging or payable to us by any person firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our name or in the name of the said Attorney.
- ee) To do and perform all acts, deeds, matter and things necessary and convenient for all or any of the purposes

aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.

- ff) To refer any dispute touching and concerning the said Plot and/or the building to be constructed thereon to arbitration to nominate or appoint or appoint any person as the Arbitrator and to take all steps in the arbitration reference.

AND GENERALLY to do execute and perform all or any such acts, deeds or things whatsoever which ought to be done execute or performed in connection with the said property as the 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 said **PLOT OF LAND NO – 1** and as well as 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 **PLOT OF LAND NO – 1** and as well as the **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 **PLOT OF LAND NO – 1** and as well as the **Project Land**.

AND this Power of Attorney is revocable in nature.

SCHEDULE – A**(SAID PLOT OF LAND NO. – 1 ABOVE REFERRED TO)**

ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about **21.7503 Decimal** equivalent to **13 Cottahs 02 Chitak 33 Square Feet** (after voluntarily foregoing some area of land for widening the adjacent road the actual land in possession became about **12 Cottahs 03 Chitak 24 Square Feet**) the comprised in **L.R Dag No. 2810, L.R Khatian 538/1**, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in **District North 24 Parganas** (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2.

SCHEDULE – B**(SAID PLOT OF LAND NO. – 2 ABOVE REFERRED TO)**

ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about **09 Cottah 06 Chitak** comprised in **L.R Dag No. 2813**, L.R Khatian No. – 3828 and 1797/1, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in **District North 24 Parganas** (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN – 700162 together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project in L.R Dag No. – 2813. Afterward, said 06 Feet Common Passage was widen to about 16 Feet 5 Inches.

SCHEDULE – C**(SAID PLOT OF LAND NO. – 3 ABOVE REFERRED TO)**

ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about **26 Cottah 10 Chitak 40 Square Feet** comprised in **L.R Dag No. 2801**, in the following different L.R Khatian Nos., in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in **District North 24 Parganas** (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN – 700162 along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project in L.R Dag No. - 2801.

Owners	L.R. Khatian	Area of Land Owned as per Sale Deed in Dag No. 2801 (Cottah-Chitak-Sft)
Owners of PLOT OF LAND NO. - 3	1291, 5353, 8932, 7052, 7053, 3120, 3121, 3123, 3122, 1310, 5076, 5075, 3116 & 3117	26-10-40

SCHEDULE – D

(SAID PLOT OF LAND NO. – 4 ABOVE REFERRED TO)

ALL THAT piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **L.R Dag No. 2801**, in L.R Khatian No. 10109, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN – 700162, along with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project in L.R Dag No. - 2801.

SCHEDULE – E

(THE SAID PROJECT LAND ABOVE REFERRED TO)

ALL THAT piece and parcel of *Sali* (Agricultural) land **Totally** measuring about **49 Cottah 15 Chitak 41 Square Feet** comprised in (a) about **12 Cottah 03 Chitak 24 Square Feet** in L.R Dag No. 2810, (b) about **09 Cottah 06 Chitak** in L.R Dag No. 2813, (c) about **26 Cottah 10 Chitak 40 Square Feet** in L.R Dag No. 2801, **AND** (d) about **01 Cottah 11 Chitak 22 Square Feet** in L.R Dag No. 2801, in following manner in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN - 700162 together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project in L.R Dag No. – 2813 (afterward, said

06 Feet Common Passage was widen to about 16 Feet 5 Inches) and also together with proportional undivided half share in 10 Feet wide Common Passage together with all easement rights including right to use all Common Passage in the said Plotting Project L.R Dag No. – 2801, as the case may be. and delineated in RED borders in the map or plan annexed hereto and butted and bounded in the manner as follows:-

- On the North : 12 Feet wide Road, L.R. Dag No. 2801 (P) & L.R. Dag No. 2813 (P)
 On the South : L.R. Dag No. 2813 (F), L.R. Dag No. 2810 (P) & 08 Feet wide Road
 On the East : 16 Feet 5 Inches wide Road & L.R. Dag No. 2813 (P), 2811 (P)
 On the West : L.R. Dag No. 2801 (P) & L.R. Dag No. 2809 (P)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY MONTH AND YEAR FIRST ABOVE WRITTEN.

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

1. Milon Sarda
 Alipore Judge Court
 KOL- 700027

1. 

