

DATED THIS THE 20<sup>th</sup> DAY OF January, 2021.

BETWEEN

- (1) RECHI CONSTRUCTION PVT. LTD.  
represented by its Director  
SAJJAN KUMAR MANDAL
- (2) MR. BIDUR KUMAR SAH
- (3) MRS. VINTI MANDAL
- (4) RECHI NIRMAAN PVT. LTD,  
represented by its Director  
SAJJAN KUMAR MANDAL
- (5) MR. SAJJAN KUMAR MANDAL  
...OWNERS/FIRST PART

A N D

RECHI NIRMAAN PVT. LTD.  
Represented by its Director  
SRI SAJJAN KUMAR MANDAL  
...DEVELOPER/SECOND PART

**DEVELOPMENT POWER OF ATTORNEY**

*Drafted by:*

**MR. MANIK LAL DE**  
ADVOCATE  
HIGH COURT, CALCUTTA  
RES: A-12/2, KALINDI HOUSING ESTATE  
P.S. LAKE TOWN, KOLKATA - 700 089  
Phone No. 9830056633

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1504-2021, Page from 7979 to 8027

being No 150400166 for the year 2021.



Digitally signed by DEBAJYOTI  
BANDHYOPADHYAY  
Date: 2021.01.21 13:29:28 +05:30  
Reason: Digital Signing of Deed.

*Debjyoti*  
(Debjyoti Bandyopadhyay) 2021/01/21 01:29:28 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BIDHAN NAGAR  
West Bengal.

(This document is digitally signed.)

2021

**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 of Indian Stamp Act 1899.

**Presentation (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)**

Presented for registration at 13:59 hrs on 20-01-2021, at the Office of the A.D.S.R. BIDHAN NAGAR by Mr SAJJAN KUMAR MANDAL, one of the Executants.

**Certificate of Market Value (W.B. 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 5,96,11,605/-

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

Execution is admitted on 20/01/2021 by 1. Mr BIDUR KUMAR SAH, Son of Late Kishori Prasad Sah, Tapaban Apartment, RGM-660, Kalkhall Main Rd, Ground Floor, P.O: R Gopalpur, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by Profession Business, 2. Mr SAJJAN KUMAR MANDAL, Son of Mr Sridhar Prasad Mandal, 213, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business, 3. Mrs VINTI MONDAL, Wife of Mr Sajjan Kumar Mandal, 213, Dum Dum Park, P.O: Bangur Avenue, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Dibyendu Dey, . . Son of Shri H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-01-2021 by Mr SAJJAN KUMAR MANDAL, Director, RECHI CONSTRUCTION PRIVATE LIMITED, 213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Director, RECHI NIRMAAN PRIVATE LIMITED, 220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055; Director, RECHI NIRMAAN PRIVATE LIMITED, 220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr Dibyendu Dey, . . Son of Shri H M Dey, A-18/1, Kalindi Housing Estate, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700089, by caste Hindu, by profession Advocate

**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 2616, Amount: Rs.100/-, Date of Purchase: 15/01/2021, Vendor name: Mita Dutta

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

## ails as per Land Record

24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Sanguly Avenue.(gopalpur), Mouza: Gopalpur, , Ward No: 4 Pin Code : 700136

No.	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2234, LR Khatian No:- 23958	Owner:সফন কুমার মন্ডল, Gurdian:শ্রীমতী প্রমা মন্ড, Address:সফন পার্ক লেকটাইন , Classification:বাগান, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 2234, LR Khatian No:- 23959	Owner:বিনয় কুমার মন্ড, Gurdian:মৃত বিদ্যাশ্রী প্রমা মন্ড, Address:বিল্ড , Classification:বাগান, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 2234, LR Khatian No:- 23960	Owner:বিষ্ণু মন্ডল, Gurdian:সফন কুমার মন্ড, Address:বিল্ড , Classification:বাগান, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 2234, LR Khatian No:- 23966	Owner:শ্রীমতি নির্মল প্রাইভেট লিমিটেড, Gurdian:পদ্ম ডিভাইট, Address:বিল্ড , Classification:বাগান, Area:0.11000000 Acre,	Owner Name not selected by applicant.
L5	LR Plot No:- 2234, LR Khatian No:- 23965	Owner:শ্রীমতি কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:পদ্ম ডিভাইট, Address:সফন পার্ক লেকটাইন , Classification:বাগান, Area:0.09000000 Acre,	Owner Name not selected by applicant.
L6	LR Plot No:- 2236, LR Khatian No:- 23965	Owner:শ্রীমতি কনস্ট্রাকশন প্রাইভেট লিমিটেড, Gurdian:পদ্ম ডিভাইট, Address:সফন পার্ক লেকটাইন , Classification:বাগান, Area:0.02000000 Acre,	Owner Name not selected by applicant.
L7	LR Plot No:- 2237, LR Khatian No:- 23958	Owner:সফন কুমার মন্ডল, Gurdian:শ্রীমতী প্রমা মন্ড, Address:সফন পার্ক লেকটাইন , Classification:বাগান, Area:0.05000000 Acre,	Owner Name not selected by applicant.



