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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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24/03/22
Additional Registrar of Assurances-II
Kolkata

8/950897/22

ARA II AG 725304

Certified that the Document is admitted to Registration and the signature, seal and the endorsement thereon made to this document are the part of this document.

Additional Registrar of Assurances-II Kolkata

24 MAR 2022



GENERAL POWER OF ATTORNEY IN CONNECTION WITH
 THE JOINT VENTURE DEVELOPMENT AGREEMENT
 DATED..... 24.03.2022

35329

17 MAR 2022

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

Name: Sonali Biswas, Anothers.

Address: Neston Parilly, PS- New Town

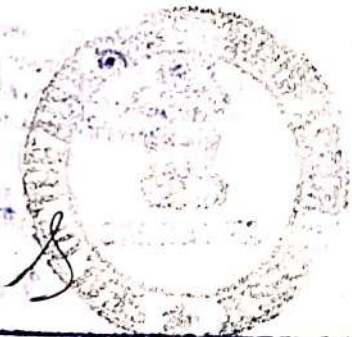
Vendor: Kal-700162

Alipur Collectorate, 24 Fgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kal-27



milan Sardar
S/O A.Z. Sardar
Santashpur Paderhati
PO- Bidhanagar
PS- Rabindranagar
Kolkata 700066.

**ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA**
24 MAR 2022

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS **24TH** DAY OF **MARCH**, TWO THOUSAND TWENTY TWO, BY US

(1) **MRS. SONALI BISWAS** (having PAN – BYAPB2961A, Aadhar No. – 2254 4600 0691, Mobile No. – 9836050174), wife of Mr. Sachindra Nath Biswas, by Nationality Indian, residing at Nutan Pally, Kolkata - 700162, Post Office – Gouranga Nagar, Police Station – New Town West Bengal, India,

(2) **MR. SACHINDRA NATH BISWAS** (having PAN – BFCPB3885E, Aadhar No. – 8005 5389 8148, Mobile No. – 9836050174), son of Late Bankim Chandra Biswas, by Nationality Indian, residing at Nutan Pally, Kolkata - 700162, Post Office – Gouranga Nagar, 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. – 2813 IN
MOUZA - GHUNI BEING PLOT OF LAND NO. – 1**

1. By virtue of a **Mourashi Mokarari Patta** dated **08.05.1951** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 42, Page – 36 to 37, Being No. – 2701, for the year 1951, one **Kallu Mondal alias Kalu Mondal**, son of Erenghsha Mondal acquired from Sk. Abdul Mujidand and Sk. Abdul Samad, both are son of Late Sk. Gulam Darwar for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to **ALL THAT** piece and parcel of **Sali** (Agricultural) land measuring about **108 Decimal** 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, comprising in following Dag Nos. and Khatian Nos.:

C.S Dag No.	C.S. Khatian No.	Area (in Decimal)
2609	373	37
2612	373	38
2780	524	33
TOTAL		108

2. Subsequently, said Kallu Mondal alias Kalu Mondal, son of Erengsha Mondal mutated his name as per the Revisional Settlement in the in respect of above mention **108 Decimal** land in **Mouza – Ghuni** in the concerned BL&LRO office and was assigned R.S. Khatian No. – 926.
3. By virtue of a **Sale Deed dated 20.02.1976**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 42, Page – 72 to 74, Being No. – 1612, for the year 1976, one **Binod Bihari Nath**, son of Narahari Nath purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **37 Decimal** comprised in **C.S Dag No. 2609**. R.S Khatian No. – 926 (C.S Khatian – 373), 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, together with all easement rights from said Kallu Mondal alias Kalu Mondal, son of Erengsha Mondal for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **37 Decimal** land comprised in **C.S Dag No. 2609** in **Mouza – Ghuni**.
4. By virtue of a **Sale Deed dated 12.08.1980**, registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 105, Page – 183 to 186, Being No. – 6466, for the year 1980, one **Banshi Badan Nath**, son of Late Gopal Chandra Nath purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **37 Decimal** comprised in **C.S Dag No. 2609**, R.S Khatian No. – 926 (C.S Khatian – 373), 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 Binod Bihari Nath, son of Narahari Nath for a valuable

consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **37 Decimal** land comprised in **C.S Dag No. 2609** in **Mouza – Ghuni**.

