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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 667662

Certify that the document is admitted to registration. The signature sheets and the endorsement sheets attached with this document are the part of this document.

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Addl. District Sub-Registrar  
Bishnupur, (Salt Lake City)  
28 APR 2022

✓ JC-A24  
27.4.2022

**DEVELOPMENT**  
**POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, We, (1) SMT CHABI MONDAL, (PAN CSFPM2591D), wife of late Sailen Mondal, (2) SRI SOMNATH MONDAL, (PAN BSJPM7824A), son of late Sailen Mondal, (3) SMT SANGITA MONDAL, (PAN CSCPM3338R), daughter of late Sailen Mondal, all by nationality - Indian, all by faith - Hindu, all are

contd .. p/2

5698

04 JAN 2022

No. 1007 Date

Plaintiff

Address

Vendor

S. Singha

Advocate

ALIPUR JUDGE COURT  
Kolkata - 700 027

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

*[Handwritten signature]*

Yogesh Khera

*[Fingerprint]* 1322  
V.C.T.I.

Yogesh Khera

*[Fingerprint]* 1325  
V.C.T.I.

Leishanjan

*[Fingerprint]* 1326  
V.C.T.I.

Somnath Mondal

*[Fingerprint]* 1327  
V.C.T.I.

Sangita Mondal



Addl District Sub-Registrar  
Bichannagar (Salt Lake City)

27 APR 2022

residing at Salua, P.O. Rajarhat Gopalpur, P.S. Airport, Kolkata-700136 District : North 24-Parganas, jointly referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS TIRATH PROJECT**, a partnership firm, having **PAN - AAGFT 3037Q**), a company incorporated under the Companies Act, 1956, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, Police Station - Barasat, Dist. : North 24-Parganas, the partnership firm is represented by its partners, (1) **SRI YOGESH KUMAR ROHRA (PAN : ADKPR3778D)**, son of late Tirath Das Rohra, (2) **SRI SONU ROHRA (PAN : AIRPR2484C)**, son Sri Harish Kumar Rohra and (3 ) **SRI NILESH KUMAR ROHRA ( PAN : ARUPR3837P )**, son Sri Ashok Kumar Rohra, all by faith - Hindu, all having residence at 73, Bangur Avenue, Block 'C', Post Office -Bangur, Police Station - Lake Town, Kolkata - 700 055, to do the following acts deeds and things ;

- A. We, (1) **SMT CHABI MONDAL**, (2) **SRI SOMNATH MONDAL**, (3) **SMT SANGITA MONDAL**, the joint owner of **ALL THAT** the homestead land measuring about **04 Cottaha 12 Chittaks 13 Sq. ft** together with all easement rights appertaining thereto lying and situate at Mouza - Salua, in R.S. Dag No. 382 and 383 ( consisting of 08 Chittack 03 Square feet in Dag No. 382 and 04 Cottah 04 Chittack 10 Square feet in Dag No. 383 ) under R.S. Khatian No. 122, within the jurisdiction of Bidhan Nagar Municipal Corporation (previously Rajarhat Gopalpur Municipality), under Ward No.5, under P.S.- Airport, Dist. North 24 Parganas.
- B. We, to develop the landed property as aforesaid, entered on **25<sup>th</sup> day of April, 2022** into a development agreement with the said **MESSRS TIRATH PROJECTS PVT LTD** for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **50%** of the total FAR as per sanction building plan will be issued by the K.M.C. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION )



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V.C.TI

P. S. John



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V.C.TI

Sonu Raha



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V.C.TI

Dowry Chakraborty  
S/o - Suvasis Chakraborty  
54/10, Lotus Park,  
Kolkata - 700047



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Addl District Sub-Registrar  
Bishnupur (Salt Lake City)

27 APR 2022

(iv) that save and except the ALL THAT owners' allocation of the building all the rest area of the building i.e; **50%** of the total FAR as per sanction building plan will be issued by the K.M.C. which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement as aforesaid was registered in the office of the Additional District Sub-Registrar, Bidhannagar (Saltlake City) and recorded in Book No. **I, Being No. 150401818** for the year **2022**.