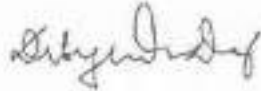
Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
	SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-6.45104 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr BIDUR KUMAR SAH	RECHI NIRMAAN PRIVATE LIMITED-7.99792 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mrs VINTI MONDAL	RECHI NIRMAAN PRIVATE LIMITED-11.4812 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	RECHI NIRMAAN PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-12.595 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-9.17813 Dec
Transfer of property for L6		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-2.37188 Dec
Transfer of property for L7		
Sl.No	From	To. with area (Name-Area)
1	Mr SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-5.41292 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	RECHI CONSTRUCTION PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
2	Mr BIDUR KUMAR SAH	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
3	RECHI NIRMAAN PRIVATE LIMITED	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
4	Mr SAJJAN KUMAR MANDAL	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft
5	Mrs VINTI MONDAL	RECHI NIRMAAN PRIVATE LIMITED-742.00000000 Sq Ft






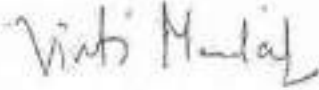
**Details :**

Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr SAJJAN KUMAR MANDAL</b> Son of Mr Sridhar Prasad Mandal Date of Execution - 20/01/2021, , Admitted by: Self, Date of Admission: 20/01/2021, Place of Admission of Execution: Office	 Jan 20 2021 2:14PM	 LTI 20/01/2021	 20/01/2021
213, Dum Dum Park, 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.:: ABxxxxxx1M,Aadhaar No Not Provided Status : Representative, Representative of : RECHI CONSTRUCTION PRIVATE LIMITED (as Director), RECHI NIRMAAN PRIVATE LIMITED (as Director), RECHI NIRMAAN PRIVATE LIMITED (as Director)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Dibyendu Dey</b> Son of Shri H M Dey A-18/1, Kalindi Housing Estate, P.O:- Lake Town, P.S:- Lake Town, District:- North 24-Parganas, West Bengal, India, PIN - 700089	 20/01/2021	 20/01/2021	 20/01/2021
Identifier Of Mr BIDUR KUMAR SAH, Mr SAJJAN KUMAR MANDAL, Mrs VINTI MONDAL, Mr SAJJAN KUMAR MANDAL			

Name	Photo	Finger Print	Signature	
<b>SAJJAN KUMAR MONDAL (Presentant)</b> Son of Mr Sridhar Prasad Mandal Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021	
213, Dum Dum Park, 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.:: ABxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				
5	<b>Mrs VINTI MONDAL</b> Wife of Mr Sajjan Kumar Mandal Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	 20/01/2021	 LTI 20/01/2021	 20/01/2021
213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx4F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office				

**Attorney Details :**



S/No	Name	Address	Photo	Finger print and Signature
1	<b>RECHI NIRMAAN PRIVATE LIMITED</b>	220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative		

LR-23965	Bastu	Bastu	1 Katha 7 Chatak	1/-	25,00,560/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, Project Name :
LR-23958	Bastu	Bastu	3 Katha 4 Chatak 22 Sq Ft	1/-	57,06,592/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, Project Name :
<b>TOTAL :</b>			<b>55.4881Dec</b>	<b>7 /-</b>	<b>584,98,605 /-</b>	
<b>Grand Total :</b>			<b>55.4881Dec</b>	<b>7 /-</b>	<b>584,98,605 /-</b>	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs)	Market value (In Rs)	Other Details
S1	On Land L1, L2, L3, L4, L5, L6, L7	3710 Sq Ft.	1/-	11,13,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 3710 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>3710 sq ft</b>	<b>1 /-</b>	<b>11,13,000 /-</b>	

**Principal Details :**

Sl No	Name	Address	Photo	Finger print and Signature
1	<b>RECHI CONSTRUCTION PRIVATE LIMITED</b>	213, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx1N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative		
2	<b>Mr BIDUR KUMAR SAH</b> Son of Late Kishori Prasad Sah Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office			 Signature: <i>Bidur Kumar Sah</i>
		Tapaban Apartment, RGM-660, Kaikhall Main Rd, Ground Floor, P.O:- R Gopalpur, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700136 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BFxxxxxx6L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/01/2021 , Admitted by: Self, Date of Admission: 20/01/2021 ,Place : Office	20/01/2021	LTI 20/01/2021
3	<b>RECHI NIRMAAN PRIVATE LIMITED</b>	220, Dum Dum Park, P.O:- Bangur Avenue, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAxxxxxx5K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative, Executed by: Representative		



### Major Information of the Deed


No/Year	I-1504-00166/2021	Date of Registration	20/01/2021
Deed No/Year	1504-8000137822/2021	Office where deed is registered	
Deed Date	20/01/2021 1:33:56 PM		1504-8000137822/2021
Applicant Name, Address & Other Details	Manik Lal De A-12/2, Kalindi Housing Estate, Thana : Lake Town, District : North 24-Parganas, WEST BENGAL, PIN - 700089, Mobile No. : 9830056633, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 8/-	Rs. 5,96,11,605/-		
Stamp Duty Paid	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]:- 150400160/2021 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: saurav Ganguly Avenue.(gopalpur), Mouza: Gopalpur, . Ward No: 4 Pin Code : 700136


Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (in Rs)	Market Value (in Rs)	Other Details
L1	LR-2234	LR-23958	Bastu	Bastu	3 Katha 14 Chatak 25 Sq Ft	1/-	68,01,040/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-2234	LR-23959	Bastu	Bastu	4 Katha 13 Chatak 25 Sq Ft	1/-	84,31,839/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-2234	LR-23960	Bastu	Bastu	6 Katha 15 Chatak 15 Sq Ft	1/-	1,21,04,159/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-2234	LR-23966	Bastu	Bastu	7 Katha 3 Chatak 321 Sq Ft	1/-	1,32,76,336/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :
L5	LR-2234	LR-23965	Bastu	Bastu	5 Katha 9 Chatak	1/-	96,76,079/-	Width of Approach Road: 33 Ft., Adjacent to Metal Road, , Project Name :

**IDENTITY CARD**



**Name: DIBYENDU DEY**

Advocate



Father's / Husband's name  
**MR. HIRA MOHAN DEY**

*[Signature]*  
Name, Secretary

*[Signature]*  
Signature of the Card Holder

Roll No. 1505      Date of Membership 21-07-2027

Address 87/8/1, Malabani, Ps- Chitpur  
Kolkata-700002

Mobile 99860-2537

Enrollment No. A/ 2014/ 103201

Enrollment Date 16-07-2014





RECHI NIRMAAN PRIVATE LIMITED  
*[Signature]*  
Director




  
 [Redacted]
   
 [Redacted]