5. Afterward said **C.S Dag No. 2609** in **Mouza – Ghuni** became **R.S Dag No. 2813**. For better use and commercial gain said **Banshi Badan Nath**, son of **Late Gopal Chandra Nath** introduced a **Plotting Project** by dividing, demarcating and delineating the above mentioned **37 Decimal** land comprised in **R.S Dag No. 2813 (C.S Dag No. 2609)** in **Mouza – Ghuni** into several plots of land of different measurements and several common ways, pathways and common passages to access the Plots in the said **Plotting Project** in better possible manner.
6. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the **Additional District Sub Registrar, Bidhannagar (Salt Lake City)** and recorded in **Book No. – I, Volume No. – 50, Page – 65 to 72, Being No. – 2612**, for the year 1986, one **Shila Chaudhury**, wife of **Shyamal Chaudhury** purchased **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **02 Cottah** comprised in **R.S Dag No. 2813, R.S Khatian No. – 926**, in **Mouza – Ghuni, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232**, out of the said **37 Decimal** land in **District North 24 Parganas (erstwhile District 24 Parganas)** under jurisdiction of **Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2**, together with all easement rights alongwith right to use **06 Feet Common Passage** in the said **Plotting Project** from said **Banshi Badan Nath, son of Late Gopal Chandra Nath** for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land together with all easement rights alongwith right to use **06 Feet Common Passage** in the said **Plotting Project** comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.
7. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the **Additional District Sub Registrar, Bidhannagar (Salt Lake City)** and recorded in **Book No. – I, Volume No. – 50, Page – 89 to 96, Being No. – 2615**, for the year 1986, one **Manju Ghosh**, wife of **Tapan Ghosh** purchased **ALL THAT** piece and parcel of **Sali (Agricultural)** land measuring about **03 Cottah 06**

Chitak comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Banshi Badan Nath, son of Late Gopal Chandra Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **03 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.

8. By virtue of a **Sale Deed dated 16.04.1986**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 50, Page – 97 to 104, Being No. – 2616, for the year 1986, one **Ashim Kumar Danda**, son of Ketaki Ranjan Danda purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Banshi Badan Nath, son of Late Gopal Chandra Nath for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.
9. Subsequently said Shila Chaudhury, wife of Shyamal Chaudhury mutated her name in the record in the concerned BL&LRO in respect of the her abovementioned plot of land measuring about **02 Cottah** land comprised in **R.S/L.R Dag No. 2813** in **Mouza – Ghuni** and she was assigned L.R Khatian No. 1825/1.

10. By virtue of a **Sale Deed dated 17.08.2006**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 458, Page – 283 to 296, Being No. – 7638, for the year 2006, one **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **02 Cottah** comprised in **R.S Dag No. 2813**, L.R Khatian No. – 1825/1, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Shila Chaudhury, wife of Shyamal Chaudhury for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **02 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.

11. By virtue of a **Sale Deed dated 19.09.2006**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 600, Page – 203 to 221, Being No. – 9955, for the year 2006, said **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **03 Cottah 06 Chitak** comprised in **R.S Dag No. 2813**, R.S Khatian No. – 926, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station – Rajarhat, under Jyangra – Hatiyara Gram Panchayate No. – 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Manju Ghosh, wife of Tapan Ghosh for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **03 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S Dag No. 2813** in **Mouza – Ghuni**.

12. By virtue of two Sale Deeds, viz, **Sale Deed dated 17.08.2006, Being No. - 7638** and **Sale Deed dated 19.09.2006, Being No. - 9955**, said **Mrs. Sonali Biswas**, the **Owner No. 1 herein**, wife of Mr. Sachindra Nath Biswas, became lawful owner and seized, possessed and well sufficiently entitled to about **05 Cottah 06 Chitak** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S/L.R Dag No. 2813 in Mouza - Ghuni**. Subsequently, she mutated her name in respect of said about **05 Cottah 06 Chitak** land in the concerned BL&LRO office and was assigned **L.R Khatian No. - 3828** and is continuing with peaceful possession thereof and is continuing to pay khajna, all outgoings in respect of the said about **05 Cottah 06 Chitak** land in **R.S/L.R Dag No. 2813 in Mouza - Ghuni**.