C. We, do appoint and nominate **MESSRS TIRATH PROJECTS PVT LTD**, a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Post Office - Bangur, Police Station - Laketown, Kolkata - 700 055, the company is represented by its Directors, 1) **SRI YOGESH KUMAR ROHRA (PAN : ADKPR3778D)**, son of late Tirath Das Rohra, (2) **SRI SONU ROHRA (PAN : AIRPR2484C)**, son Sri Harish Kumar Rohra and (3 ) **SRI NILESH KUMAR ROHRA ( PAN : ARUPR3837P )**, son Sri Ashok Kumar Rohra, all by nationality Indian, all by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Post Office- Bangur, Police Station-Laketown, Kolkata-700055 as our true and lawful attorney, for us, in our name and on our behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.
- iii. To represent to the Bidhannagar Municipal Corporation and/or any other competent authority.
- iv. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the concern Municipality/Corporation and/or any competent authority.



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Addl. District Sub Registrar  
Bihannagar, (South Laxa City)

27 APR 2022

will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only.

xiv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only.

xv. To sign and execute all other deeds, agreement for sale, deed of sale, any other instruments and assurances which our attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof in respect of Developer's Allocation only.

xvi. To present any such conveyance or conveyances, agreement for sale, deed of sale in respect of Developer's Allocation only at the said building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

And we hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation or part thereof under and by virtue of this deed.



Additional District Sub-Registrar  
Bhujnagar, (Salt Lake City)

27 APR 2022



**SCHEDULE AS REFERRED TO HEREINABOVE**

( Description of the PROPERTY )

**ALL THAT** the homestead land measuring about **04 Cottaha 12 Chittaks 13 Sq. ft** together with all easement rights appertaining thereto lying and situate at **Mouza - Salua**, in R.S. Dag No. 382 and 383 (consisting of 08 Chittack 03 Square feet in Dag No. 382 and 04 Cottah 04 Chittack 10 Square feet in Dag No. 383) under R.S. Kharian No. 122, within the jurisdiction of Bidhan Nagar Municipal Corporation (previously Rajerhat Gopalpur Municipality), under Ward No.5, under P.S.- Airport, Dist. North 24 Parganas butted and bounded by ;

ON THE NORTH : by 22 feet wide Municipal Road (Salua Bazar Road)

ON THE SOUTH : by Building of Assam Rifle Military Camp

ON THE EAST : by Plot Nos. B & D

ON THE WEST : by 22 feet wide Municipal Road

**IN WITNESSES WHEREOF** I the executor have hereunto put my respective



Apd District Sub-Registrar  
Bishanmaja, (Sait Lake City)

27 APR 2022

hands on these presents on this the 27<sup>th</sup> day of April, Two Thousand Twenty Two.

**WITNESSES:**

1. Subhankar Mahapatra  
Bansur Avenue  
Koll-55

1. Isidhar Ghosh

2. Somnath Mondal

3. Sangita Mondal.

2. Sourav Chakraborty  
54/10, Lotus Park,  
Kolkata - 700047

**OWNERS**

**MESSRS TIRATH PROJECTS PVT LTD**

1. Yogesh Khera

2. Soma Khera

3. Aishwarya Khera

**Directors**

**DEVELOPER**

Drafted by me and prepared in my office

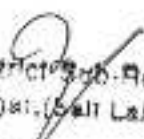
  
(SANTANU SINGHA)  
Advocate

High Court, Calcutta,












Kolkata - 700 001

Enrolment No. WB/785/1992



  
Addl District Sub Registrar  
Bhadrapur, (Salt Lake City)

27 APR 2022

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....CHABI MONDAL.....

Signature.....Chabi Mandal.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					


Name.....SOMNATH MONDAL.....

Signature.....Somnath Mandal.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....SANDITA MONDAL.....

Signature.....Sandita Mandal.....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name.....YOGESH ROHRA.....

