



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 339950

63467/20

Certified that the document is admitted to registration. The witnesses' stamp / witness's & the endorsement of witness's attached with this document are the part of this document.

[Handwritten Signature]

Additional District sub-Registrar
Kolkata, New Town, North 24-Pgs
6 JAN 2020

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF THE
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, **SRI RANJIT MONDAL** alias **RANJIT KUMAR MONDAL** alias **RANAJIT MONDAL** (having PAN AVXPM5560H) (Aadhar No. 6661 1859 9416), son of Sri/Late Laxman Chandra Mondal alias Laxman Mondal, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Village - Akandakeshari, Patharghata, Post Office - Akandakeshari, Police Station - Rajarhat, Kolkata - 700 135, District - North 24 Parganas, **SEND GREETINGS :**

1408 1301-2020 100/

নং- জাং- মূল্য-
ক্রেতার নাম ও সাং.....

Rayjit Kumar Mondal
Akrandakshara
and 135

স্ট্যাম্প ভেডার স্বাক্ষর.....

বিধান নগর (সেন্ট্রাল সিটি) এ.ডি.এস.আর.ও

নোট স্ট্যাম্প ক্রয় তাং.....

চালান নং.....

26 DEC 2019

ফ্রেকারী-বারাকপুর, ভেডার-মিতা দত্ত

998000

Jingl (VICKY SINGH)



213

Dharitri Infraventure Pvt. Ltd.

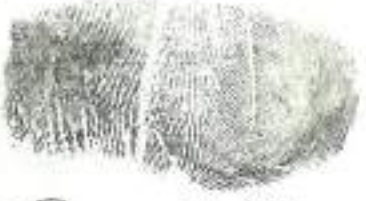
Jingl
Director



214

Dharitri Infraventure Pvt. Ltd.

Rausah
Director



215

Rayjit-Mondal

Rayjit-KRMondal

Rayjit-Mondal



Regional District Sub-Registrar
Market, New Town, North 24 P.S.



216

13 JAN 2020

Sombhu Biswas.
S/O Sri Ajay Biswas.
Kabi Krishna Ramdas Rd
P.O+P.S- Nimita, K.P-49
Occupation- Business

WHEREAS I the Principal herein am the absolute Owner and seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of a plot of land being Housing Complex containing by estimation an area of **46 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, R. S. No. 224, Touzi Nos. 172 & 173, Pargana - Kalikata comprised in **R. S. & L. R. Dag No. 2673** appertaining to **L. R. Khatian No. 862/1** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet in the District of North 24 Parganas particularly mentioned and described in the First Schedule hereunder written and hereinafter referred to as the "**SAID PROPERTY**" free from all encumbrances whatsoever.

AND WHEREAS by virtue of a Development Agreement dated **08th day of January, 2020** duly registered in the office of the Additional District Sub-Registrar at Rajarhat in **Book No. I, Volume No. 1523-2020 Being No. 158 for the year 2020** made between I the Principal herein therein referred to as the Owner of the One Part and **M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN - 51, Merlin Infinite Building, 6th Floor, Unit - 606, Salt Lake, Sector - V, Post Office & Police Station - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, being represented by its Directors namely (1) **SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K) (Aadhaar No. 357245389481) (Ph. No. 8013014445)**, wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4th Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas and (2) **SRI VICKY SINGH (having PAN CIEPS6214G) (Aadhaar No. 657913246457) (Ph. No. 9007412207)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises No. 5/H/1, Bagmari Road, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata - 700 054, District - North 24 Parganas therein referred to as the Developer of the Other Part, I the Principal desire to develop the said Property by constructing of a multi storied building thereon more particularly mentioned and described in the First Schedule hereunder written through the said Developer upon such terms and conditions as contained therein the said Development Agreement.

