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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



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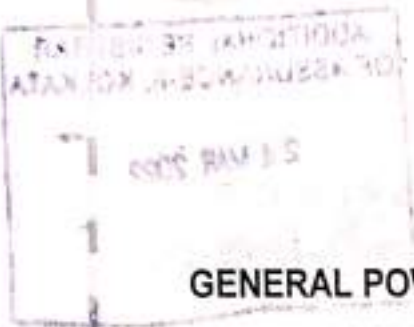
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Additional Registrar of Assurances-II
Kolkata

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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.....

17 MAR 2022

No. 35327 Rs. 100/- Date.....

Name: Mintu Ghosh

Address: Gokulnagar, Nagar, Ghumi (C.T.)

PS - New Town
Pin - 700157,

Vendor:.....

Alipor Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipor Police Court, KOL-97



ADDITIONAL REGISTRAR
OF ASSURANCE-II, KOLKATA
24 MAR 2022

Milon Sardar
S/O A.Z. Sardar
Santashpur Padichati
PO - Bidhanagar
PS - Rabindranagar
Kolkata 700066,

THIS GENERAL POWER OF ATTORNEY EXECUTED IS ON THIS...^{24TH}...DAY OF ...MARCH..... , TWO THOUSAND TWENTY TWO, BY ME, MR. MINTU GHOSH (having PAN – AYGPG0135N, Aadhar No. – 7517 6660 5678, Mobile No. – 6290469702), son of Mr. Gobinda Ghosh, by Nationality Indian, both are residing at Gouranga Nagar, Ghuni(CT), North 24 Parganas PIN - 700159, Post Office – Gourango Nagar, Police Station – New Town, West Bengal, hereinafter called and referred to as the **Appointer/Principal/Owner** (which expression shall unless otherwise excluded by or repugnant to the context to be deemed to mean and include his legal heirs, successors, administrators, representatives and assignees)

WHEREAS:-

DERIVATION OF TITLE OF A PORTION OF LAND IN R.S/L.R DAG NO. – 2801 IN MOUZA - GHUNI BEING PLOT OF LAND NO. – 1

1. By virtue of a **Mourashi Mekarari Patta** dated **18.12.1953** registered in the office of the Sub Registrar, Cossipore – Dum Dum and recorded in Book No. – I, Volume No. – 88, Page – 127 to 128, Being No. – 7085, for the year 1953, one **Sachindra Nath Chakraborty**, son of **Tarak Nath Chakraborty** acquired **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **218 Decimal** comprised in C.S Dag No. 2597, C.S Khatian No. – 315, 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 Hazi Mohammad Badsha Ali, son of Late Md. Adam for a valuable consideration and became absolute owner and seized, possessed and well sufficiently entitled to abovementioned about **218 Decimal** of land comprised in C.S Dag No. 2597, C.S Khatian No. – 315, in **Mouza – Ghuni**.
2. Subsequently, in the Revisional Settlement operation by the Government of West Bengal abovementioned land was finally measured as **219 Decimal** and the said C.S Dag No. 2597 became **R.S Dag No. – 2801** and said **Sachindra Nath Chakraborty**, son of **Tarak Nath Chakraborty**, was assigned **R.S Khatian No. – 900**.

3. 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. – 117, Page – 212 to 215, Being No. – 6467, for the year 1980, one **Biswajit Nath**, son of Brajendra Lal Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **109 Decimal** comprised in **R.S Dag No. 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 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 from said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **109 Decimal** land in **R.S Dag No. 2801** 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. – 108, Page – 189 to 191, Being No. – 6468, for the year 1980, one **Brajendra Lal Nath**, son of Late Chandra Kumar Nath, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S Khatian No. – 900, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 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 from said Sachindra Nath Chakraborty, son of Tarak Nath Chakraborty for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni**.
5. Afterward said Biswajit Nath, son of Brajendra Lal Nath, mutated his name in respect of the said about **109 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1291**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801** AND **R.S Khatian 1291** became **L.R Khatian 1291**.

