1878/2020

I-1810/20

1

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

AD 575509

10/11/2020

8/1952770/2020

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

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)
10 NOV 2020

DEVELOPMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, **(1) SMT. PRATIMA MONDAL (PAN CHLPM1212L)**, wife of late Anil Mondal **(2) SRI BISWANATH MONDAL son** late Anil Mondal **(PAN ALJPM0235B) (3) SMT RUPA DAS (PAN CYBPD9818E)**, wife of Sri Ashok Das

contd . . p/2

131672

14 AUG 2020

No. ..... Rs. ..... Date .....

Name: Sampanu Singha

Address .....

Vendor:- ..... Advocate
Alipur Judge's Court
Kolkata – 27

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

(daughter of late Anil Mondal) and **(4) SRI MRITUNJOY MONDAL (PAN BRRPM3914D)**, son of late Kanailal Mondal, all by,nationality Indian, all by faith – Hindu, all residing at Salua, P.O.- Rajarhat Gopalpur, Police Station- Airport, Kolkata-700 136 referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS TIRATH PROJECT PVT LTD (PAN–AAECT8636L),** a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, represented by its directors **(1) SRI YOGESH KUMAR ROHRA (PAN – ADJPR3778D),** son of late Tirath Das Rohra, **(2) SRI SONU ROHRA (PAN – AIRPR2484C),** son of Sri Harish Kumar Rohra, **(3) SRI NILESH ROHRA (ARUPR3837P),** son of Sri Ashok Kumar Rohra, all by nationality Indian, all by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055 all residing at 73, Bangur Avenue, Block 'C', Post office – Bangur, Police Station – Laketown, Kolkata – 700 055 to do the following acts deeds and things ;

A. We are the joint owners of **ALL THAT** the piece and parcel of the land admeasuring land measuring more or less **13.66** Decimal in R.S. **Dag No. 382 and 383**, **Mouza-Salua**, J. L. No. 3, Touzi No. 129, within the local limits of **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)** ward no. 5 (previously 8), Police Station – Airport (formally Rajarhat), Kolkata - 700136, District-North 24 Parganas.

B. We, to develop the landed property as aforesaid, entered on 6th day of November, 2020 into a development agreement with the said **MESSRS TIRATH PROJECT PVT. LTD**, for the terms inter alia (i) the said developer will construct a building in accordance with building plan (ii) the said developer will construct the building at its own cost (iii) the said developer will provide us the owner's allocation in the such a manner i.e; **SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS** will jointly get **49%** and **SRI MRITUNJOYMONDAL** will get **50%** of the **residential area** in the proposed building in this premises and **SMT. PRATIMA MONDAL, SRI BISWANATH MONDAL and SMT RUPA DAS** jointly and **SRI MRITUNJOY MONDAL** will get **50%** of the **commercial area**

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Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

in the proposed building in this premises as per sanction building plan issued by the competent authority in the proposed multi-storied building 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 hare and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the ALL THAT owners' allocation of the building all the rest area of the building which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate hare and interest in the land underneath (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement as aforesaid was registered in the office of the Addl. Dist. Sub-Registrar, Bidhan Nagar and recorded in Book **No. I, Being No. 150401797** for the year 2020.

B. We do appoint and nominate **MESSRS TIRATH PROJECT PVT. LTD** a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, having **PAN** : **AAECR3883M** represented by its directors **(1) SRI YOGESH KUMAR ROHRA,** son of late Tirath Das Rohra, **(2) SRI SONU ROHRA** son of Sri Harish Kumar Rohra, **(3) SRI NILESH ROHRA,** son of 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 – 700 055 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 develop the said premises by constructing building thereon.

ii. To develop the said premises by constructing building thereon.

ii. To represent to the Zila Parishad, Municipality, Corporation and/or any competent authority.