AND WHEREAS at the treaty of the said Development Agreement I the Principal herein has agreed to execute a Development Power of Attorney in favour of the Developer as **it** may direct in order to enable to get sanction of the building plan/additional/revised/modified plan/completion certificate from the **Chandpur Gram Panchayet** and/or other concerned Authority and construction of the proposed building, booking and sale of the Developer's Allocation and all matters ancillary thereto and to sign on the said proposed building plan to be sanctioned from the said Panchayet authority, additional/revised/modified plan/completion

Dipankar

Vicky Singh



Additional District Sub-Registrar,
Salarpur, New Town, North 24 P.

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certificate and all other concerned documents as may be required for development of the said Property on behalf of me and in my name and to sign on the sanctioned building plan/additional/revised/modified plan on my behalf and in my name and to get the same from the said concerned authority and further to do all other acts, deeds and things in relation to the development of the said Property and every part thereof.

AND WHEREAS the Developer has requested me to grant the said Development Power of Attorney in favour of the said Developer and which I do hereby done and executed by these presents.

NOW KNOW YOU AND THESE PRESENTS WITNESSETH that I the Principal herein doth hereby nominate, constitute and appoint the said **M/S. DHARITRI INFRAVENTURE PVT. LTD. (having PAN AAFCD3234P)**, a Company incorporated under the provisions of the Companies Act, 1956 and having its registered office at DN - 51, Merlin Infinite Building, 6th Floor, Unit - 606, Salt Lake, Sector - V, Post Office & Police Station - Electronic Complex, Kolkata - 700 091, District - North 24 Parganas, being represented by its Directors namely (1) **SMT. DIPANWITA SAMANTA (having PAN CFRPS3473K) (Aadhar No. 357245389481) (Ph. No. 8013014445)**, wife of Sri Suman Jana, by faith - Hindu, by nationality - Indian, by occupation - Business, residing at Premises No. 196, Canal Street, 4th Floor, near Sreebhumi Sporting Club, Post Office - Sreebhumi, Police Station - Lake Town, Kolkata - 700 048, District - North 24 Parganas and (2) **SRI VICKY SINGH (having PAN CIEPS6214G) (Aadhar No. 657913246457) (Ph. No. 9007412207)**, son of Late Ranjit Singh, by faith - Hindu, by nationality - Indian, by occupation - Service, residing at Premises No. 5/H/1, Bagmari Road, Post Office - Kankurgachi, Police Station - Manicktala, Kolkata - 700 054 to be my true and lawful constituted Attorney for and on behalf of me to do and execute and perform all or any of the following acts, deeds, matters and things viz.

Dipankar

[Signature]

1. To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of me as the said Attorney may deem fit and proper.
2. To prepare and to get sanctioned building plan/additional/revised/modified plan/completion certificate from the **Chandpur Gram Panchayet** and/or any other appropriate authority for development of the said Property particularly mentioned and described in the First Schedule hereunder written and to amend or modify the same and to obtain the said plan from the **Chandpur Gram Panchayet** and other concerned authorities and further to submit proposals from time to time for the amendments of such Building Plan to the said Panchayet Authority and other concerned authorities for the purpose of obtaining approval to such amendments and to sign on the said plan and any other documents as may be required for development of the said Property on my behalf and in my name.



Additional District Sub-Region,
Misamis, New Town, North 24-Pan

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3. To enter upon the said Property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said Property and erecting the proposed Building thereon.
4. To supervise the development work in respect of the said proposed Building on the said Property and to carry out and/or to get carried out through Contractors or Sub-Contractors and/or in such manner as may be determined by the said Attorney and to erect the construction of the building comprised of the said Property in accordance with the building plan to be sanctioned by the **Chandpur Gram Panchayet** and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, **Chandpur Gram Panchayet**, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, **Chandpur Gram Panchayet** and/or Town Planning Department and other concerned authorities in connection with the development of the said Property.
6. To appear and represent me before all concerned authorities and parties as may be necessary in connection with the development of the said Property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of building thereon comprised of the said Property and to pay their fees, consideration moneys, salaries and/or wages.
8. To appoint any Agent to sell the Developer's Allocation and every part thereof on any terms and conditions as the said Attorney may deem fit and proper.
9. To pay various deposits to the **Chandpur Gram Panchayet** and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said Property and construction of the building thereon the said Property and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.