6. Subsequently, said Brajendra Lal Nath, son of Late Chandra Kumar Nath,, mutated his name in respect of the said about **110 Decimal** land in **R.S Dag No. 2801** in **Mouza – Ghuni** and was assigned **R.S Khatian No. 1310**. Subsequently, **R.S Dag No. 2801** became **L.R Dag No. 2801 AND R.S Khatian 1310** became **L.R Khatian 1310**.
7. For better use and commercial gain said Biswajit Nath and Brajendra Lal Nath, introduced a Plotting Project by dividing, demarcating and delineating the above mentioned about **219 Decimal** land comprised in **R.S/L.R Dag No. 2801** 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.
8. By virtue of a **General Power of Attorney dated 15.01.2003**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 78 to 83, Being No. – 00011, for the year 2003, said Biswajit Nath, son of Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **109 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those Intending purchaser(s) and also to hand over peaceful vacant possession thereof.
9. On 19.12.2002 said Brajendra Lal Nath died intestate leaving behind his wife namely, Mrs. Charubala Nath, two sons namely, Mr. Biswajit Nath and Mr. Jyortirmoy Nath and only daughter namely, Mrs. Putul Roy (nee Nath) 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 Brajendra Lal Nath his abovementioned legal heirs became the joint owners in respect of **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring

about **110 Decimal** comprised in **R.S Dag No. 2801**, R.S/L.R Khatian No. – 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 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 in equal proportion.

10. By virtue of a **General Power of Attorney dated 13.01.2004**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – IV, Volume No. – 01, Page – 282 to 293, Being No. – 00029, for the year 2004, said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyortirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, duly appointed Mr. Meghnad Nath, son of Late Gopal Chandra Nath, as his lawful constituted Attorney to sell and transfer the different Plots in the said Plotting Project along with common ways, pathways and common passages to access the Plots in the said Plotting Project comprised in the said about **110 Decimal** land comprised in **R.S/L.R Dag No. 2801** in **Mouza – Ghuni** by way of executing deed of conveyances, sale deeds in favour of the intending purchaser(s) and presenting and registering those deed of conveyances, sale deeds in the office of the competent Registrar and to receive the consideration amount from those intending purchaser(s) and also to hand over peaceful vacant possession thereof.
11. By virtue of a **Sale Deed dated 11.03.2005**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, Volume No. – 125, Page – 176 to 191, Being No. – 2057, for the year 2005, one **Gopal Mondal**, son of Nimaichand Mondal, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291 and 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land 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 in the said Plotting Project from said Mrs. Charubala Nath, Mr. Biswajit Nath, Mr. Jyotirmoy Nath and Mrs. Putul Roy (nee Nath), legal heirs of Late Brajendra Lal Nath, represented by his lawful constituted Attorney Mr. Meghnath Nath by virtue of the said General Power of Attorney dated 13.01.2004 being No. 00029 and said General Power of Attorney dated 15.01.2003 being No. 00011 for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land 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 comprised in **R.S Dag No. 2801 in Mouza – Ghuni**.

12. By virtue of a **Sale Deed dated 03.08.2010**, registered in the office of the Additional District Sub Registrar, Bidhannagar (Salt Lake City) and recorded in Book No. – I, CD Volume No. – 13, Page – 7190 to 7213, Being No. – 7924, for the year 2010, one Rinku Hira, wife of Kanai Hira, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 1291 and 1310, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land 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 in the said Plotting Project from said Gopal Mondal, son of Nimaichand Mondal, for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land 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 comprised in **R.S Dag No. 2801 in Mouza – Ghuni**.
13. Thereafter said Rinku Hira, wife of Kanai Hira, mutated her name in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land in the said Plotting Project comprised in **R.S Dag No. 2801 in Mouza – Ghuni** in the record of the

concerned BL&LRO and they were assigned L.R Khatian No. 10109 and was continuing to pay khajna, all outgoings in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land regularly.