Seal of the Additional District Sub Registrar

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Bidhannagar, (Salt Lake City)

10 NOV 2020

iii. 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 Zila Parishad, Municipality, Corporation and/or any competent authority.

iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.

v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, JLRO, Zila Parishad, Municipality, Police and the Authorities of Urban Land ceiling and Department, NKDA and all other competent authorities as may be necessary.

vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.

vii. To appear before any officer of the Municipality/Zila Parishad or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.

viii. To represent before any court of law.

ix. To appear and to act in all courts, civil, criminal and tribunal whenever required

x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.

xi. To engage and appoint any advocate or counsel wherever required.

xii. To represent us to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

xiii. To settle any dispute arising in respect of the said property.

xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the area of the Developer's Allocation of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which our said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same only after obtaining of plan and demarcation and determination of the respective allocations of the owner and the developer.

xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.

xvi. 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.

xvii. To sign and execute all other deeds, 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 the area of the Developer's Allocation in the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof as we could do ourselves, if personally present.

xviii. To present any such conveyance or conveyances in respect of the said the area of the Developer's Allocation in the building along with undivided

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Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

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 our 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 as we could do the same ourselves.

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 and/or part thereof and/or the said owner's allocation and/or part thereof under and by virtue of this deed .

THE SCHEDULE AS REFERRED TO ABOVE
(SAID PREMISES)

ALL THAT the piece and parcel of the land admeasuring more or less **13.66** Decimal in R.S. **Dag No. 382 and 383, Mouza-Salua**, J. L. No. 3, Touzi No. 129, within the local limits of **Bidhannagar Municipal Corporation (previously Rajarhat-Gopalpur Municipality)** ward no. now. 5 (previously 8), Police Station – Airport (formally Rajarhat), Kolkata - 700136, District-North 24 Parganas.

IN WITNESSES WHEREOF we the executors have hereunto put our

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Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

respective hands on these presents on this the 10th day of November, Two Thousand Twenty (2020).

WITNESSES:

1. Dipayan Ganguly
Salua Radhanagar Po-
R. Gopalpur 700-136.

2. Sourav Chakraborty.
Arambagh, Hooghly.
PIN - 712613

1. Pratima Mondal

2. Biswanath Mondal

3. Rupa Das

4. [illegible]

(EXECUTORS)

Drafted by me and prepared in my office

SANTANU SINGHA
Advocate
High Court, Calcutta,
Kolkata – 700 001.
Enrolment No. WB/785/1992

Seal of the Additional District Sub Registrar Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

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

Name Nilesh Kumar Rohra

Signature

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

Signature

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

Name Pratima Mondol

Signature Pratima Mondol

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

Name

Signature Rupa Das

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

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

Name.....

Signature.....Jagan Kohric.....

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

Name.....SOM.....ROHRA.....

Signature.....Som Rohra.....

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

Name.....

Signature.....Biswanath.....Mondal

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

Name.....

Signature.....

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Addl. District Sub-Registrar
Bidhannagar, (Salt Lake City)

10 NOV 2020

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TIRATH PROJECTS PRIVATE LIMITED

02/12/2013

Permanent Account Number

AAECT8036L

Seal of the Additional District Sub Registrar, North 24 Pgs.

Seal of the Additional District Sub Registrar

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrolment No.: 1111/89790/00199

To

Yogesh Rohra

S/O: Tirathdas Rohra

79 BLOCK-C BANGUR AVENUE

SOUTH DUMDUM (M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9831042216

29/11/2015

3094867148

MA0948874651-T

आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Yogesh Rohra

DOB : 23/06/1974

Male

8250 0333 6812

आधार - आम आदमी का अधिकार

Seal of the Additional District Sub Registrar, Barasat, North 24 Pgs

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra

Signature

Seal of the Additional District Sub Registrar, Barrackpore, North 24 Pgs.

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69738/17343

To

Sonu Rohra

S/O: Harish Kumar Rohra

73 BL-C

BANGUR AVENUE SOUTH DUM DUM(M)

Bangur Avenue

Bangur Avenue

Jessore Road North 24 Parganas

West Bengal 700055

9007493030

MA094879271FT

आपका आधार क्रमांक / Your Aadhaar No. :

7071 4226 0159

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Sonu Rohra

DOB : 22/12/1984

Male

7071 4226 0159

आधार - आम आदमी का अधिकार

Seal of the Additional District Sub Registrar, North 24 Pgs

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Bidhannagar, North 24 Pgs.