Registrar General of the Additional District Sub-Region -
North 24 Parganas, West Bengal

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10. To approach the officers of the **Chandpur Gram Panchayet** for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said Property and construction of building thereon in the said Property and also to obtain water connection and all other service connections to the building to be constructed.
11. To make necessary applications to the concerned Electric Supply Corporation for obtaining electric power for the said Property and the said Building to be constructed thereon.
12. To make necessary representations including filing of complaints and appeals before the Assessor and Collector of **Chandpur Gram Panchayet** and other concerned authorities in regard to the fixation of rateable value in respect of the building on the said Property and/or any portion thereof by the Assessor and Collector of **Chandpur Gram Panchayet**.
13. To amalgamate the said Property to any other adjacent plot of land and to apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said Property and/or the amalgamated property.
14. To apply for and obtaining water connection for the building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said Building from the **Chandpur Gram Panchayet** and other concerned authorities.
15. To give such letters and writings and/or undertakings as may be required from time to time to the **Chandpur Gram Panchayet** and/or other concerned authorities for the purpose of carrying out the development work in respect of the said Property.
16. To give necessary letters, writings and undertaking to the **Chandpur Gram Panchayet**, Fire Brigade Department and/or any other Government authority for occupying the said Building comprised in the said proposed Building and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said proposed Building to be constructed thereon the said Property.
17. To do all other acts, deeds, matters and things in respect of the said Property described in the First Schedule hereunder written including to represent before and correspond with the **Chandpur Gram Panchayet** and other concerned authorities for any of the matters relating to the proposed Building to be constructed on the said Property and any other matters pertaining to the said Property.



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18. To hold and defend possession, manage and maintain the said Property and the said proposed Building or any part or parts thereof from time to time and conduct all correspondence relating to the said Property with any person or persons authority or authorities.
19. To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas togetherwith the undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation area and save and except owner's allocation area at the said Building mentioned in the Third Schedule hereunder written to any intending Purchaser or Purchasers at such price which the said Attorney in **its** absolute discretion think fit and proper and/or to cancel and/or repudiate the same.
20. To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of consideration money at or before the completion of such sale of the flats, units, shops, car parking spaces and other areas togetherwith undivided impartible proportionate share or interest in the land underneath the said Building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation area and save and except owner's allocation area 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.
21. Upon such receipt as aforesaid in my name and as my acts and deeds to sign, execute and deliver any Agreement for Sale, Conveyance or Conveyances in relation to the Developer's Allocation in favour of the said Purchaser or Purchasers or his/her/their nominees or assignees.
22. To sign and execute all other deeds, instruments and assurances which it 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 Developer's Allocation or any part or parts thereof as I could do myself.
23. To present any such Agreement for Sale, Deed of Conveyance or Conveyances or any other Deeds or Documents for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said Agreement, Conveyance etc. registered and to do all acts, deeds and things which the



Additional District Sub-Registrar
Patna, Bihar, New Town, North 24-Pgs

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said Attorney shall consider necessary for conveying the Developer's Allocation at the said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually in all respects as I could do the same myself.

24. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage to the building or any portion thereof for the full value of the said Building and other assets and lives therein as the said Attorney may think fit and proper.
25. To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof.
26. To accept writ or summons or other legal processes or notices, to appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent me and in connection therewith file appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation.
27. To sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any Officer, Authority, Court, Tribunal, Magistrate or any other person for and on behalf of me.
28. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt thereof.
29. Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
30. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.
31. I the Principal herein doth hereby agreed to ratify and confirm whatsoever the said Attorney shall do in relation to the said Property by virtue of these presents and I the Principal doth hereby further declare that I will not do anything inconsistent with this Development Power of Attorney.