Read over and explained the contents of
 this POA to the Owner No. 1 herein in
 Bengali language by me

Subhabrata Das,
 Advocate

2. Tapas Mondal
 Pedanaity
 P.S - Electronics Complex
 K.S. - Krishnapur,
 KOL - 102

2. Bidyut K. Mondal.

3. Biplob K. Mondal.
 Biplob Kumar Mondal.

4. Swarna Halder.

5. Jharna Biswas.

6. Santwana Mondal


7. Aparna Ghosh .

SIGNATURE OF
THE APPOINTERS/PRINCIPALS/OWNERS

We accept the above mentioned Powers

1. Kajalkumar Nalick .

2. Swapan & son

3. 

SIGNATURE OF
THE DEVELOPER

Drafted and prepared in my
chamber,

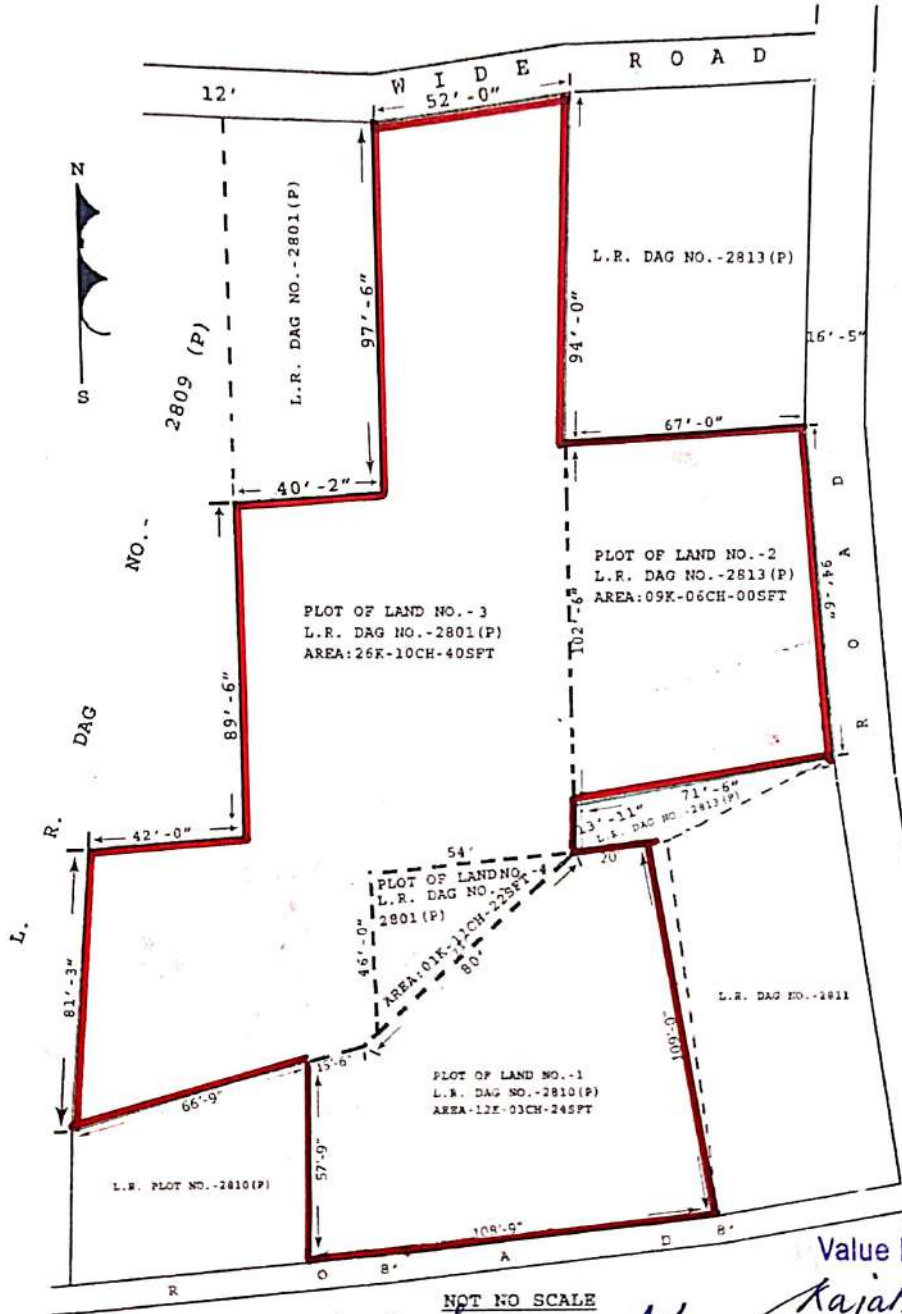
Subhabrata Das.