14. By virtue of a **Sale Deed dated 09.02.2021**, registered in the office of the Additional District Sub Registrar, Rajarhat and recorded in Book No. – 1, Volume No. – 1523-2021, Page – 95123 to 94144, Being No. – 152302000, for the year 2021, one **Mr. Mintu Ghosh**, the **Owner herein**, son of Mr. Gobinda Ghosh, purchased **ALL THAT** piece and parcel of *Sali* (Agricultural) land measuring about **01 Cottah 11 Chitak 22 Square Feet** comprised in **R.S/L.R Dag No. 2801**, L.R Khatian No. – 10109, in **Mouza – Ghuni**, J.L No. – 23, Touzi No. – 178, Revenue Survey No. – 232, out of the said **219 Decimal** land 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 in the said Plotting Project from said Rinku Hira, wife of Kanai Hira, for a valuable consideration and became lawful owner and seized, possessed and well sufficiently entitled to above mentioned **01 Cottah 11 Chitak 22 Square Feet** land 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 comprised in **R.S Dag No. 2801** in **Mouza – Ghuni**.
15. Thereafter said Mr. Mintu Ghosh, the **Owner herein**, did not mutated his name in respect of the said **01 Cottah 11 Chitak 22 Square Feet** land in the said Plotting Project comprised in **R.S Dag No. 2801** in **Mouza – Ghuni** in the record of the concerned BL&LRO.
16. Thus the **Owner herein** became owner of *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 in the said Plotting Project, hereinafter referred to as the said "PLOT OF LAND NO. – 1", more fully and particularly described in the "Schedule – A" written below

17. There are two chunks of lands 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, AND (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. 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

18. 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".

19. The Owner 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 herein	01-11-22	1237	04.55%
Owners of the said PLOT OF LAND NO – 2	09-06-17	6750	24.82%
Owners of the said PLOT OF LAND NO – 3	26-10-40	19210	70.63%
	37-12-17	27197	100%

20. The Owner 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

21. The M/s VALUE HOMES CONSTRUCTION, hereinafter 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

22. The Owner 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.
23. The Owner 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.
24. For the sake of convenience the Owner herein is 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**.

25. The Appointer/Principal/Owner herein executed a Joint Venture Development Agreement dated 24.03.2022 duly registered in the office of the Additional Registrar of Assurances – II and recorded in Book No. – I, Serial No. – 3400/2022 , Being No. – 3102/2022, 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.
26. 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**, I, the Appointer, do hereby execute this General Power of Attorney.

NOW THIS DEED WITNESSES AS FOLLOWS:

1. APPOINTMENT

- A. I 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 my true and lawful Attorneys, for me, on my behalf and

in my 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, Jyanga – 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 my name and on my 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 **01 Cottah 11 Chitak 22 Square Feet** comprised in **L.R Dag No. 2801**, 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 – 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.

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 01 Cottah 11 Chitak 22 Square Feet in L.R Dag No. 2801, (b) about 09 Cottah 06 Chitak in L.R Dag No. 2813, AND (c) about 26 Cottah 10 Chitak 40 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 herein	10109		01-11-22
Owners of PLOT OF LAND NO. - 2	3828 & 1797/1	09-06-00	
Owners of PLOT OF LAND NO. - 3	1291, 5353, 8932, 7052, 7053, 3120, 3121, 3123, 3122, 13,10, 5075, 5076, 3116, 3117		26-10-40
		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. Banken Biswas
VTP - Gouraniganagan
KOL - 159.