Additional District Sub-Registrar
Ghazipur, New Town, North 24-Pgs

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THE FIRST SCHEDULE ABOVE REFERRED TO
(THE SAID PROPERTY)

ALL THAT piece or parcel of a plot of land being Housing Complex containing by estimation an area of **46 Decimals** be the same a little more or less including all easement rights and appurtenances thereto lying situate at Mouza - Hudarait, J. L. No. 54, R. S. No. 224, Touzi Nos. 172 & 173, Pargana - Kalikata comprised in **R. S. & L. R. Dag No. 2673** appertaining to **L. R. Khatian No. 862/1** under the Police Station of Rajarhat within the limits of Chandpur Gram Panchayet, Additional District Sub-Registration Office at Rajarhat in the District of North 24 Parganas and butted and bounded in the manner as follows :-

For R. S. & L. R. Dag No. 2673 under L. R. Khatian No. 862/1 for area 29.79 Decimals

- ON THE NORTH** : By R. S. & L. R. Dag No. 2672
ON THE SOUTH : By R. S. & L. R. Dag No. 2673 (P) &
25'-4" wide Road
ON THE EAST : By R. S. & L. R. Dag No. 2673 (P)
ON THE WEST : By R. S. & L. R. Dag No. 2673 (P)

For R. S. & L. R. Dag No. 2673 under L. R. Khatian No. 862/1 for area 15.21 Decimals

- ON THE NORTH** : By 25'-4" wide Road
ON THE SOUTH : By R. S. & L. R. Dag No. 2685
ON THE EAST : By R. S. & L. R. Dag No. 2675
ON THE WEST : By R. S. & L. R. Dag No. 2673 (P)



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THE SECOND SCHEDULE ABOVE REFERRED TO
(THE OWNER'S ALLOCATION)

The Developer shall, at **its** own costs and expenses, construct, finish, fully complete and deliver to the Owner and after undisputed possession of **42% share** of the constructed area in habitable condition and according to the Plan (**Owner's Allocation**) which includes other spaces or areas comprised of the said proposed multi storied building. It is clarified that the Owner's Allocation shall include proportionate undivided, impartible and indivisible share in the common areas, amenities and facilities made available in the said building such as paths, passages, stairway, electric meter room, pump room, over head water tank, water pump and motor, drainage connections, sewerage connections and other facilities to be required for establishment, enjoyment, maintenance and management of the said building.

THE THIRD SCHEDULE ABOVE REFERRED TO
(THE DEVELOPER'S ALLOCATION)

The Developer shall be fully and completely entitled to get the balance **58% share** of the constructed area of the said proposed multi storied building comprised of the said Property after allocating the Owner's areas stated above and other common areas comprising of the said building and open spaces of the said Property (**Developer's Allocation**). It is clarified that the Developer's Allocation shall include the proportionate undivided, impartible and indivisible balance share in (1) the Common Portions and/or areas and (2) the ~~land~~ contained in the said Property.



Additional District Sub-Registrar
New Town, North 24-Pgs

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IN WITNESS WHEREOF I the Principal and the constituted Attorney herein both have set and subscribed our respective hands and seals on this 13th day of January, Two Thousand and Twenty (2020).

SIGNED, SEALED AND DELIVERED

by the Principal at Kolkata
in the presence of :-

1. *Bombhu Bishan.*
K.K. Ramdas Co.
P.O + P.S. Dima, KSP-49

2. *विद्युत् सिंग*
अध्यापक
2011- अखिल (अखिल)
सिम - 262

Ranjit Mondal
Ranjit Mondal
Ranjit Mondal

Signature of the Principal

SIGNED, SEALED AND DELIVERED

by the Attorney at Kolkata
in the presence of :-

1. *Bombhu Bishan.*

2. *विद्युत् सिंग*

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

Dharitri Infraventure Pvt. Ltd.

[Signature]
Director

Signature of the Attorney

Drafted by :-

Fazil Islam
Advocate.