Signature.....Yogesh Rohra.....



Addl District Sub-Registrar  
Bidhanagar, (Salt Lake City)

27 APR 2022

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name..... Sonu Rohra .....

Signature..... Sonu Rohra .....

		Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
	Left hand					
	Right hand					

Name..... Nitesh Kumar Rohra .....

Signature..... Nitesh Kumar Rohra .....

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PHOTO	Left hand					
	Right hand					

Name.....

Signature.....

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	Right hand					

Name.....

Signature.....



Adrl. District Sub Registrar  
Bidhanagar, (Salt Lake City)

27 APR 2022



20-AAA



Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

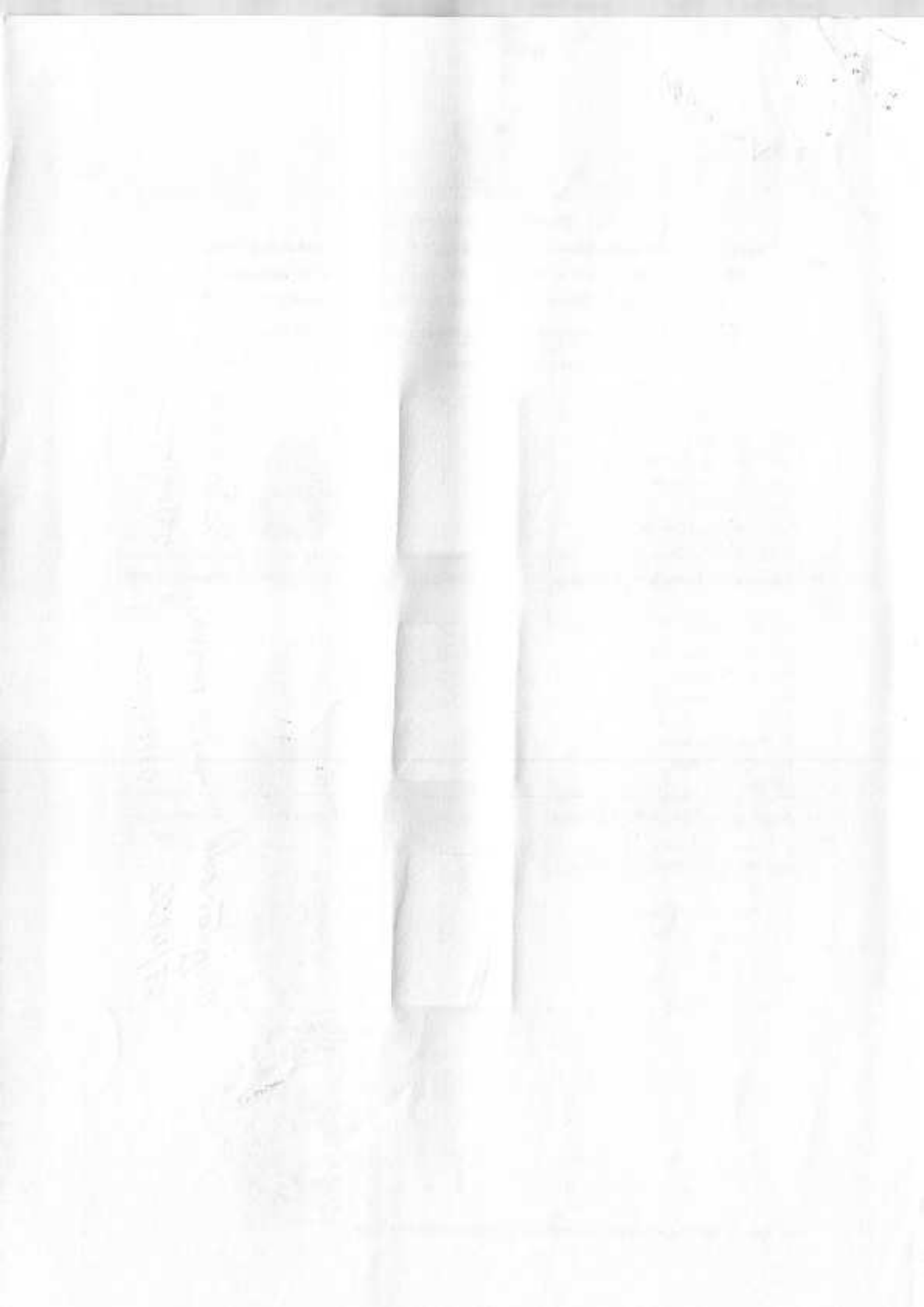
OFFICE OF THE A.D.S.R. BIDHAN NAGAR, District Name :North 24-Parganas