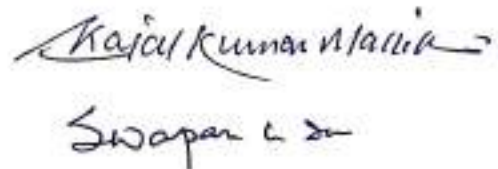
SIGNATURE OF
APPOINTER/PRINCIPALS/OWNER

2. Badal Biswas

We accept the above mentioned
Powers

VTP - Gouraniganagan

KOL - 159















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					






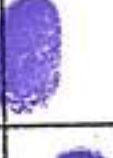





Name..... Prakash
 Signature..... Prakash

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

Name..... KAJAL KUMAR MALLIK
 Signature..... Kajal Kumar Mallik

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

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

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

Name..... SANTIMOY KUNDO
 Signature..... Santimoy Kundu



ভারত সরকার

Unique Identification Authority of India
Government of India

ভাঙ্গাবাড়ির আই ডি / Enrolment No. 1111/19356/04389

To
কাজল কুমার মল্লিক
Kajal Kumar Mallick
JYOTI NAGAR
Rajarhat-gopalpur (m)
Aswini Nagar
North 24 Paraganas North 24 Parganas
West Bengal 700150

144570395
13/05/2014



ML445753960FT



আপনার আইডি সংখ্যা / Your Aadhaar No. :

3408 3316 0287

আইডি - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India

কাজল কুমার মল্লিক
Kajal Kumar Mallick
পিতা : শ্রী কামল মল্লিক
Father : Shri Kamal Mallick
জন্মতারিখ / DOB : 01/06/1975
মাতা / Mata

3408 3316 0287

আইডি - সাধারণ মানুষের অধিকার



Kajal Kumar Mallick

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

असतो लेखा संख्या कार्ड
Permanent Account Number Card

ALVPM1173C



नाम
KAJAL KUMAR MALLICK

पिता या माता / Father's Name
MR. KAMAL MULLICK

दिनांक
01/06/1978

हस्ताक्षर
Signature

Kajal Kumari Malik



भारत सरकार
GOVERNMENT OF INDIA



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



6314 6745 9814

आधार आधार, आमार पहिचान

Swapan k Das



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

SR/O, अमर चन्द्र दास,
पोरामनगर, रामकुंज पट्टी,
नई टाउन, अश्वी नगर,
उत्तर २४ परगना,
पश्चिम बंग - 700159

Address:

SO Amar Chandra Das,
Gouranganagar, Ramkunjna
Pally, New Town, Aswani Nagar,
North 24 Parganas,
West Bengal - 700159

6314 6745 9814

MERA AADHAAR, MERI PEHACHAN



भारतीय निर्वाचन आयोग
भारत
ELECTION COMMISSION OF INDIA
IDENTITY CARD

A/R1759885



निर्वाचक नाम : मिशन सारदार
Electors Name : Mission Sarda
निर्वाचक : सातु घाफर सारदार
Elector Name : Saatu Ghafar Sarda
लिंग/लिंग : पुरुष
Sex : Male
जन्म तिथि : 22/09/1981
Date of Birth : 22/09/1981

Milou Sarda

A/R1759885

पता :
201, Sector-10, Durgam Chakri, New Delhi-110019,
उत्तर प्रदेश, भारत-700000

Address:
UTTAR BIDADHANGARH (SANTOSH PUR
PADINHATI, UCHUDANGAL MAHESHTALA,
RABINDRANAGAR, KOLKATA-700060



Date: 30/12/2014
157-उत्तर प्रदेश निर्वाचन आयोग
विभागीय निदेशिका
Facsimile Signature of the Electoral
Registration Officer for
157-Metaharu Constituency

ध्यान दें- यदि आपका पता बदलने का मामला है तो आपको
नए पते पर निर्वाचन आयोग को सूचित करना होगा।
In case of change in address mention the Code No.
in the relevant Form by including your name in the
roll at the changed address and to return the card
with your number.