District Judges Court
North 24 P.S. Barasat
Regn. No. - WB/1743/2011



Additional District Sub-Registrar
New Town, North 24-Pgs

3 JAN 2020



Dharitri Infraventure Pvt. Ltd.
Dharitri
Director

Dharitri Infraventure Pvt. Ltd.
S. K.
Director







सर्वोपयोगी

सर्वोपयोगी



Vicky Singh

Date of Birth/DOB: 29/09/1985

Male/MALE

6579 1324 6457



व्यक्तिगत जानकारी, व्यक्तिगत पहचान

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVI. OF INDIA

RANJIT MONDAL

LAXMAN CHANDRA MONDAL

05/09/1960

Permanent Account Number

AVXPM5560H

Ranjit Mondal

Signature



Ranjit Mondal

एन.एन.डी. कार्ड को धारण करने के लिए कृपया इसे सुरक्षित रखें।
आयकर विभाग द्वारा जारी किया गया है।
पहली भेंटिका, सार्वजनिक क्षेत्र, भारत विकास बंधुसंघ, एन.डी.पी.
संघन परत, मुंबई-400 011

If this card is lost / damaged, lost card is invalid,
please inform / return to:
Income Tax PAN Services Unit, NSDL,
1st Floor, Times Tower,
Kamala Mills Compound,
S. B. Marg, Lower Parel, Mumbai - 400 011.
Tel: 91-22-2499 4650; Fax: 91-22-2495 0661
email: nsdl@nsdl.co.in



ভারত সরকার

Ministry of Identification, Authority of India
Government of India

স্মারকসংখ্যা: আই আই/এমআই/নং: 1111/19201/00254

ভারত সরকার

নাম: রাঞ্জিত শঙ্কর
MIRAJAIT MONDAL,
KUNDLAHATIA

Address: North Twenty Four Parganas
West Bengal 700135



আপনার যেকোনো স্মারক/Your Addresser No.:

6661 1859 9416

আধার - সাধারণ মানুষের অধিকার

শান্তি শঙ্কর
MIRAJAIT MONDAL
পিতা: রাঞ্জিত শঙ্কর
Father: RAJAJIT MONDAL
স্মারকসংখ্যা / Your Addresser No.: 6661 1859 9416



6661 1859 9416



আধার - সাধারণ মানুষের অধিকার

Ranjit Mondal

স্মারক

- আধার পরিচয় প্রমাণ, মূল্যবোধের প্রমাণ।
- পরিষেবা গ্রহণ করতে আধার পরিচয় প্রমাণ প্রয়োজন।

INFORMATION

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

■ এটি হলো পরিচয় প্রমাণ, না নাগরিকত্বের।

■ অনলাইনে পরিচয় প্রমাণ করে পরিষেবা গ্রহণ করতে হবে।

■ Aadhaar is valid throughout the country.

■ Aadhaar will be helpful in availing Government and Non-Government services in future.

ভারতীয় বিশিষ্ট পরিচয় প্রমাণকরণ
Ministry of Identification, Authority of India

ঠিকানা: Akarshakshuri,
Akardakshuri, North
Twenty Four Parganas, West
Bengal 700135

স্মারকসংখ্যা: 6661 1859 9416

স্মারকসংখ্যা: 6661 1859 9416

স্মারকসংখ্যা: 6661 1859 9416





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/20/091/639485

পরিচয় পত্র



Elector's Name : MANDOL RANJIT
নির্বাচকের নাম : মন্ডল রঞ্জিত
Father/Mother/
Husband's Name : LAXMANCHANDRA
পিতা/মাতা/স্বামীর নাম : লক্ষ্মণচন্দ্র
Sex : M
লিঙ্গ : পুরুষ
Age as on 1.1.1995 : 30
১.১.১৯৯৫-এ বয়স : ৩০