Signature / LTI Sheet of Query No/Year 15048001258232/2022










I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt CHABI MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700138	Principal			Chabi Mondal 27/04/22
2	Shri SOMNATH MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:- Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136	Principal			Somnath Mondal 27/04/22
3	Smt SANGITA MONDAL Salua, City:- Not Specified, P.O:- Rajarhat Gopalpur, P.S:-Airport, District-North 24-Parganas, West Bengal, India, PIN:- 700136	Principal			Sangita Mondal 27/4/22





I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr YOGESH ROHRA 73, Bangur Avenue, Block- C, City:- Not Specified, P.O:- Bangur Avenue, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [TIRATH PROJECT S PRIVATE LIMITED ]			 27-4-22
5	Mr SONU ROHRA 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:-Lake Town, District:-North 24- Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [TIRATH PROJECT S PRIVATE LIMITED ]			 27/4/22
6	Mr NILESH KUMAR ROHRA 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur Avenue, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700055	Represent ative of Attorney [TIRATH PROJECT S PRIVATE LIMITED ]			 27/04/22





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Sl No.	Name and Address of Identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Sourav Chakraborty Son of Mr Suvasis Chakraborty 54/10, Lotus Park, City:- Not Specified, P.O:- Naktala, P.S:- Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Smt CHABI MONDAL, Shri SOMNATH MONDAL, Smt SANGITA MONDAL, Mr YOGESH ROHRA, Mr SONU ROHRA, Mr NILESH KUMAR ROHRA			<i>Sourav Chakraborty</i> 27/04/2022

(Rita Lepcha)

ADDITIONAL DISTRICT  
SUB-REGISTRAR  
OFFICE OF THE A.D.S.R.  
BIDHAN NAGAR  
North 24-Parganas, West  
Bengal





### Major Information of the Deed

Deed No :	I-1504-01842/2022	Date of Registration	28/04/2022
Query No / Year	1504-8001258232/2022	Office where deed is registered	
Query Date	26/04/2022 2:59:54 PM	A.D.S.R. BIDHAN NAGAR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Subit Majumdar High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8389040143, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration (No of Declaration : 2)		
Set Forth value	Market Value		
	Rs. 64,36,876/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150401818/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement sllp.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Salua Bazar (Salua), Mouza: Salua, , Ward No: 5 Pin Code : 700138

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-382	LR-122	Bastu	Bastu	8 Chatak 3 Sq Ft		6,80,625/-	Width of Approach Road: 22 Ft., , Project Name :
L2	LR-383	LR-122	Bastu	Bastu	4 Katha 4 Chatak 10 Sq Ft		57,56,251/-	Width of Approach Road: 22 Ft., , Project Name :
		<b>TOTAL :</b>			<b>7.8673Dec</b>	<b>0 /-</b>	<b>64,36,876 /-</b>	
	<b>Grand Total :</b>				<b>7.8673Dec</b>	<b>0 /-</b>	<b>64,36,876 /-</b>	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2022, Page from 93630 to 93651

being No 150401842 for the year 2022.



Digitally signed by RITA LEPCHA DAS  
Date: 2022.05.05 16:03:03 +05:30  
Reason: Digital Signing of Deed.

*Rita Lepcha*

(Rita Lepcha) 2022/05/05 04:03:03 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)