आधार

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69788/17346

To
Nilesh Rohra
S/O: Ashok Kumar Rohra
75 SU-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9674218578

28/11/2015

30/04/2020

MA094880656FT

आपका आधार क्रमांक / Your Aadhaar No. :

8393 4586 2695

आधार - आम आदमी का अधिकार

भारत सरकार

Government of India

Nilesh Rohra

DOB : 03/05/1988

Male

Seal of the Additional District Sub Registrar

North 24 Pgs

8393 4586 2695

आधार - आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

সৌরভ চক্রবর্তী
Sourav Chakraborty
পিতা : সুভাষীষ চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1957
পুরুষ / Male

7628 9796 3173

আধার - সাধারণ মানুষের অধিকার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
কৃষ্ণবাটি, গৌরহাটি, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krisnabati, Gourhati,
Hooghly, West Bengal,
712613

1947
www.uidai.gov.in
P.O. Box No.1947,
Bangalore-560001

Sourav Chakraborty

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

BISWANATH MONDAL

ANIL MONDAL

28/02/1982

Permanent Account Number

ALJPM0235B

Signature

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

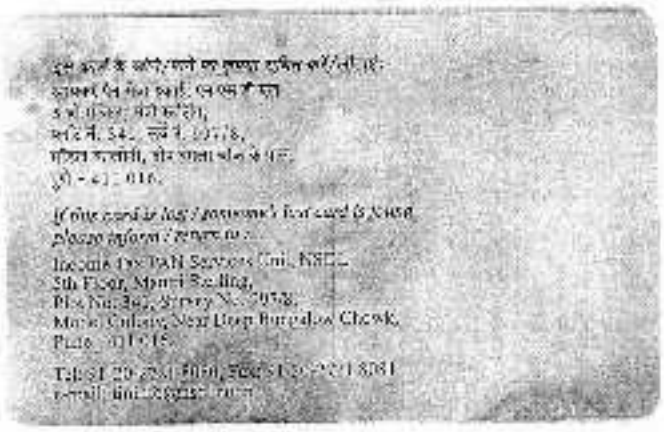
CYBPD9818E

नाम / Name
RUPA DAS

पिता का नाम / Father's Name
ANIL MONDAL

जन्म की तारीख / Date of Birth
30/04/1980

Rupa Das
हस्ताक्षर / Signature



Seal of the Additional District Sub Registrar
অতিরিক্ত জেলা অবর নিবন্ধক
North 24 Pgs.

Seal of the Additional District Sub Registrar

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির ক্রমিক / Enrollment No. : 1111/46893/01840

To
RUPA DAS
স্ত্রী/ W/O
PARTHANAGARI
R GOPALPUR
LAIKUTHI PARTHANAGARI
Rajarhat
Rajarhat Gopalpur,North 24 Parganas
West Bengal , 700136

KL9113884191T

31/39341

আপনার আধার সংখ্যা / Your Aadhaar No. :

2721 7355 1615

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

নাম / NAME
RUPA DAS
পিতা / স্বামীর নাম
Husband : Ashok Das
জন্ম তারিখ / DOB 30/04/1982
লিঙ্গ / Female

2721 7355 1615

আধার – সাধারণ মানুষের অধিকার

Seal of the Additional Sub Registrar, Bidhannagar, North 24 Parganas

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

আধার

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

Unique Identification Authority of India

ঠিকানা: পার্থনাগরী, আর গোপালপুর
লাইকুথি পার্থনাগরী, রাজারহাট
রাজারহাট গোপালপুর, উত্তর ২৪ পরগনা
পশ্চিমবঙ্গ,

Address: PARTHANAGARI,
R GOPALPUR, LAI KUTHI
PARTHANAGARI, Rajarhat
Rajarhat Gopalpur, North 24
Parganas, West Bengal,
700136

2721 7355 1615

1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRATIMA MONDAL

BHOLA NATH DAS

01/01/1963

Permanent Account Number

CHLPM1212L

Signature

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

आय कर विभाग, भारत सरकार
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सी.बी.डी.
नवी मुंबई - 400 614.

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Bidhannagar, North 24 Pgs.

आयकर विभाग

INCOME TAX DEPARTMENT

भारत सरकार

GOVT. OF INDIA

MRITUNJOY MONDAL

KANAI MONDAL

10/04/1966

BRRPM3914Q

In case this card is lost / found, kindly inform / return to

Income Tax PAN Services Unit, UTITSL

Plot No. 3, Sector 11, CBD Belapur,

Navi Mumbai - 400 614.