**বিন্দি মন্ডল**  
**Vinti Mandal**  
 পিতা : জয় প্রকাশ সাহা  
**Father : JAY PRAKASH SAHA**  
 জন্ম তারিখ / DOB : 03/08/1977  
 লিঙ্গ / Gender : Female



6144 8869 3416

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আধার - সাধারণ মানুষের অধিকার


  
**আধার**

Government of India  
 Ministry of Information and Public Relations

ঠিকানা: ১১৩, দুমদুম পার্ক, দুমদুম  
 বন্দর (এম), বাগুর এজিসিও, উত্তর  
 ২৪ পরগণা, পশ্চিমবঙ্গ, ৭০০০৫৫

**Address: 213, DUMDUM PARK,**  
**South Dum Dum (M), Bangar**  
**Avenue, North 24 Parganas, West**  
**Bengal, 700055**

6144 8869 3416

  
 1800 300 1807

  
 help@adhaar.gov.in

  
 www.adhaar.gov.in

Vinti Mandal



आयकर विभाग  
INCOME TAX DEPARTMENT  
VINTI MANDAL  
JAIPRAKASH SAHA  
03/08/1977  
Permanent Account Number  
APJPM7284F  
Signature  
Stamp


भारत सरकार  
GOVT OF INDIA



Vinti Mandal




 भारत सरकार  
 Government of India  
 बिहार कृषि मंत्रालय  
 Bihar Kumer Sah  
 पता: बिहार कृषि मंत्रालय  
 Patna, Kishori Prasad Sah  
 बिहार-800 001  
 फोन: 17/24  
 8750 2626 5228  
 साधारण - साधारण मनाश्वर अधिकार


 Unique Identification Authority of India  
 पता: टाउन अपार्टमेंट ग्राउंड फ्लोर, रूम 280, मेन रोड, काशी, पटना  
 Address: TOWN APARTMENT GROUND FLOOR, ROOM 280, MAIN ROAD, KASHI, PATNA  
 बिहार-800 001  
 फोन: 17/24  
 8750 2626 5228  
 National Dis

*Bidun Kumar Sch*





भारत सरकार

ভাৰত চৰকাৰ



নাম: সুধার মন্ডল  
Sujan Kumar Mandal  
পিতা: স্রিধর প্রসাদ মন্ডল  
Father: SRIDHAR PRASAD  
MANDAL  
তারিখ/DOB: 08/11/1988  
পুরুষ / Male



7751 2396 1704

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়নথাসমিতি  
भारतीय जनसंख्या आयोग  
Authority of India

ঠিকানা: ২১৩, ডুমডুম পার্ক, দক্ষিণ  
ডুমডুম (এম), বাঙ্গুর এভিনিউ, উত্তর  
২৪ পরগনা, পশ্চিমবঙ্গ, ৭০০০৫৫

Address: 213, DUMDUM PARK,  
South Dum Dum (M), Bangur  
Avenue, North 24 Parganas, West  
Bengal, 700055

7751 2396 1704

1947  
3800 300 1847

help@uidai.gov.in

www.uidai.gov.in

*[Handwritten signature]*



आयकर विभाग  
INCOME TAX DEPARTMENT  
BAJJAN KUMAR MANDAL  
SRIDHAR PRASAD MANDAL  
08/11/1968  
Permanent Account Number  
A0EPM7581M  
Signature

भारत सरकार  
GOVT. OF INDIA



2000014

*[Handwritten signature]*
































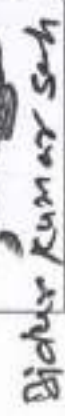










For RECH CONSTRUCTION PVT. LTD.  
*[Signature]*  
Director



No.

Signature  
of the executants/  
Presentants

Under Rule 44A of the I.R. Act 1908  
SPECIMEN FOR TEN FINGER PRINT

 	 Little	 Ring	 Middle (Left	 Fore Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right	 Ring Hand)	 Little
 	 Little	 Ring	 Middle (Left	 Fore Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right	 Ring Hand)	 Little
 	 Little	 Ring	 Middle (Left	 Fore Hand)	 Thumb
	 Thumb	 Fore	 Middle (Right	 Ring Hand)	 Little

IN WITNESS WHEREOF the parties hereto abovenamed set and subscribed their respective hands and signature on this deed on the day, month and year first above written.

SIGNED AND DELIVERED BY THE OWNERS AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. Manik Lal De

2. Raj Kumar Tiwary  
113/2, Dakshinadri Road  
Kolkata - 700048

SIGNED, SEALED & ACCEPTED BY THE DEVELOPER AT KOLKATA IN THE PRESENCE OF WITNESSES :-

1. Manik Lal De

2. Raj Kumar Tiwary

AS PER INSTRUCTION BY THE PARTIES

Drafted by :  
Manik Lal De  
Mr. Manik Lal De  
Advocate,  
High Court, Calcutta.  
WB/632/1988.

(1) MR. SAJJAN KUMAR MANDAL

(2) MR. BIDUR KUMAR SAH

(3) MRS. VINTI MANDAL

RECHI NIRMAAN PVT. LTD.

(4) RECHI NIRMAAN PVT. LTD.

Represented by its Director

SRI SAJJAN KUMAR MANDAL

For RECHI CONSTRUCTION PVT. LTD.

(5) RECHI CONSTRUCTION PVT. LTD.

Represented by its Director

SRI SAJJAN KUMAR MANDAL

...OWNERS/ FIRST PART

RECHI NIRMAAN PVT. LTD.

RECHI NIRMAAN PVT. LTD.

Represented by its Director

SRI SAJJAN KUMAR MANDAL

...DEVELOPER/THIRD PART

83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, *save and except the Owner's allocation mentioned in the said registered development agreement and details of Dag Nos.; Khatian No.; Area of land are given below:-*

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
<b>Total</b>			<b>32</b>	<b>09</b>	<b>29</b>

**The property was butted and bounded as follows:-**

- ON THE NORTH : By part of R.S./L.R. Dag No. 2237.  
ON THE SOUTH : By 10' feet wide Road.  
ON THE EAST : By Part of R.S./L.R. Dag No.2237 & 2236  
ON THE WEST : By 33' feet wide Road Sourav Ganguly Avenue.

cemented floor and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
Total			32	09	29

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ON THE NORTH : By part of R.S./L.R. Dag No. 2237.  
 ON THE SOUTH : By 10' feet wide Road.  
 ON THE EAST : By Part of R.S./L.R. Dag No. 2237 & 2236  
 ON THE WEST : By 33' feet wide Road Sourav Ganguly  
 Avenue.