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














PLAN of PROJECT LAND being Sali (Agricultural) land totally measuring about 49 Cottah 15 Chitak 41 Square Feet in Mouza – Ghuni, in different L.R Khatian Nos., J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, in District North 24 Parganas, Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, PIN – 700162 in RED Border, comprised in as follows:

(a) PLOT OF LAND NO. – 1 = about 12 Cottah 03 Chitak 24 Square Feet in L.R Dag No. 2810,
 (b) PLOT OF LAND NO. – 2 = about 09 Cottah 06 Chitak in L.R Dag No. 2813,
 (b) PLOT OF LAND NO. – 3 = about 26 Cottah 10 Chitak 40 Square Feet in L.R Dag No. 2801, AND
 (c) PLOT OF LAND NO. – 4 = about 01 Cottah 11 Chitak 22 Square Feet in L.R Dag No. 2801.














1. *[Handwritten Name]*
 2. Bidyut Kr. Mandal.
 3. Biplob Kr. Mandal.
 4. Swapna Halder.
 5. Jharna Biswas.
 6. Santwana Mandal
 7. Aparna Bhowsh
- OWNERS

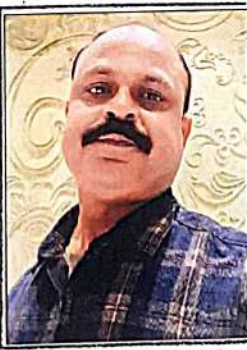










Value Homes Construction
Kajal Kumar Nalik
 Partner
 Value Homes Construction
Swapna C D
 Partner
 Value Homes Construction
[Signature]
 DEVELOPER
 Partner

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



Name..... Mammal S. D. M.
 Signature.....

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












Name..... Bidyut K. Mondal.
 Signature..... Bidyut

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












Name..... Biplob K. Mondal.
 Signature..... Biplob Kumar Mondal.

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












Name..... Swarna Halder.
 Signature..... Swarna Halder.

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












Name Tharna Biswas
 Signature Tharna Biswas

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







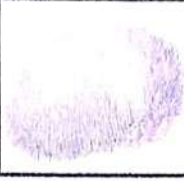




Name Santwana Mondal
 Signature S. Mondal

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

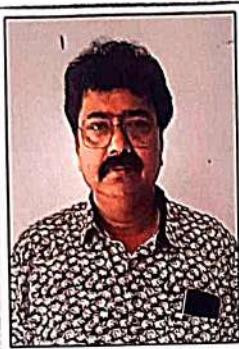
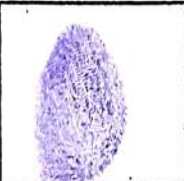









Name Aparna Ghosh
 Signature Aparna Ghosh

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

Name KATAL KUMAR MALLIK
 Signature Katal Kumar Mallik

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

Name..... SWAPAN KUMAR DAS
 Signature..... Swapan K Das

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

Name..... SANTOSH KUMAR
 Signature..... Santosh Kumar

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

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

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

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



ভারতের নির্বাচন কমিশন
পন্থিত্য পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ATR1759885



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

ATR1759885

ঠিকানা:
১৫৭ মেটিয়াবুর (সন্তোষপুর পদিরহাটি, উচ্চদাঙ্গা),
বহেশতলা, রবীন্দ্রনগর, কোলকাতা- 700066

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



Date: 30/12/2014

157-মেটিয়াবুর নির্বাচন কেন্দ্রের নির্বাচক নিয়ন্ত্রক
আধিকারিকের স্বাক্ষরের অনুলিপি
Facsimile Signature of the Electoral
Registration Officer for
157-Metiaburuz Constituency

যদি কোন পরিবর্তন হলে নতুন ঠিকানায় জোড়ার সঠিক নম্বর প্রদান করে
সম্পর্কিত নতুন সঠিক পরিচয়পত্র পাওয়ার জন্য লিখিত করে এর
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।
In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

Milon Sardar




Major Information of the Deed

Deed No :	I-1902-07160/2022	Date of Registration	27/06/2022
Query No / Year	1902-8001941921/2022	Office where deed is registered	
Query Date	27/06/2022 2:23:10 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MII ON SARDAR ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830829359, Status : Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 70,41,127/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 190207149/2022		

Land Details :

District North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Pin Code : 700162							
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
11	LR-2810	LR-538/1	Bastu Shali	13 Katha 2 Chatak 33 Sq Ft		70,41,127/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				21.7319Dec	0/-	70,41,127 /-	



Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ASHALATA MONDAL Wife of Late KUMUD BANDHU MONDAL Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
		27/06/2022	LTI 27/06/2022	27/06/2022



SULANGURI COLONY GOURANGA NAGAR, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: FZxxxxxx8N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIDYUT KUMAR MONDAL Son of Late KUMUD BANDHU MONDAL Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			<i>Bidyut K Mondal</i>
	27/06/2022	LTI 27/06/2022	27/06/2022






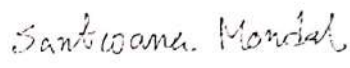



TRILAKYA NAGAR UTTAR BAGDOGRA, City:- , P.O:- BAGDOGRA, P.S:-Darjeeling, District:- Darjeeling, West Bengal, India, PIN:- 734014 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx5J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mr BIPLOB KUMAR MONDAL, (Alias: Mr BIPLOB MONDAL) Son of Late KUMUD BANDHU MONDAL Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			<i>Biplob Kumar Mondal</i>
	27/06/2022	LTI 27/06/2022	27/06/2022

SULANGURI COLONY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700159 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AMxxxxxx2A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs SWAPNA HALDER Wife of Mr HARI CHARAN HALDER Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			<i>Swapna Halder</i>
	27/06/2022	LTI 27/06/2022	27/06/2022







ASWINIPALLY SCHOOL ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx8R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office

Name	Photo	Finger Print	Signature
Mrs JHARNA BISWAS Wife of Mr SHYAMAL BISWAS Executed by: Self, Date of Execution: 27/06/2022 Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
27/06/2022	LTI 27/06/2022	27/06/2022	
CHANDI BUILDING PATHAL BUDWA BARHI TOLI PURULIA ROAD, City:- , P.O:- LALPUR, P.S:- LALPUR, District:-Ranchi, Jharkhand, India, PIN:- 834001 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CAxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs SANTWANA MONDAL Wife of Mr BIREN MONDAL Executed by: Self, Date of Execution: 27/06/2022 Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
27/06/2022	LTI 27/06/2022	27/06/2022	
GOPAL NAGAR ROAD, City:- , P.O:- VOOPERS CAMP, P.S:-Chapra, District:-Nadia, West Bengal, India, PIN:- 741232 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJxxxxxx0P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs APARNA GHOSH Wife of Mr DILIP GHOSH Executed by: Self, Date of Execution: 27/06/2022 Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			
27/06/2022	LTI 27/06/2022	27/06/2022	
CHANDIBERIA SARADA NAGAR, City:- , P.O:- KRISHNAPUR, P.S:-New Town, District:-North24-Parganas, West Bengal, India, PIN:- 700102 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CNxxxxxx7F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	VALUE HOMES CONSTRUCTION Ramkrishna Pally, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: aaxxxxx8m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr KAJAL KUMAR MALLICK (Presentant) Son of Late NILKAMAL MALLICK Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 3:07PM	 LTI 27/06/2022
JYOTINAGAR, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx3C,Aadhaar No Not Provided Status : Representative, Representative of : VALUE HOMES CONSTRUCTION (as PARTNER)			
2	Mr SWAPAN KUMAR DAS Son of Mr AMAR CHANDRA DAS Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 3:07PM	 LTI 27/06/2022
RAMKRISHNA PALLY, City:- , 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 Status : Representative, Representative of : VALUE HOMES CONSTRUCTION			
3	Mr SANTIMOY KUNDU Son of Late GOPAL CHAND KUNDU Alias GOPAL CHANDRA KUNDU Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office	 Jun 27 2022 2:58PM	 LTI 27/06/2022
LALKUTHI, PURBAYEN, City:- , P.O:- GOPALPUR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700136, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx6R,Aadhaar No Not Provided Status : Representative, Representative of : VALUE HOMES CONSTRUCTION (as PARTNER)			

Applicant Details :

Mr MILON SARDAR Son of A / SARDAR SANJOSHIPUR, PADIRHAT, City:- Not Specified, P.O.- BUDHANNAGAR, P.S.- Rabindranagar, District:-South 24- Parganas, West Bengal, India, PIN:- 700066			
	27/06/2022	27/06/2022	27/06/2022

Identifiers Of Mrs ASHALATA MONDAL, Mr BIDYUT KUMAR MONDAL, Mr BIPLOB KUMAR MONDAL, Mrs SWAPNA HALDER, Mrs JHARNA BISWAS, Mrs SANTWANA MONDAL, Mrs APARNA GHOSH, Mr KAJAL KUMAR MALLICK, Mr SWAPAN KUMAR DAS, Mr SANTIMOY KUNDU