Ranjit Mandal

Address: PART NO:0214
PATHARGHATA
NORTH 24 - PARGANAS

ঠিকানা : পট নং: ২১৪

পাথরঘাটা

উত্তর ২৪ - পরগনা

Facsimile Signature
Electoral Registration Officer

নির্বাচক-নিবন্ধন অফিসারের

For 091-RAJARJAT(S.C.) Assembly Constituency

০৯১-রাজারজাট (স.স.) বিধানসভা নির্বাচন কেন্দ্র

Place : BARASAT

স্থান : বারাসাত

Date : 08.04.95

তারিখ : ০৮.০৪.৯৫



Sauwasth







सर्व - भारत
GOVERNMENT OF INDIA



शिवप्रिया सामन्त
Dipanjwita Samanta
वर्ष: शिव/DOB: 21/09/1985
लिंग: FEMALE
Mobile No: 9013014445
3572 4538 9481
VID: I 9140 8882 7993 0330



श्री शिवप्रिया सामन्त

Dipanjwita



भारतीय विशिष्टता-संस्था
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

UID: 3572 4538 9481
UIDAI, 106, 8th Floor, 1st Mile, 1st Stage, 1st Cross,
Koramangala, Bangalore - 560094



Address:
R/O Suman, 3rd, 1st, 2nd Floor, 1st Mile,
Srinagar, Near Srinagar Sporting Club, South
Bangalore (K), Karnataka - 560048

3572 4538 9481

UIDAI, 106, 8th Floor, 1st Mile, 1st Stage, 1st Cross,
Koramangala, Bangalore - 560094

UIDAI, 106, 8th Floor, 1st Mile, 1st Stage, 1st Cross,
Koramangala, Bangalore - 560094

Bowser



ভারত সরকার

Government of India

কৃষিকার্যক্রম আই টি / Enrollment No.: 1111/99551/01426

To
শ্রী বিহাস
Sombhu Biswas
K.K RAM DAS ROOD
North Dum Dum (m)
Nimta
North 24 Paraganas North 24 Parganas
West Bengal 700049

147638308



ML476383080FT



আপনার সংখ্যা / Your No. :

2750 7963 2612

- সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



শ্রী বিহাস
Sombhu Biswas
পিতা : অজয় বিহাস
Father : Ajoy Biswas
জন্মতারিখ / DOB : 27/08/1980
পুত্র / Mao


































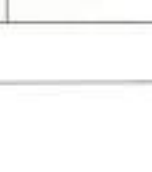
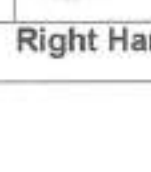
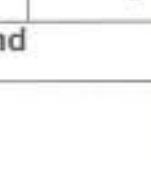
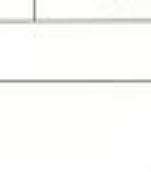






2750 7963 2612

- সাধারণ মানুষের অধিকার

Sombhu Biswas



TEN FINGER PRINT

					
	Left Hand				
					
<i>Sauvath</i>					
	Left Hand				
					
					
	Left Hand				
					
<i>Jish</i>					
	Left Hand				
					
					
	Left Hand				
	Right Hand				

Rangit
Mondal
Rangit Mondal
Rangit-Mondal



Additional District Sub-Regis.
Patna, New Town, North 24.1.

13 JAN 2020

TEN FINGER PRINT

 <p><i>Sambhaji Pawar</i></p>					
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
	Thumb	Fore	Middle	Ring	Little
	Right Hand				
	Little	Ring	Middle	Fore	Thumb
	Left Hand				
Thumb	Fore	Middle	Ring	Little	
Right Hand					
Little	Ring	Middle	Fore	Thumb	
Left Hand					
Thumb	Fore	Middle	Ring	Little	
Right Hand					



Additional District Sub-Registrar
Bahadurpur, New Tola, North 24-Pg.