आयकर पैन सेवा यूनिट, UTITSL

प्लॉट नं. 3, सेक्टर 11, सी.बी.डी.बेलापुर,

नवी मुंबई - 400 614.

Seal of the Additional District Sub Registrar, North 24 Pgs.

[redacted]

[redacted]

Mritunjoy Mondal

Father : KANAI MONDAL

DOB: 10/04/1995

Male

4137 8645 4667

আধার – সাধারণ মানুষের অধিকার

[redacted]

[redacted]

আধার

ঠিকানা: সালুয়া মন্ডল পাড়া
রাজারহাট, রাজারহাট গোপালপুর
উত্তর ২৪ পরগনা, পশ্চিম বাংলা

Address: SALUA MONDAL PARA, Rajarhat, Rajarhat Gopalpur, North 24 Parganas, West Bengal, 700135

4137 8645 4667

Seal of the Additional District Sub Registrar, Rajarhat, North 24 Pgs.

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1111/19659/00263

To

BISWANATH MONDAL

SALLA MONDAL PARA

Rajarhat

Rajarhat Gopalpur

Rajarhat North 24 Parganas

West Bengal 700136

MN5250764168T

আপনার আধার সংখ্যা / Your Aadhaar No. :

2797 5166 9341

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

বিশ্বনাথ মন্ডল

BISWANATH MONDAL

পিতা : অনিল মন্ডল

Father : ANIL MONDAL

জন্মতারিখ / DOB : 28/02/1982

পুরুষ / Male

2797 5166 9341

আধার – সাধারণ মানুষের অধিকার

Additional District Sub Registrar, Rajarhat, North 24 Pgs.

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

আধার

ঠিকানা:
সুপুয়া মন্ডল পাড়া, মাজেরহাট, বালাগড়ি (পরগনাকুং), উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল, 700136

Address:
PALLA MONDAL PARA
Rajarhat, Rajarhat Gaurepur,
North 24 Parganas, West Bengal,
700136

2797 5166 9341

আধার

ভারত সরকার

Unique Identification Authority of India

Government of India

নথিভুক্তির আই ডি / Enrollment No.: 1111/19659/00236

To

প্রতিমা মন্ডল

PRATIMA MONDAL

SALUA mondal para

Rajarhat

Rajarhat Gopalpur

Rajarhat North 24 Parganas

West Bengal 700136

MN526078417FT

আপনার আধার সংখ্যা / Your Aadhaar No. :

2729 0083 8996

আধার – সাধারণ মানুষের অধিকার

ভারত সরকার

Government of India

প্রতিমা মন্ডল

PRATIMA MONDAL

পিতা : ভোলা নাথ দাস

Father : BHOLA NATH DAS

জন্ম তারিখ / DOB : 01/01/1969

মহিলা / Female

2729 0083 8996

আধার – সাধারণ মানুষের অধিকার

Seal of the Additional District Sub Registrar, Bidhannagar, North 24 Pgs.

Government of India

AADHAAR

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship .
- To establish identity, authenticate online .

- আধার সারা দেশে বৈধ।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .

আধার

[redacted] of India

ঠিকানা:
সালুয়া মণ্ডল পাড়া, রাজারহাট, রাজারহাট গোপালপুর, উত্তর ২৪ পরগনা, পশ্চিম বেঙ্গল, 700136

Address:
SALUA monda para, Rajarhat Rajarhat Gopalpur, North 24 Parganas, West Bengal, 700136

2729 0003 8996

Major Information of the Deed

Deed No :	I-1504-01810/2020	Date of Registration	10/11/2020
Query No / Year	1504-8001452770/2020	Office where deed is registered	
Query Date	09/11/2020 12:14:33 PM	1504-8001452770/2020	
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. 1/-		Rs. 2,60,78,183/-	
Stamp Duty 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]:- 150401797/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 5 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-382		Bastu	Bastu	13.66 Dec	1/-	2,60,78,183/-	Width of Approach Road: 22 Ft., , Project Name :
	Grand Total :				13.66Dec	1 /-	260,78,183 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Pratima Mondal Wife of Mr Anil Mondal Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office	 10/11/2020	 LTI 10/11/2020	Pratima Mondal 10/11/2020
	Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office			