13. By virtue of a **Sale Deed dated 05.04.2007**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. - I, CD Volume No. - 01, Page - 6140 to 6155, Being No. - 1857, for the year 2007, one **Mr. Sachindra Nath Biswas**, the **Owner No. 2 herein**, son of Late Bankim Chandra Biswas purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **04 Cottah** comprised in **R.S Dag No. 2813**, R.S Khatian No. - 926, in **Mouza - Ghuni**, J.L No. - 23, Touzi No. - 178, Revenue Survey No. - 232, out of the said **37 Decimal** land in District North 24 Parganas (erstwhile District 24 Parganas) under jurisdiction of Police Station - Rajarhat, under Jyangra - Hatiyara Gram Panchayate No. - 2, together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project from said Ashim Kumar Danda, son of Ketaki Ranjan Danda for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **04 Cottah** land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in **R.S/L.R Dag No. 2813 in Mouza - Ghuni**. Subsequently, he mutated his name in respect of said about **04 Cottah** land in the concerned BL&LRO office and was assigned **L.R Khatian No. - 1797/1** and is continuing with peaceful possession thereof and is continuing to pay khajna, all outgoings in

respect of the said about 04 Cottah land in R.S/L.R Dag No. 2813 in Mouza – Ghuni.

14. Thus said Mrs. Sonali Biswas, the Owner No. 1 herein, and Mr. Sachindra Nath Biswas, the Owner No. 2 herein, became the joint owners of their respective portion in about 09 Cottah 06 Chitak land together with all easement rights alongwith right to use 06 Feet Common Passage in the said Plotting Project comprised in R.S/L.R Dag No. 2813 in Mouza – Ghuni, hereinafter referred to as the said “PLOT OF LAND NO. – 1”, more fully and particularly described in the “Schedule – A” written below. Afterward, said 06 Feet Common Passage was widen to about 16 Feet 5 Inches.
15. There are two chunks of lands being (A) 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. – 2”, more fully and particularly described in the “Schedule – B” written below, AND (B) 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. – 3”, more fully and particularly described in the “Schedule – C” written below. The said PLOT OF LAND NO. – 2 and PLOT OF LAND NO. – 3 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 and PLOT OF LAND NO. – 3 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 AND PLOT OF LAND NO – 3**

16. That the **PLOT OF LAND NO. 1, PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** are contiguous to each other. The Owners herein and the owners of the said **PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** are desirous of developing the said **PLOT OF LAND NO. – 1, PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** upon amalgamating those **PLOT OF LAND NO. 1, PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** and converting those to a single plot of land, **Totally** measuring about **37 Cottah 12 Chitak 17 Square Feet**, herein after referred to as the said **“PROJECT LAND”**, more fully and particularly described in the **“Schedule – D”** written below, by constructing several residential-cum-commercial building/buildings consisting of several flats, shops, car parking, etc. along with common area, hereinafter referred to as the said **“PROJECT”**.
17. The Owner's herein and the owners of the said **PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** are the proportionate share holder of the said **Project Land** in following proportions (in percentage):

Owners herein	Area of Project Land (37 Cottah 12 Chitak 17 Square Feet equivalent to 27197 Square Feet)		
	Area of Land Owned as per Sale Deed (Cottah-Chitak-Sft)	Area of Land Owned as per Sale Deed (Square Feet)	Percentage share in the Project Land
Owner No. 1	05-06-00	3870	14.23%
Owner No. 2	04-00-00	2880	10.59%
Owners of the said PLOT OF LAND NO – 2	26-10-40	19210	70.63%
Owner of the said PLOT OF LAND NO – 3	01-11-22	1237	04.55%
	37-12-17	27197	100%

18. The Owners herein and the owners of the said **PLOT OF LAND NO – 2 and PLOT OF LAND NO – 3** due to their incapacity of technical knowledge and paucity of funds and time have decided to develop the said **Project Land** with

a suitable developer who has got the adequate experiences and also all capability and/ or means to undertake development of such **Project**.