**SECOND SCHEDULE ABOVE REFERRED TO:**

**(DEVELOPER'S ALLOCATION)**

**ALL THAT** proposed Residential-cum-commercial Multi-storeyed brick-built message tenement hereditament and premises and/or building **TOGETHER WITH** the piece or parcel of bastu land there unto belonging whereon or on Part whereof the same to be erected and built building known as "**ANANDI ENCLAVE**", containing area **1 (one) bigha 12 (twelve) cottahs 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos. RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S

of appeal or any other documents or papers in any proceedings or in any way connected therewith before any Government or Semi Government authorities and also represent the same provided the attorney shall do or perform all work legally and perfectly according to law.

23. To adduce evidence through my attorney in connection with any matter respecting the plot and/or the project or matters arising out of the same before any person or quarter on behalf of the Owner, which shall be as good as that of the Owner as he may do being personally present theretofore for such purpose.

And the Principal/Owner hereby ratify confirm and agree or undertake to ratify and confirm all whatsoever their said Attorney or agents appointed under this power hereinabove contained shall lawfully do, or cause to be done in the right of, or by virtue of these presents.

**FIRST SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece or parcel of bastu land, measuring area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos. RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in *Mouza - Gopalpur*, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less,

15. To take bookings money from the intending Purchaser(s), to enter into Agreement for sale and Deed of conveyances of the said developer's allocation with the intending purchaser or purchasers from the nominee/nominees of the developer and to receive booking money or advance money for the flats or the constructed portion on behalf of principal/Owner, and to receive the full amount of consideration for sale of any portion within the allocation of the developer, inclusive of the value of proportionate share in the lands as contained in the plot.
16. To affix sign board, or install any hoarding on the said Scheduled plot of lands in the name of the Attorney, the developer as aforesaid.
17. To advertise in the newspapers for procuring purchasers for selling the flats/shop/office and other spaces in the said proposed building.
18. To take loan from any bank or financial institution for the purpose of project development of the developer's allocation and to sign, execute any papers/documents on behalf of me for such purposes.
19. To ask, demand, receive, to appoint lawyers, solicitors, advocates on my behalf and to defend suits of cases for or against us in any Court of Law, execution proceeding or otherwise all moneys payments etc. ins and out of any transaction related to and/or connected with any dues claims and demands arising from the dealings including the sale of my said property.
20. To institute, contest, commence, compromise, withdraw, submit to arbitration any suit, actions, proceedings, claims, demand etc. and to all reasonable matters and things as may appear to my said Attorney necessary for such sale.
21. To commence, prosecute, enforce, defend, answer and oppose and actions and other legal proceedings and demands touching any of the matters concerning my said property or any part thereof.
22. To sign any correspondences any letter, declare and/or affirm any plaint written statement, petition, affidavit, verification, vakalatnama memo

- also obtain sanction of the building plan and Completion Certificate in respect of proposed building upon the said plot mentioned as aforesaid.
8. To appear before the necessary quarters including the Bidhannagar Municipal Corporation, Kolkata Metropolitan Development authorities in connection with sanction of plan and other purpose.
  9. To apply for and obtain such permission as shall be necessary for obtaining steel, cement, bricks, and other materials for construction of building, and constructional equipments to appoint Architects and constructors for the purpose of the development and construction of the said land.
  10. To apply for, appear before, and obtain electricity, water, sewerage and or other connections of any other utilities from appropriate authorities or from the Bidhannagar Municipal Corporation and/or other competent authorities.
  11. To receive notice, and serve papers from any Courts of Law or any Govt. or Semi Govt authorities.
  12. To receive and pay and/or deposit all monies, Court fees, receive refunds and grant valid receipts, and discharges in respect thereof.
  13. To sign and submit papers applications and documents for having the mutation effected in all public and with all authorities and/or persons including B.L.& L.R.O. and the said Bidhannagar Municipal Corporation having jurisdiction in respect of the said land, or any portion thereof, and to deal with such authority and/or authorities in any manner to have mutation effected.
  14. To pay all outgoing from the date of execution of this present including fees for obtaining, Municipal tax, rent, revenue and other charges whatsoever payable for and on account of the said land and building and receive refund and/or have other monies including compensation for requisition and/or acquisition from appropriate authorities and to grant valid receipt, and/or discharge thereof.



- consideration money from the intending purchaser/purchasers and to grant receipt to them subject always to the terms, conditions, stipulations and undertakings contained in these presents.
4. To sign, execute and represent before the Registrar or any registration office namely Registrar of Assurances, Kolkata, District Sub-Registrar II, Barasat, Additional District Sub-Registrar Bidhannagar Salt Lake City or any appropriate authority, for the purpose of registration of any Agreement/Agreements for sale, Deed of Conveyance or Conveyances in respect of any saleable spaces or part or portions within the allocation of the developer as shall be constructed by the said Attorney/Developer of which has been described as developer's allocation in the aforesaid development agreement as will be appear in the Second Schedule hereunder written, at the said premises togetherwith other portions thereof, save and except Owner allocation as mentioned in the said development agreement.
  5. To enter into, hold, defend, possession of the said land and every part thereof and also to manage, maintain, and administer the said land and every part thereof.
  6. To develop the said land by construction of building and/or structure thereon and for the said purpose to do all soil testing, excavation and all other work whatsoever.
  7. To sign and submit all papers, documents, applications, undertakings, declarations and plans to be required for having building plan sanctioned respecting the said plot and to have the said plan modified and/or altered if necessary, at any point of time by the Bidhannagar Municipal Corporation, other competent authorities, and in connection therewith to make, sign, execute and submit necessary applications and declarations by giving undertakings paying fees, obtaining, sanction and such order or orders and permission as shall be expedient and