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ASHALATA MONDAL	VALUE HOMES CONSTRUCTION-3.10455 Dec
2	Mr BIDYUT KUMAR MONDAL	VALUE HOMES CONSTRUCTION-3.10455 Dec
3	Mr BIPLOB KUMAR MONDAL	VALUE HOMES CONSTRUCTION-3.10455 Dec
4	Mrs SWAPNA HALDER	VALUE HOMES CONSTRUCTION-3.10455 Dec
5	Mrs JHARNA BISWAS	VALUE HOMES CONSTRUCTION-3.10455 Dec
6	Mrs SANTWANA MONDAL	VALUE HOMES CONSTRUCTION-3.10455 Dec
7	Mrs APARNA GHOSH	VALUE HOMES CONSTRUCTION-3.10455 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2810, LR Khatian No:- 538/1	Owner: কুমুদ বন্ধু মণ্ডল, Gurdian: যোগেশ মণ্ডল, Address: শুলংগড়ী, Classification: শালি, Area: 0.22000000 Acre,	Owner Name not selected by applicant.

27-06-2022

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 14:45 hrs on 27-06-2022, at the Office of the A.R.A. - II KOLKATA by Mr KAJAL KUMAR MALLICK .

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 70,41,127/-

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

Execution is admitted on 27/06/2022 by 1. Mrs ASHALATA MONDAL, Wife of Late KUMUD BANDHU MONDAL, SULANGURI COLONY GOURANGA NAGAR, P.O: GOURANGA NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession House wife, 2. Mr BIDYUT KUMAR MONDAL, Son of Late KUMUD BANDHU MONDAL, TRILAKYA NAGAR UTTAR BAGDOGRA, P.O: BAGDOGRA, Thana: Darjeeling, , Darjeeling, WEST BENGAL, India, PIN - 734014, by caste Hindu, by Profession Others, 3. Mr BIPLOB KUMAR MONDAL, Alias Mr BIPLOB MONDAL, Son of Late KUMUD BANDHU MONDAL, SULANGURI COLONY, P.O GOURANGA NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by Profession Others, 4. Mrs SWAPNA HALDER, Wife of Mr HARI CHARAN HALDER, ASWINIPALLY SCHOOL ROAD, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 5. Mrs JHARNA BISWAS, Wife of Mr SHYAMAL BISWAS, CHANDI BUILDING PATHAL BUDWA BARHI TOLI PURULIA ROAD, P.O: LALPUR, Thana: LALPUR, , Ranchi, JHARKHAND, India, PIN - 834001, by caste Hindu, by Profession House wife, 6. Mrs SANTWANA MONDAL, Wife of Mr BIREN MONDAL, GOPAL NAGAR ROAD, P.O: VOOPERS CAMP, Thana: Chapra, , Nadia, WEST BENGAL, India, PIN - 741232, by caste Hindu, by Profession House wife, 7. Mrs APARNA GHOSH, Wife of Mr DILIP GHOSH, CHANDIBERIA SARADA NAGAR, P.O: KRISHNAPUR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700102, by caste Hindu, by Profession House wife

Indetified by Mr MILON SARDAR, , , Son of A Z SARDAR, SANTOSH PUR,PADIRHAT, P.O: BUDHANNAGAR, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 27-06-2022 by Mr SWAPAN KUMAR DAS,

Indetified by Mr MILON SARDAR, , , Son of A Z SARDAR, SANTOSH PUR,PADIRHAT, P.O: BUDHANNAGAR, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-06-2022 by Mr SANTIMOY KUNDU, PARTNER, VALUE HOMES CONSTRUCTION, Ramkrishna Pally, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr MILON SARDAR, , , Son of A Z SARDAR, SANTOSH PUR,PADIRHAT, P.O: BUDHANNAGAR, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 27-06-2022 by Mr KAJAL KUMAR MALLICK, PARTNER, VALUE HOMES CONSTRUCTION, Ramkrishna Pally, City:- , P.O:- Gouranganagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159

Indetified by Mr MILON SARDAR, , , Son of A Z SARDAR, SANTOSH PUR,PADIRHAT, P.O: BUDHANNAGAR, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- , I = Rs 55/- , M(a) = Rs 7/- , M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

ment of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp Type: Impressed, Serial no 28276, Amount: Rs.100/-, Date of Purchase: 22/06/2022, Vendor name: S DAS

fm
1

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2022, Page from 276428 to 276462

being No 190207160 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.07.07 11:00:30 -07:00
Reason: Digital Signing of Deed.

Satyajit Biswas) 2022/07/07 11:00:30 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)