BACK GROUND OF THE DEVELOPER

19. The M/s **VALUE HOMES CONSTRUCTION**, herein after referred to as the "**Developer**", is engaged inter alia in the business of undertaking development of real estate and has acquired expertise and has a professional team at its command for the purpose of undertaking development of real estate.

BACK GROUND OF THIS JOINT VENTURE DEVELOPMENT AGREEMENT

20. The Owners herein and the owners of the said **PLOT OF LAND NO – 2** and **PLOT OF LAND NO – 3** and the Developer herein had a detailed discussion about the prospects of the said **Project** and they have agreed to work on a "Principal-to-Principal" basis for mutual benefit and have decided on the roles and responsibilities in respect of development of the said **Project Land** and implementation of the said **Project** thereon.
21. The Owners herein and the owners of the said **PLOT OF LAND NO – 2** and **PLOT OF LAND NO – 3** are consultation with each other have jointly agreed to grant the exclusive right of development in respect of the said **Project Land** unto and in favor of the Developer herein, which the Developer has agreed to undertake for the mutual Consideration and subject to the terms and conditions hereinafter appearing, which the parties are desirous of recording in writing.
22. For the sake of convenience the Owners herein are desirous to execute this Joint Venture Development Agreement and a linked developmental General Power of Attorney in respect of the **PLOT OF LAND NO – 1** in favour of the Developer separately from the owners of the said **PLOT OF LAND NO – 2** and **PLOT OF LAND NO – 3** but this Joint Venture Development Agreement and the said linked developmental General Power of Attorney would be the part and parcel of the Joint Venture Development Agreements and a linked

developmental General Power of Attorneys which would be executed by the owners of the said **PLOT OF LAND NO – 2** in respect of the **PLOT OF LAND NO – 2** and the owner of the said **PLOT OF LAND NO – 3** in respect of the said **PLOT OF LAND NO – 3** in favour of the Developer. All the Joint Venture Development Agreement and the linked developmental General Power of Attorney in respect of **PLOT OF LAND NO – 1, PLOT OF LAND NO – 2** and **PLOT OF LAND NO – 3** would be jointly considered as the Joint Venture Development Agreement and the linked developmental General Power of Attorney of the said **Project** in respect of the **Project Land**.

23. The Appointers/Principals/Owners herein executed a Joint Venture Development Agreement dated *24.3.2022* duly registered in the office of the Additional Registrar of Assurances – II and recorded in Book No. – I, Serial No. – *3401/2022*, Being No. – *3103/2022*, 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.
24. To give effect to said Joint Venture Development Agreement dated 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.

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, 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 Levis and charges to the State Govt. to the Competent Authority and to make/raise objections against enhancement of taxes in respect of the said **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 plaints, petitions, Affidavits, applications written statements and affidavits etc.

- s) To take all necessary steps for the registration of the Co-operative Hosing Society of the transferee of the flats under the Co-operative Societies Act as required under and for that purpose to sign, execute all necessary application, papers and writings and present any person before the Registrar, Co-operative Society when required to do so.
- t) To take all necessary steps for the registration of the Association of Owners under the Apartment Ownership Act and for that purpose to sign and execute all necessary applications, papers and writings and represent in person before the Competent Authority.
- u) To apply for and get water, electricity, telephone and gas connections and other necessary connections and all other acts and deeds which are required in connection with the said new buildings and to sign any application on behalf of me for having the said connections on our behalf.
- v) To apply for and obtain other services and/or other connection of any utility in the said **Project** and/or to make alterations therein and/or disconnect the same and for that to sign and execute and submit all papers applications documents and to do all other acts deeds and things as may be required in this connection.
- w) To take all steps for 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 Attorney shall deem fit and proper to the end and extent as if I was personally present.

AND this power never creates any right title interest over the said **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 **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 – B**(SAID PLOT OF LAND NO. – 2 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 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.