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

2	Name	Photo	Finger Print	Signature
	Mr Biswanath Mondal (Presentant) Son of Late Anil Mondal Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office	 10/11/2020	 LTI 10/11/2020	Biswanath Mondal 10/11/2020

Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALxxxxxx5B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020
, Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office

3	Name	Photo	Finger Print	Signature
	Smt Rupa Das Wife of Mr Ashok Das Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office	 10/11/2020	 LTI 10/11/2020	Rupa Das 10/11/2020

Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CYxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020
, Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office

4	Name	Photo	Finger Print	Signature
	Mr Mritunjoy Mondal Son of Late Kanailal Mondal Executed by: Self, Date of Execution: 10/11/2020 , Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office	 10/11/2020	 LTI 10/11/2020	10/11/2020

Salua, P.O:- Rajarhat Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BRxxxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/11/2020
, Admitted by: Self, Date of Admission: 10/11/2020 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**TIRATH PROJECTS PRIVATE LIMITED** 73, Block - C, Bangur Avenue, P.O:- MADHYAMGRAM, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700129 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Status : Not Executed

Seal of the Additional District Sub Registrar
Barasat, North 24 Pgs.

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**Mr Yogesh Rohra** Son of Late Tirtha Das Rohra 73, Bangur Avenue Block C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx8D,Aadhaar No Not Provided Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)
2	**Mr Sonu Rohra** Son of Mr Harish Kumar Rohra 73, Bangur Avenue Block C, P.O:- Bangur Avenue, P.S:- Manicktalla, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIxxxxxx4C,Aadhaar No Not Provided Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)
3	**Mr NILESH Rohra** Son of Mr Ashok Kumar Rohra 73, Bangur Avenue, Block C, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7P,Aadhaar No Not Provided Status : Representative, Representative of : TIRATH PROJECTS PRIVATE LIMITED (as director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sourav Chakraborty Son of Suvasis Chakraborty Arambagh, P.O:- Gourhati, P.S:- Arambag, District:-Hooghly, West Bengal, India, PIN - 712613			
	10/11/2020	10/11/2020	10/11/2020

Identifier Of Smt Pratima Mondal, Mr Biswanath Mondal, Smt Rupa Das, Mr Mritunjoy Mondal, Mr Yogesh Rohra, Mr Sonu Rohra, Mr NILESH Rohra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Pratima Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
2	Mr Biswanath Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
3	Smt Rupa Das	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec
4	Mr Mritunjoy Mondal	TIRATH PROJECTS PRIVATE LIMITED-3.415 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Rajarhat Road(salua-gopalpur), Mouza: Salua, , Ward No: 5 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 382		Owner Name not selected by applicant.

Seal of the Additional District Sub Registrar
North 24 Pgs.

Endorsement For Deed Number : I - 150401810 / 2020

On 09-11-2020

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 2,60,78,183/-

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

On 10-11-2020

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 12:07 hrs on 10-11-2020, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr Biswanath Mondal , one of the Executants.

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

Execution is admitted on 10/11/2020 by 1. Smt Pratima Mondal, Wife of Mr Anil Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession House wife, 2. Mr Biswanath Mondal, Son of Late Anil Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 3. Smt Rupa Das, Wife of Mr Ashok Das, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others, 4. Mr Mritunjoy Mondal, Son of Late Kanailal Mondal, Salua, P.O: Rajarhat Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Others

Indetified by Mr Sourav Chakraborty, , , Son of Suvasis Chakraborty, Arambagh, P.O: Gourhati, Thana: Arambag, , Hooghly, WEST BENGAL, India, PIN - 712613, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 131692, Amount: Rs.100/-, Date of Purchase: 14/08/2020, Vendor name: I Chakraborty

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

Additional District Sub Registrar
North 24 Pgs.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2020, Page from 82371 to 82405

being No 150401810 for the year 2020.

Seal of the Additional District Sub Registrar
Bidhannagar, North 24 Pgs.

Digitally signed by DEBAJYOTI BANDYOPADHYAY
Date: 2020.11.12 12:11:37 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 2020/11/12 12:11:37 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BIDHAN NAGAR

West Bengal.

(This document is digitally signed.)