In the District-24-Parganas (North), West Bengal, being the Developer, the party of the Second part herein, as our true and lawful ATTORNEY for ourselves and in our names and on our behalf, and to act and/or represent us to do, execute and perform or cause to be done all acts, deeds and things, that is to say :-

1. To construct the building so to be constructed at the land sanctioned by the Bidhannagar Municipal Corporation, morefully and particularly described in the First Schedule hereunder written.
2. To sign application affidavits and affirm the same on behalf of the Owner herein which may be necessary for the construction of the said building and to carry correspondence on behalf of the Owner herein with all concerned authorities and body/bodies including the chairman or chair person of the Bidhannagar Municipal Corporation, Government of West Bengal, Police, Fire Brigade etc. in connection with the said construction and development of the said premises under reference to make sign and submit application, letters and other writings to the appropriate authorities local bodies for all and any licences, permission, sanctions and consents required for the proposed construction and development of the said premises.
3. To sign and execute any Agreement for Sale, Deed of Conveyance (s) and rectification deed and deed of declaration, Boundary Declaration, on behalf of the Owner herein in respect of the flats, shops, commercial spaces, semi-commercial spaces, Office spaces, carparking spaces and other spaces togetherwith proportionate share of land wherein the said proposed building to be constructed by the said Attorney, which have been allotted to the Developer in accordance with the said development agreement mentioned in the Article - II (2) therein as well as the described in the Second Schedule hereunder written save and except the Owner allocation mentioned in Article - II (1) of the said Development agreement, and the developer herein to receive

by Nationality - Indian, residing at Tapaban Apartment, Ground Floor, RGM-660, Kaikhali Main Road, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of North-24-Parganas, West Bengal, 3) SMT. VINTI MANDAL, wife of Sri Sajjan Kumar Mandal, PAN No.AFUPM7284F, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, West Bengal, 4) RECHI NIRMAAN PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No.AAHCR6515K, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700-055, in the District-24-Parganas (N), represented by it's one of the Director namely SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No.ABEPM7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, 5) SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No.ABEPM7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District - 24-Parganas (North), West Bengal, herein mentioned as the **OWNERS**—the **EXECUTANTS** hereof, as per terms of the development agreement this document as a whole We the Owners agreeing to execute this Development Power of Attorney in favour of the developer herein respecting the plot as aforesaid, that being necessary for completion of the development project respecting the same, NOW IT BE KNOWN TO ALL MEN BY THESE PRESENTS that we appoint RECHI NIRMAAN PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No.AAHCR6515K, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No.ABEPM7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055,

Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, morefully and particularly described in the FIRST SCHEDULE hereunder written, and accordingly entered into registered Development Agreement, dated, 20.01.2021 registered in the office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, recorded in Book No.I, as Being No. 150900/60, for the year 2021, for development of the said lands, containing certain terms and conditions as agreed between the Owner and the Developer herein.

**AND WHEREAS** in terms of the said registered Development Agreement the Owner hereby executed this Development Power of Attorney regarding construction and all related work of construction including right to sale the Developer's allocation and other terms and condition stated in the said Development Agreement and Owner herein execute this Power of Attorney as follows:—

**DEVELOPMENT POWER OF ATTORNEY**

BE it known to all that we, 1) RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No. AAGCR6941N, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely, SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No. ABEPM7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, 2) SRI BIDUR KUMAR SAH, son of Late Kishori Prasad Sah, PAN No. BFIPS1426L, by Religion - Hindu, by Occupation - Business,

and the owners herein, thereafter jointly mutated their names in the record of the Bidhannagar Municipal Corporation, against their amalgamated properties.

**AND WHEREAS** by a Deed of Gift Dated 11th day of November, 2019, registered at the Office of the Addl. District Sub Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, as Volume No.1504-2019, at pages from 118067 to 118105, Being No.150402768, for the year 2019, the said *Rechi Construction Pvt. Ltd; Mr. Bidur kumar Sah, Mrs. Vinti Mandal, Rechi Nirman Pvt. Ltd; and Mr. Sajjan Kumar Mandal*, the donors therein, as mentioned therein gifted their property being ALL THAT piece or parcel of bastu land, **measuring area 34 (thirty four) square feet, more or less**, out of land, **measuring area 1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C; **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, in favour of Bidhannagar Municipal Corporation, the donee therein absolutely and forever, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** the Owners herein decided to develop the aforesaid land, contained in the said Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza -

117929 to 117971, as Being No.150402765 for the year 2019, amongst themselves respecting the aforesaid five properties being ALL THAT multi-Storeyed residential brick-built messuage tenement hereditament and premises and/or building measuring an area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, lying and situated at Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, **Sourav Ganguly Avenue**, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2234, 2236, 2237, under L.R. Khatian nos.23959, 23960, 23958, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No.4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less, cemented floor and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
<b>Total</b>			<b>32</b>	<b>09</b>	<b>29</b>