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

ALL THAT piece and parcel of **Sali (Agricultural)** land **Totally** measuring about **37 Cottah 12 Chitak 17 Square Feet** comprised in (a) about **09 Cottah 06 Chitak** in L.R Dag No. 2813, (b) about **26 Cottah 10 Chitak 40 Square Feet** in L.R Dag No. 2801 **AND** (c) about **01 Cottah 11 Chitak 22 Square Feet** in L.R Dag No. 2801 in the 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.

Owners herein	L.R Khatian No.	Area of Land Owned as per Sale Deed in Dag No. 2813 (Cottah-Chitak-Sft)	Area of Land Owned as per Sale Deed in Dag No. 2801 (Cottah-Chitak-Sft)
Owner No. 1	3828	05-06-00	
Owner No. 2	1797/1	04-00-00	
Owners of PLOT OF LAND NO. – 2	1291, 5353, 8932, 7052, 7053, 3120, 3121, 3123, 3122, 1310, 5075, 5076, 3116, 3117		26-10-40
Owner of PLOT OF LAND NO. – 3	10109		01-11-22
		09-06-00	28-06-17

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 (P) & L.R. Dag No. 2810 (P)

On the East : 16 Feet 5 Inches wide Road & L.R. Dag No. 2813 (P)

On the West : L.R. Dag No. 2801 (P) & L.R. Dag No. 2809 (P)

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

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

1. *Sanjay Biswas*
V.P. Chamanagar
KOL- 159.

1. *Sonali Biswas*

2. *Sachin Nath Biswas*

2. *Bodol Biswas*

V.P. Chamanagar
KOL- 159

SIGNATURE OF
APPOINTERS/PRINCIPALS/OWNERS

We accept the above mentioned
Powers

Kajal Kumar Mallick

Swapan Kumar










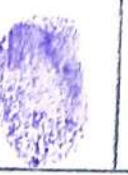

Sudhakar Das

SIGNATURE OF
ATTORNEYS












Drafted and prepared in my chamber,

Subhabrata Das.












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

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





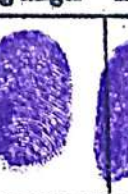

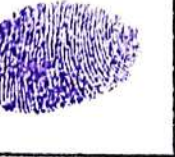
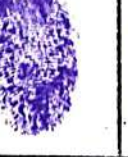
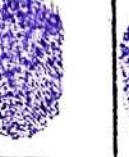


Name... SONALI BISWAS
 Signature... Sonali Biswas

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

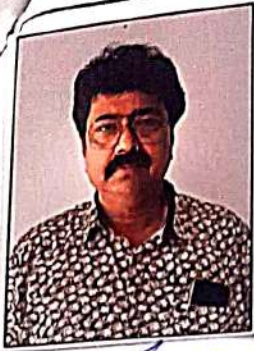
Name... SACHINDRA NATH BISWAS
 Signature... Sachindra Nath Biswas

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

Name... KAJAL KUMAR MALICK
 Signature... Kajal Kumar Mallick

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

Name... SWAPAN KUMAR DAS
 Signature... Swapn k



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

Name..... SANTIMOY KUNDU
 Signature..... *Santimoy Kundu*

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

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

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

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

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

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



ভারত সরকার

Government of India



সোনালী বিশ্বাস
SONALI BISWAS
পিতা : মনোরঞ্জন মজুমদার
Father : Monoranjan MAJUMDER

জন্মতারিখ / DOB: 11/08/1985
লিঙ্গ / Female



2254 4600 0691

আধার - সাধারণ মানুষের অধিকার



ভারতীয় ৰূপান্তর প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা: গৌরঙ্গ নগর, গৌরঙ্গ নগর
খুন্ডি (সিটি), গৌরঙ্গ নগর
উত্তর ২৪ পরগনা, পশ্চিমবঙ্গ,

Address: GOURANGA
NAGAR, GOURANGA
NAGAR, Ghuni(CT),
Gouranga Nagar, North
Twenty Four Parganas, West
Bengal, 700159