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 का तिथि / Date of Birth
05/11/1975

स्वपान कुमार दास
नाम / Signature

Swapan k das

ভারত সরকার
Government of India

১৩/১৩৪
MITU GHOSH
পিতা: গবিন্দ গুপ্তা
Father: GOBINDO GHOSH

স্বাক্ষর/স্বাক্ষরিত
Sign/Attd

7517 6660 5678



আধার - সাধারণ মানুষের অধিকার

মিতু গুপ্তা

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MINU GHOSH

GOBINDA GHOSH

220041000

Permanent Account Number

AYGP00133N

Minu Ghosh

Signature



10000001

13/5/2017




 ভারত সরকার
 Government of India

নাম: সন্তোষ কুন্ডু
 SANTOMO KUNDU
 পিতা: জগদীশ চন্দ্র কুন্ডু
 Father: JAGADISH CHANDRA KUNDU
 জন্ম তারিখ: 009 18/08/1944
 লিঙ্গ: Male




7763 3201 7336

অধার - সাধারণ মানুষের অধিকার


 Unique Identification Authority of India

ঠিকানা:
 National Population Register
 National Register of Citizens
 Unique Identification Authority of India
 Government of India

7763 3201 7336

Santomo Kundu

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



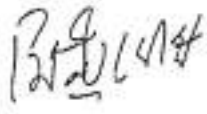
Query No :	I-1902-03131/2022	Date of Registration	24/03/2022
Query No / Year	1902-8000950878/2022	Office where deed is registered	
Query Date	24/03/2022 5:15:10 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	MILON SARDAR ALIPORE JUDEGS COURT, Thana : Alipore, District : 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. 9,18,472/-		
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]:- 190203102/2022		

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-2801	LR-10109	Bastu	Shali	1 Katha 11 Chatak 22 Sq Ft		9,18,472/-	Width of Approach Road: 17 Ft., . Project Name :
Grand Total :					2.8348Dec	0/-	9,18,472/-	

Principal Details :






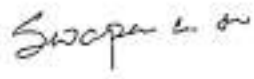
Sl No	Name, Address, Photo, Finger print and Signature			Signature
	Name	Photo	Finger Print	
1	Mr MINTU GHOSH Son of Mr GOBINDA GHOSH Executed by: Self, Date of Execution: 24/03/2022 Admitted by: Self, Date of Admission: 24/03/2022 ,Place : Office			
	24/03/2022	LTI	24/03/2022	24/03/2022




GOURANGANAGAR, GHUNI, City:- , P.O:- GOURANGA NAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700162 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AYxxxxxx5N,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

Attorney Details :

Sl 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 :

Sl No	Name,Address,Photo,Finger print and Signature			Signature
1	Name	Photo	Finger Print	
	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	 <small>Mar 24 2022 7:34PM</small>	 <small>LTI 24/03/2022</small>	 <small>24/03/2022</small>
	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)			
2	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	 <small>Mar 24 2022 7:34PM</small>	 <small>LTI 24/03/2022</small>	 <small>24/03/2022</small>
	Ramkrishna Pally, 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.:: AHxxxxxx4Q,Aadhaar No Not Provided Status : Representative, Representative of : VALUE HOMES CONSTRUCTION (as PARTNER)			

Name	Photo	Finger Print	Signature
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 7:35PM	L71 24/03/2022	24/03/2022
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)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr MILON SARDAR Son of A Z SARDAR SANTOSH PUR 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 Mr MINTU 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	Mr MINTU GHOSH	VALUE HOMES CONSTRUCTION-2.83479 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:- 2801, LR Khatian No:- 10109	Owner:रिद्धु शीरा, Gurdian:कानादे शीरा, Address:निज , Classification:शालि, Area:0.03000000 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) 40(1), W.B. Registration Rules, 1962)

Presented for registration at 19:12 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 9,18,472/-

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

Execution is admitted on 24/03/2022 by Mr MINTU GHOSH, Son of Mr GOBINDA GHOSH, GOURANGANAGAR, GHUNI, P.O: GOURANGA NAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700162, by caste Hindu, by Profession Service

Identified 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

Identified 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

Identified 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

Identified 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/- , J = 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 35327, Amount: Rs.100/-, Date of Purchase: 11/03/2022, Vendor name: S DAS

fin

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 139220 to 139258
being No 190203131 for the year 2022.



Digitally signed by SATYAJIT BISWAS
Date: 2022.04.16 16:25:28 +05:30
Reason: Digital Signing of Deed.

fin2

(Satyajit Biswas) 2022/04/16 04:25:28 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)