piece or parcel of bastu land, measuring area **1 (one) bigha 12 (twelve) cotthas 09 (nine) chittaks 29 (twenty nine) square feet**, more or less, togetherwith tiles shaded structure, standing thereon total constructed area 3710 (three thousand seven hundred ten) square feet, more or less, cemented floor, lying and situated at **Sourav Ganguly Avenue, Gopalpur Bablatala-Udaychal**, being Municipal Holding Nos.RGM-6/08 BL-C, RGM-6/02 BL-C, BMC/2019-2020/032153 (formerly RGM-6/06 BL-C), RGM-A/S 81/BL-C, RGM-A/S 83/BL-C, BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C), BMC-6/93 BL-C, P.O. R-Gopalpur, *in Mouza - Gopalpur*, J.L. No.2, R.S./L.R. Dag No.2234, 2237, 2236, under L.R. khatian nos.23958, 23959, 23960, 23966, 23965, Touzi No.125B/1, Rasa No.140, Police Station - Narayanpur (formerly Airport), Kolkata - 700136, In Ward No. 4 (formerly 6), within the jurisdiction of the Bidhannagar Municipal Corporation (formerly Rajarhat Gopalpur Municipality), Additional District Sub-Registrar Bidhannagar, Salt Lake City, District - North-24-Parganas, and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Total Land in R.S./L.R. Dag	Saleable Area		
			Cottahs	Chittaks	Sq.ft.
2234	23958	65 Decimals	03	14	25
2234	23959	65 Decimals	04	13	25
2234	23960	65 Decimals	06	05	15
2234	23966	65 Decimals	07	03	32
2234	23965	65 Decimals	05	09	00
2236	23965	18 Decimals	01	07	00
2237	23958	197 Decimals	03	04	22
<b>Total</b>			<b>32</b>	<b>09</b>	<b>29</b>

**AND WHEREAS** the owners herein, jointly executed a registered Deed of Declaration for Amalgamation dated 11th day of November, 2019, registered in the office of the Additional District Sub-Registrar Bidhannagar Salt Lake City, recorded in Book No.1, Volume No.1504-2019, pages from

**AND WHEREAS** after purchasing the said property *Sri Sajjan Kumar Mandal*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 23958, in respect of land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 02 (two) square feet**, more or less, in R.S./L.R. Dag No. 2234 and 2237.

**AND WHEREAS** the said *Sri Sajjan Kumar Mandal*, the Owner No. 5 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 02 (two) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 440 (four hundred forty) square feet, more or less, lying and situated at *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 and 2237 under L.R. Khatian No. 23958 (formerly 6940 and 2001/1), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. RGM-6/02, BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, and BMC-6/93, BL-C, No. 1 Niranjanpally now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-*

RS./LR. Dag No.	LR. Khatian No.	Nature of Land	Total Land in RS./LR. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23958	Bastu	65 Decimals	03	14	25	06.45
2237	23958	Bastu	197 Decimals	03	04	22	05.41
<b>Total:</b>				<b>07</b>	<b>03</b>	<b>02</b>	<b>11.86</b>

**AND WHEREAS** the owners herein, jointly seized and possessed of or otherwise well and sufficiently entitled to the property being ALL THAT



to 72186, Being No.150401757, for the year 2019, from *Smt. Rina Boral*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Sajjan Kumar Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 14 (fourteen) Chittaks 25 (twenty five) square feet**, more or less, equivalent to **06.45 (six point forty five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 340 (three hundred forty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, *In Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to L.R. Khatian No. 6940, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatata now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, In the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6940	Bastu	65 Decimals	03	14	25	06.45

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78505 to 78535, Being No.150401902, for the year 2019, from *Mr. Kallol Kumar Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

corresponding to R.S. Khatian No. 2855, 2355 corresponding to L.R. Khatian No. 23966 (formerly 10194 and 6941), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. BMC/2019-2020/032153 (formerly RGM-6/06 BL-C) and RGM-6/02 BL-C, Gopalpur-Bablatala, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right Ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23966	Bastu	65 Decimals	07	03	32	11.92

**AND WHEREAS** by a Deed of Conveyance, dated 25th day of July, 2019, the said *Sri Sajjan Kumar Mandal*, purchased **ALL THAT** piece or parcel of Bastu land as per ROR Bagan Land, measuring an area about **03 (three) Cottahs 04 (four) Chittaks 22 (twenty two) Square feet, more or less, equivalent to 05.41 (five point forty one) Decimals** out of the Vendor's total land measuring an area 61 (sixty one) Decimals togetherwith one tiles shaded structure standing thereon measuring an area about 100 (one hundred) square feet, more or less, lying and situated at **Mouza - Gopalpur, J.L. No.2, R.S./L.R. Dag No.2237** under **L.R. Khatian No.2001/1**, Police Station - Airport (formerly Rajarhat), Municipal Holding No. BMC 6/93, Block - C, No.1 Nilanjanpally, Kolkata - 700136, Ward No. 6, Assessment No. 200331109473, within the jurisdiction of Bidhannagar Municipal Corporation, in the District - 24-Parganas (North), which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, Volume No.1504-2019, at pages from 72158

L.R. Khatian No. 6941, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right Ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6941	Bastu	65 Decimals	03	14	25	06.45

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 79044 to 79074, Being No.150401915, for the year 2019, from *Mr. Pran Krishna Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** after purchasing the said property *Rechi Nirman Pvt. Ltd*, duly mutated its name in the records of B.L. and L.R.O. under L.R. Khatian No. 23966, in respect of land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 32 (thirty two) square feet**, more or less, in R.S./L.R. Dag No. 2234.

**AND WHEREAS** the said *Rechi Nirman Pvt. Ltd*, the Owner No. 4 herein, as such, seizè and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **07 (seven) Cottahs 03 (three) Chittaks 32 (thirty two) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 950 (nine hundred fifty) square feet, more or less, lying and situated at *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234* under C.S. Khatian No. 912

standing thereon, measuring an area 600 (six hundred) square feet, more or less, lying and situated at *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234* under R.S. Khatian No. 2355 corresponding to L.R. Khatian No. 10194, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/06 BL-C, Gopalpur-Bablatata, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-.

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10194	Bastu	65 Decimals	03	05	07	05.47

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78330 to 78359, Being No.150401897, for the year 2019, from *Mr. Kamal Kumar Dey alias Kamal Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechi Nirman Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 14 (fourteen) Chittaks 25 (twenty five) square feet**, more or less, equivalent to **06.45 (six point forty five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 350 (three hundred fifty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257* corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to

**AND WHEREAS** after purchasing the said property *Smt. Vinti Mandal*, duly mutated her name in the records of B.L. and L.R.O. under L.R. Khatian No. 23960, in respect of land measuring an area **06 (six) Cottahs 05 (five) Chittaks 15 (fifteen) square feet**, more or less, in R.S./L.R. Dag No. 2234.