2254 4600 0691

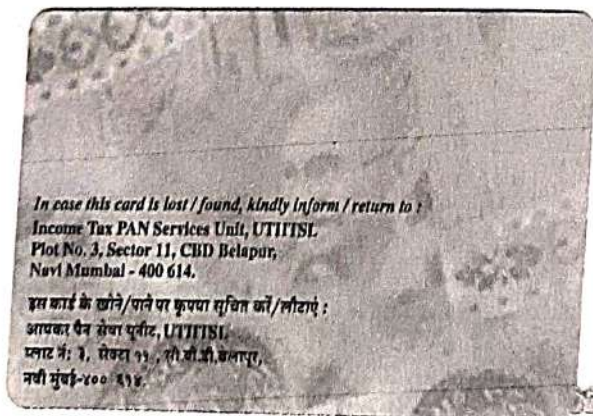
1847
1800 300 1847

help@uidai.gov.in

www.uidai.gov.in

Sonali Biswas

29/12/22



Sonali Biswas

29/9/22



ভারতের নির্বাচন কমিশন

পরিচয় পত্র

ELECTION COMMISSION OF INDIA
IDENTITY CARD

ATR1759885



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

Milon Sardar

ATR1759885

ঠিকানা:
উত্তর বিধানগর (সন্তোষপুর পদিরহাটি, উচ্ছাঙ্গা),
রংগেশ্বরী, রবীন্দ্রনগর, কোলকাতা- 700066

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



Date: 30/12/2014

157-মেটিয়াবুরুজ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for
157-Metiaburuz Constituency

নিবন্ধন পরিবর্তন হলে লক্ষ্য উদ্দেশ্যে জোড়ার সিলেট নম্বর দেখান এবং এই
স্বাক্ষরের সত্যতা সত্যি পরিচয়পত্র পুনরায় জমা দিলেই মনে হবে এবং
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.

30/12/14



भारत सरकार
GOVERNMENT OF INDIA



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



6314 6745 9814

आमारा आधार, आमारा पहिचान

Swapan K Das



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

ग्राम/उ: अमर चन्द्र दास,
गौरांगनगर, रामकृष्ण पल्ली,
निউ टाउन, अश्विनी नगर,
उत्तर २४ पारगना,
पश्चिम बङ्ग - ७००१५९

Address:

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

6314 6745 9814

MERA AADHAAR, MERI PEHACHAN

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AHOPD3494Q



नाम / Name
SWAPAN KUMAR DAS

पिता का नाम / Father's Name
AMAR CHANDRA DAS




जन्म तिथि / Date of Birth
05/11/1975

हस्ताक्षर / Signature
Swapam K. Das

Swapam K. Das

आयकर विभाग
INCOME TAX DEPARTMENT
SACHINDRA NATH BISWAS
BANKIM CHANDRA BISWAS
13/09/1962
Permanent Account Number
BFCPB3885E
Sachindra Nath Biswas
Signature

भारत सरकार
GOVT. OF INDIA



27/07/2011

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटएं:
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजील, साफायर चेंबर्स,
बानेर टेलिफोन एक्चेंज के नजदीक,
बानेर, पुना - 411045

If this card is lost / someone's lost card is found,
please inform / return to :
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

Sachindra Nath Biswas

24/3/22



ভারত সরকার
Government of India



পটীয় নাম বিষয়
Sachindra Nath Biswas
পিতা : বঙ্কিম চন্দ্র বিষয়
Father : BANKIM CHANDRA Biswas
জন্মতারিখ / DOB : 13/09/1962
পুংস্ব / Male



8005 5389 8148

আমার আধার, আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
গৌরঙ্গ নগর, গৌরঙ্গ নগর, ঘুনি
(সিটি), গৌরঙ্গ নগর, উত্তর ২৪
পরগনা, পশ্চিমবঙ্গ, 700159

Address:
GOURANGA NAGAR,
GOURANGA NAGAR, Ghuni(CT),
Gouranga Nagar, North Twenty
Four Parganas, West Bengal,
700159

8005 5389 8148



1947



help@uidai.gov.in



www.uidai.gov.in

Sachindra Nath Biswas

24/3/22


 ভারত সরকার
 Government of India

নাম: সন্তোষ কুন্ডু
 SANTOXY KUNDU
 পিতা: গোপাল চন্দ্র কুন্ডু
 Father: GOPAL CHANDRA KUNDU
 জন্ম তারিখ: DOB: 15/08/1956
 পুত্র: Male