13 JAN 2020

Major Information of the Deed

Deed No :	I-1523-00437/2020	Date of Registration	16/01/2020
Query No / Year	1523-1000063467/2020	Office where deed is registered	
Query Date	13/01/2020 12:25:28 PM	A. D. S. R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Biswas Nimta, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830754410, Status : Solicitor firm		
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. 1,28,55,666/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152300158/2020		

Land Details :

District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, Pin Code : 700135

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2673	LR-862/1	Bastu Shali	46 Dec	1/-	1,28,55,666/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road.
Grand Total :				46Dec	1 /-	128,55,666 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Ranjit Mondal, (Alias: Mr Ranjit Kumar Mondal) Son of Laxman Chandra Mondal Aais Laxman Mondal, Akandakeshari Patharghata, P.O - Akandakeshari, P.S:- Rajarhat, District-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AVXPM5560H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 13/01/2020 , Admitted by: Self, Date of Admission: 13/01/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 13/01/2020 , Admitted by: Self, Date of Admission: 13/01/2020 ,Place : Pvt. Residence



Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dharitri Infraventure Private Limited DN-51, Merlin Infinite Building,6th Floor,Unit-60, P.O:- Sech Bhaban, P.S:- East Bidhannagar, District-North 24-Parganas, West Bengal, India, PIN - 700091 , PAN No.:: AAFCD3234P,Aadhaar No Not Provided, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Smt Dipanwita Samanta Wife of Suman Jan , Canal Street,4th Floor,Near Sreebhumi Sporting Club, P.O:- Sreebhumi, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700048, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFRPS3473K,Aadhaar No Not Provided Status : Representative, Representative of : Dharitri Infraventure Private Limited (as Director)
2	Mr Vicky Singh (Presentant) Son of Late Ranjit Singh ,5/H/1, Bagmari Road, P.O:- Kankurgachi, P.S:- Maniktala, District:-South 24-Parganas, West Bengal, India, PIN - 700054, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CIEPS6214G,Aadhaar No Not Provided Status : Representative, Representative of : Dharitri Infraventure Private Limited (as Director)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sombhu Biswas Son of Mr Ajay Biswas K K Ramdas Road, P.O:- Nimta, P.S:- Nimta, District-North 24-Parganas, West Bengal, India, PIN - 700049			

Identifier Of Mr Ranjit Mondal, Smt Dipanwita Samanta, Mr Vicky Singh

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Ranjit Mondal	Dharitri Infraventure Private Limited-46 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S - Rajarhat, Gram Panchayat: CHANDPUR, Mouza: Hudarait, Pin Code : 700135

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2673, LR Khatian No:- 862/1	Owner:রঞ্জিত কুমার মন্ডল, Gurdian:নজন মন্ড, Address:আব্দুলকেশরী Classification:শাদি, Area:0.46000000 Acre,	Mr Ranjit Mondal



On 13-01-2020

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

Presented for registration at 18:40 hrs on 13-01-2020, at the Private residence by Mr Vicky Singh .

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 1,28,55,666/-

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

Execution is admitted on 13/01/2020 by Mr Ranjit Mondal, Alias Mr Ranjit Kumar Mondal, Son of Laxman Chandra Mondal Alias Laxman Mondal, Akandakeshari Patharghata, P O: Akandakeshari, Thana: Rajarhat, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Hindu, by Profession Business

Identified by Mr Sombhu Biswas, Son of Mr Ajay Biswas, K K Ramdas Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 13-01-2020 by Smt Dipanwita Samanta, Director, Dharitri Infraventure Private Limited, DN-51, Merlin Infinite Building,6th Floor,Unit-60, P.O:- Sech Bhaban, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Mr Sombhu Biswas, Son of Mr Ajay Biswas, K K Ramdas Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 13-01-2020 by Mr Vicky Singh, Director, Dharitri Infraventure Private Limited, DN-51, Merlin Infinite Building,6th Floor,Unit-60, P.O:- Sech Bhaban, P.S:- East Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN - 700091

Identified by Mr Sombhu Biswas, Son of Mr Ajay Biswas, K K Ramdas Road, P.O: Nimta, Thana: Nimta, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal

On 16-01-2020

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.

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 1408, Amount: Rs. 100/-, Date of Purchase: 13/01/2020, Vendor name: M Dutta



Sanjoy Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
North 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2020, Page from 28700 to 28726

being No 152300437 for the year 2020.



Digitally signed by SANJOY BASAK
Date: 2020.01.20 10:53:08 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 2020/01/20 10:53:08 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