**AND WHEREAS** the said *Smt. Vinti Mandal*, the owner No. 3 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **06 (six) Cottahs 05 (five) Chittaks 15 (fifteen) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 820 (eight hundred twenty) square feet, more or less, lying and situated at *Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234* under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 23960 (formerly 10603 and 6942), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 5), Holding No. RGM-5/02 BL-C, Gopalpur-Bablatata now Sourav Ganguly Avenue and RGM-A/S 81/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement, right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23960	Bastu	65 Decimals	06	05	15	10.46

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechi Nirman Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 05 (five) Chittaks 07 (seven) square feet**, more or less, equivalent to **05.47 (five point forty seven) Decimals** more or less, togetherwith asbestos shed structure

(9)

at pages from 78475 to 78504, Being No.150401901, for the year 2019, from *Mr. Gautam Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Smt. Vinti Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 00 (zero) Chittak 18 (eighteen) square feet**, more or less, **equivalent to 05 (five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 500 (five hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.D. R-Gopalpur, *In Mouza - Gopalpur*, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10603, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S 81/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10603	Bastu	65 Decimals	03	00	18	05

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78300 to 78329, Being No.150401896, for the year 2019, from *Mrs. Sumita Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

(8)

right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23959	Bastu	65 Decimals	04	13	25	08

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Smt. Vinti Mandal*, purchased ALL THAT piece or parcel of Bastu land measuring an area **03 (three) Cottahs 04 (four) Chittaks 42 (forty two) square feet**, more or less, equivalent to **05.46 (five point forty six) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 320 (three hundred twenty) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855, corresponding to L.R. Khatian No. 6942, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-6/02 BL-C, Gopalpur-Bablatala now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	6942	Bastu	65 Decimals	03	04	42	05.46

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019,

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10602	Bastu	65 Decimals	02	06	35	04

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 78401 to 78429, Being No.150401899, for the year 2019, from *Mrs. Sikha Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** after purchasing the said property *Sri Bidur Kumar Sah*, duly mutated his name in the records of B.L. and L.R.O. under L.R. Khatian No. 23959, in respect of land measuring an area **04 (four) Cottahs 13 (thirteen) Chittaks 25 (twenty five) square feet**, more or less, in R.S./L.R. Dag No. 2234.

**AND WHEREAS** the said *Sri Bidur Kumar Sah*, the owner No. 2 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **04 (four) Cottahs 13 (thirteen) Chittaks 25 (twenty five) square feet**, more or less, togetherwith asbestos shed structure standing thereon, measuring an area 800 (eight hundred) square feet, more or less, lying and situated at *Mouza - Gopelpur*, J.L. No.2, Touzi No.2998, Rasa No.140, R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 23959 (formerly 10601 and 10602), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. BMC/2019-2020/102392 (formerly RGM-A/S 82/BL-C) and RGM-A/S 83/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopelpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement



(6)

to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	10601	Bastu	65 Decimals	02	06	35	04

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.1, Volume No.1504-2019, at pages from 79075 to 79103, Being No.150401916, for the year 2019, from *Mrs. Jolly Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Bidur Kumar Sah*, purchased ALL THAT piece or parcel of Bastu land measuring an area **02 (two) Cottahs 06 (six) Chittaks 35 (thirty five) square feet**, more or less, **equivalent to 04 (four) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, lying and situated at Premises No.1, Niranjani Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10602, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S 83/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

(5)

or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, under L.R. Khatian No. 23965 (formerly 23074 and 10195), Police Station - Narayanpur (formerly Airport), Kolkata - 700136, in Ward No. 4 (formerly 6), Holding No. RGM-6/08 BL-C, Gopalpur-Bablatala, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, Additional District Sub-Registrar Bidhannagar, Salt Lake City, in the District - North-24-Parganas, togetherwith easement right ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

RS./LR Dag No.	LR Khatian No.	Nature of Land	Total Land in R.S./LR Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23965	Bastu	65 Decimals	05	09	00	09.18
2236	23965	Bastu	18 Decimals	01	07	00	02.37
Total:				07	00	00	11.55

**AND WHEREAS** by a Deed of Conveyance, dated 7th day of August, 2019, the said *Sri Bidur Kumar Sah*, purchased ALL THAT piece or parcel of BASTU land measuring an area **02 (two) Cottahs 06 (six) Chittaks 35 (thirty five) square feet**, more or less, **equivalent to 04 (four) Decimals** togetherwith asbestos shed structure standing thereon, measuring an area 400 (four hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, C.S. Dag No. 3257 corresponding to R.S./L.R. Dag No. 2234 under C.S. Khatian No. 912 corresponding to R.S. Khatian No. 2855 corresponding to L.R. Khatian No. 10601, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6, Holding No. RGM-A/S 82/BL-C, Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right ingress and egress

(4)

Holding No. RGM-6/08 BL-C, Gopalpur-Bablatata, Udaychal now Sourav Ganguly Avenue, within the jurisdiction of the Rajarhat-Gopalpur Municipality now Bidhannagar Municipal Corporation, in the District - North-24-Parganas, togetherwith easement right Ingress and egress to the said property and details of Dag Nos.; Khatian No.; Area of land are given below:-

R.S./L.R. Dag No.	L.R. Khatian No.	Nature of Land	Total Land in R.S./L.R. Dag	Saleable Area			
				Cottahs	Chittaks	Sq.ft.	Equivalent to Decimals
2234	23074	Bastu	65 Decimals	03	00	22	05
2234	10195	Bastu	65 Decimals	02	08	23	04.18
2236	10195	Bastu	18 Decimals	01	07	00	02.37
Total :				07	00	00	11.55

which was registered at the Office of the Additional District Sub-Registrar Bidhannagar, Salt Lake City, recorded in Book No.I, Volume No.1504-2019, at pages from 79012 to 79043, Being No.150401913, for the year 2019, from *Mrs. Papri Dey*, the vendor therein, for the valuable consideration mentioned therein, morefully and particularly described in the **SCHEDULE** thereunder written.