7763 3201 7336

আধার - সাধারণ মানুষের অধিকার


 Unique Identification Authority of India

ঠিকানা:
 ভারত সরকার, ইলেকট্রনিক্স
 সিটি, গোপালপুর, গুজরাত, 700136

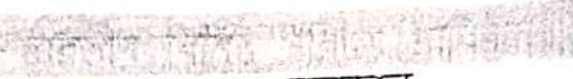
Address:
 L-10, Tower 3, SECTOR 10, Gandhinagar
 North, New Delhi, India-110002
 Gopalpur, West Bengal, 700136

7763 3201 7336





Santoxy Kundu



ভারত সরকার

Unique Identification Authority of India
Government of India

ভারতীয় পরিচয় আইডি / Enrollment No. 1111/19356/04389

To
কাজল কুমার মলিক
Kajal Kumar Mallick
13/09/2014
JYOTI NAGAR
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Paraganas North 24 Parganas
West Bengal 700159
144575386
ML445753960FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

3408 3316 0287

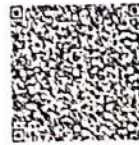
স্বাক্ষর - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



কাজল কুমার মলিক
Kajal Kumar Mallick
পিতা : নীল কমল মলিক
Father : Nil Kamal Mallick
জন্মতারিখ / DOB: 01/06/1975
পুরুষ / Male



3408 3316 0287

স্বাক্ষর - সাধারণ মানুষের অধিকার

Kajal Kumar Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

ALVPM1173C

नाम / Name
KAJAL KUMAR MALLICK

पिता का नाम / Father's Name
NIL KAMAL MULLICK

01/06/1973

Kajal Kumar Mallik
हस्ताक्षर / Signature



Kajal Kumar Mallik

आयकर विभाग
INCOME TAX DEPARTMENT




भारत सरकार
GOVT. OF INDIA

SANTIMOY KUNDU
GOPAL CHAND KUNDU

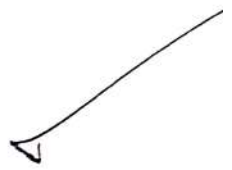
15/08/1966
Permanent Account Number

AKQPK8126R

Santimoy Kundu
Signature



Santimoy Kundu
Santimoy Kundu



Major Information of the Deed



Deed No :	I-1902-03130/2022	Date of Registration	24/03/2022
Query No / Year	1902-8000950897/2022	Office where deed is registered	
Query Date	24/03/2022 5:16:15 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MILON 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	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 50,11,875/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190203103/2022		

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
L1	LR-2813	LR-3828	Bastu Shali	9 Katha 6 Chatak		50,11,875/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				15.4688Dec	0 /-	50,11,875 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs SONALI BISWAS Wife of Mr SACHINDRA NATH BISWAS Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office	 24/03/2022	 LTI 24/03/2022	Sonali Biswas 24/03/2022

NUTAN PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BYxxxxxx1A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022
Admitted by: Self, Date of Admision: 24/03/2022 ,Place : Office




Name	Photo	Finger Print	Signature
Mr SACHINDRA NATH BISWAS Son of Late BANKIM CHANDRA BISWAS Executed by: Self, Date of Execution: 24/03/2022 , Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office	 24/03/2022	 LTI 24/03/2022	 24/03/2022







NUTAN PALLY, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx5E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 24/03/2022
Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office

Attorney Details :



SI No	Name,Address,Photo,Finger print and Signature
1	VALUE HOMES CONSTRUCTION RAMKRISHNA PALLY, City:- , P.O:- GOURANGANAGR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.:: AAxxxxxx8M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr KAJAL KUMAR MALLICK (Presentant) Son of Late NILKAMAL MALLICK Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office	 Mar 24 2022 7:32PM	 LTI 24/03/2022	 24/03/2022
Jyotinagar, City:- , P.O:- Gourangonagar, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx3C,Aadhaar No Not Provided Status : Representative, Representative of : VALUE HOMES CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr SWAPAN KUMAR DAS Son of Mr Amar Chandra Das Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office			
Mar 24 2022 7:32PM LTI 24/03/2022 24/03/2022	Ramkrishna Pally, City:- , P.O:- Gourangonagar, P.S:-Now Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx4Q,Aadhaar No Not Provided Status : Reprosentativo, Representative of : VALUE HOMES CONSTRUCTION (as PARTNER)		
Name	Photo	Finger Print	Signature
3 Mr SANTIMOY KUNDU Son of Late Gopal Chand Kundu Alias Gopal Chandra Kundu Date of Execution - 24/03/2022, , Admitted by: Self, Date of Admission: 24/03/2022, Place of Admission of Execution: Office			
Mar 24 2022 7:32PM LTI 24/03/2022 24/03/2022	Lalkuthi, Purbayen,, City:- , P.O:- Gopalpur, P.S:-Now 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)		

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MILON SARDAR Son of A Z SARDAR SANTOSHPUR PADIRHATI, City:- Not Specified, P.O:- BIDHANGARH, P.S:- Rabindranagar, District:-South 24-Parganas, West Bengal, India, PIN:- 700066			
24/03/2022 24/03/2022 24/03/2022	Identifier Of Mrs SONALI BISWAS, Mr SACHINDRA NATH BISWAS, 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 SONALI BISWAS	VALUE HOMES CONSTRUCTION-7.73438 Dec
2	Mr SACHINDRA NATH BISWAS	VALUE HOMES CONSTRUCTION-7.73438 Dec

Details as per Land Record

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

Sl. No.	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 2813, LR Khatian No:- 3828	Owner:সোনালী বিয়াস, Gurdian:শচীন্দ্রনাথ বিয়াস, Address:নতুনপল্লী, গৌরাঙগনগর , Classification:শালি, Area:0.09000000 Acre,	Owner Name not selected by applicant.

24-03-2022

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 19:08 hrs on 24-03-2022, 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 50,11,875/-

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

Execution is admitted on 24/03/2022 by 1. Mrs SONALI BISWAS, Wife of Mr SACHINDRA NATH BISWAS, NUTAN PALLY, P.O: GOURANGA NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by Profession House wife, 2. Mr SACHINDRA NATH BISWAS, Son of Late BANKIM CHANDRA BISWAS, NUTAN PALLY, P.O: GOURANGA NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by Profession Business

Indetified by Mr MILON SARDAR, , Son of A Z SARDAR, SANTOSH PUR PADIRHATI, P.O: BIDHANGARH, 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 24-03-2022 by Mr KAJAL KUMAR MALLICK, PARTNER, VALUE HOMES CONSTRUCTION, RAMKRISHNA PALLY, City:- , P.O:- GOURANGANAGR, 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 PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-03-2022 by Mr SWAPAN KUMAR DAS, PARTNER, VALUE HOMES CONSTRUCTION, RAMKRISHNA PALLY, City:- , P.O:- GOURANGANAGR, 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 PADIRHATI, P.O: BIDHANGARH, Thana: Rabindranagar, , South 24-Parganas, WEST BENGAL, India, PIN - 700066, by caste Hindu, by profession Law Clerk

Execution is admitted on 24-03-2022 by Mr SANTIMOY KUNDU, PARTNER, VALUE HOMES CONSTRUCTION, RAMKRISHNA PALLY, City:- , P.O:- GOURANGANAGR, 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 PADIRHATI, P.O: BIDHANGARH, 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 101/- (E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 101/-

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 35329, Amount: Rs.100/-, Date of Purchase: 17/03/2022, Vendor name: S DAS

Signature

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 139177 to 139219
being No 190203130 for the year 2022.

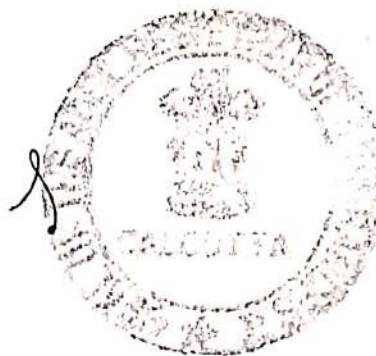


Digitally signed by SATYAJIT BISWAS
Date: 2022.04.16 16:23:17 +05:30
Reason: Digital Signing of Deed.

Signature

(Satyajit Biswas) 2022/04/16 04:23:17 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 MAR 2022