**AND WHEREAS** after purchasing the said property *Rechi Construction Pvt. Ltd*, duly mutated its name in the records of B.L. and L.R.O. under L.R. Khatian No. 23965, in respect of land measuring an area **07 (seven) Cottahs** more or less, in R.S./L.R. Dag No. 2234 and 2236.

**AND WHEREAS** the said *Rechi Construction Pvt. Ltd*, the owner No. 1 herein, as such, seize and possess of or otherwise well and sufficiently entitled to the property being ALL THAT piece or parcel of Bastu land measuring an area **05 (five) Cottahs 09 (nine) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2234 and land measuring an area **01 (one) Cottah 07 (seven) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2236, being total area **07 (seven) Cottahs 00 (zero) Chittak 00 (zero) Sq.ft;** more or less togetherwith asbestos shed structure standing thereon, measuring an area 700 (seven hundred) square feet, more

(3)

unless excluded by or repugnant to the context and subject hereof be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) of the FIRST PART.

**AND**

RECHI NIRMAAN PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No. **AAHCR6515K**, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely SRI SAJJAN KUMAR MANDAL, son of Sri Sridhar Prasad Mandal, PAN No. **ABEPM7581M**, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, hereinafter called the "DEVELOPER" (which term or expression shall unless excluded by or repugnant to the context or subject be deemed to mean and include its legal representatives and assigns) of the SECOND PART.

WHEREAS by a Deed of Conveyance, dated 7th day of August, 2019, the said *Rechi Construction Pvt. Ltd.*, purchased ALL THAT piece or parcel of Bastu land measuring an area **05 (five) Cottahs 09 (nine) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2234 and land measuring an area **01 (one) Cottah 07 (seven) Chittaks 00 (zero) square feet**, more or less, in R.S./L.R. Dag No. 2236, being total area **07 (seven) Cottahs 00 (zero) Chittak 00 (zero) Sq.ft; more or less equivalent to 11.55 (eleven point fifty five) Decimals more or less** togetherwith asbestos shed structure standing thereon, measuring an area 700 (seven hundred) square feet, more or less, lying and situated at Premises No. 1 No., Niranjan Pally, P.O. R-Gopalpur, in Mouza - Gopalpur, J.L. No.2, Touzi No.2998, Rasa No.140, under L.R. Khatian No. 23074 and 10195, Police Station - Airport (formerly Rajarhat), Kolkata - 700136, in Ward No. 6,

(2)

No.AAGCR6941N, having its registered office at premises No.213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely, **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, PAN No.ABEP7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **2) SRI BIDUR KUMAR SAH**, son of Late Kishori Prasad Sah, PAN No. BFIPS1426L, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at Tapaban Apartment, Ground Floor, RGM-660, Kaikhali Main Road, P.O. - R. Gopalpur, Police Station - Airport, Kolkata - 700136, in the District of North-24-Parganas, West Bengal, **3) SMT. VINTI MANDAL**, wife of Sri Sajjan Kumar Mandal, PAN No.AFUPM7284F, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District of North-24-Parganas, West Bengal, **4) RECHI NIRMAAN PVT. LTD.**, a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN No.AAHCR6515K, having its registered office at premises No.220, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (N), represented by it's one of the Director namely **SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, PAN No.ABEP7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O.- Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055, in the District-24-Parganas (North), West Bengal, **5) SRI SAJJAN KUMAR MANDAL**, son of Sri Sridhar Prasad Mandal, PAN No.ABEP7581M, by Religion - Hindu, by Occupation - Business, by Nationality - Indian, residing at 213, Dum Dum Park, P.O. - Bangur Avenue, Police Station - Lake Town, Kolkata - 700055, in the District - 24-Parganas (North), West Bengal, hereinafter jointly called the "**OWNERS**" (which term or expression shall

नं. 2616 15 JAN 2021

क्रेतार नाम ए. मा. Manku Lal De  
प्लान्डर डेडर बरकर High Court, Cal.


बिधान नगर, सल्टलेक सिटी, ए डि.एस.आर.  
मोट प्लान्डर कल ता  
चलान नं. मोट कत टाका खरिद

ट्रेडर-बाराकपुर, डेडर-मिता मल

14 JAN 2021

30800



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

20 JAN 2021

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 140071

20/1/2021

20/1/2021

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.

Adl. District Sub-Registrar,  
Bidhannagar, (Salt Lake City),  
20 JAN 2021

**DEVELOPMENT POWER OF ATTORNEY**

In connection of registered Development Agreement dated 20.1.2021, as recorded in Book No. I, Being No. 150400/160, for the year 2021, registered at the office of the A.D.S.R. Bidhannagar, Salt Lake City, 24-PGS(N).

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 20th day of January, Two Thousand Twenty One (2021);

BETWEEN

1) RECHI CONSTRUCTION PVT. LTD., a company incorporated under the provisions of Companies Act, 2013 (as amended upto date), PAN

DATED THIS THE 20th DAY OF January, 2021.

B E T W E E N

- (1) RECHI CONSTRUCTION PVT. LTD.  
represented by its Director  
SAJJAN KUMAR MANDAL
- (2) MR. BIDUR KUMAR SAH
- (3) MRS. VINTI MANDAL
- (4) RECHI NIRMAAN PVT. LTD.  
represented by its Director  
SAJJAN KUMAR MANDAL
- (5) MR. SAJJAN KUMAR MANDAL  
...OWNERS/FIRST PART

A N D

RECHI NIRMAAN PVT. LTD.  
Represented by its Director  
SRI SAJJAN KUMAR MANDAL  
...DEVELOPER/SECOND PART

**DEVELOPMENT POWER OF ATTORNEY**

*Drafted by:*

**MR. MANIK LAL DE**  
ADVOCATE  
HIGH COURT, CALCUTTA  
RES: A-12/2, KALINDI HOUSING ESTATE  
P.S. LAKE TOWN, KOLKATA - 700 089  
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