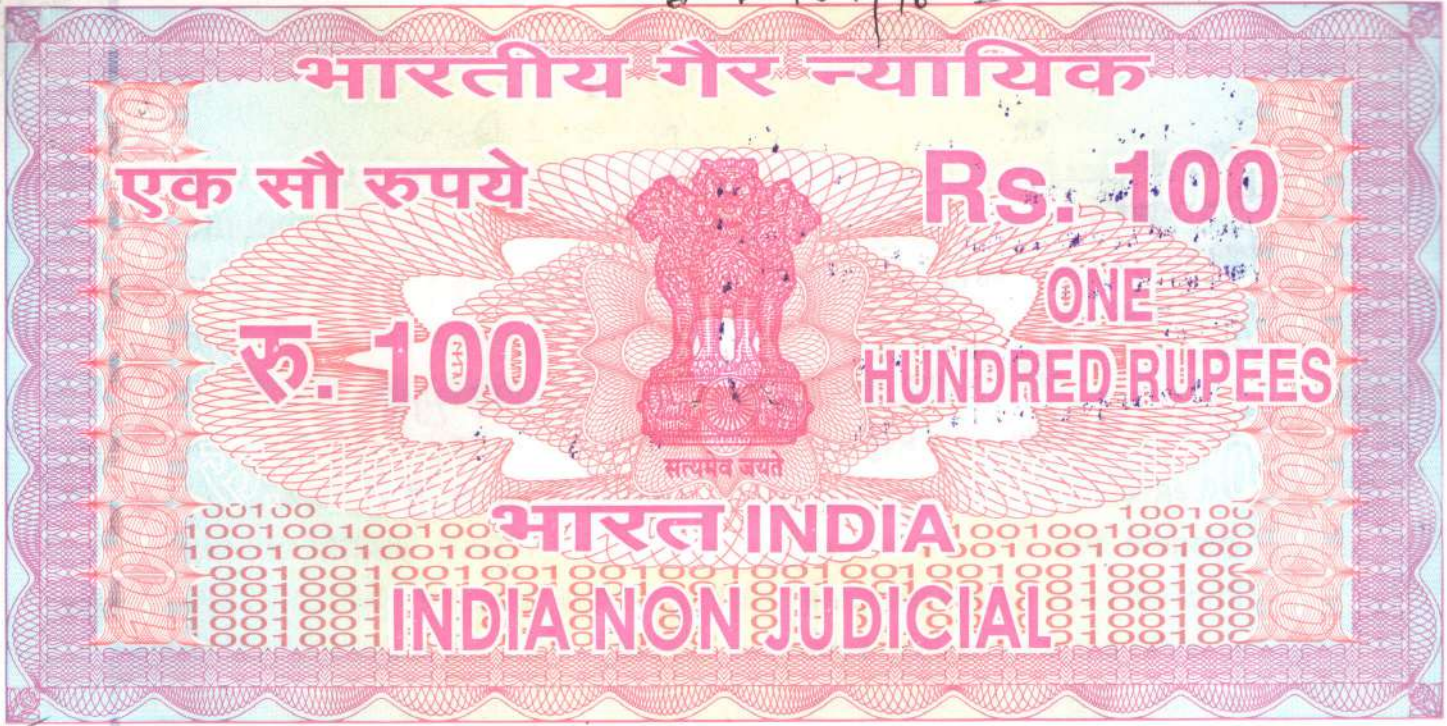


13824

1 D-13957/18 P-13373/18



5/12/18

पश्चिम बंगाल WEST BENGAL

AA 273672

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

3087/18/18

B. M. An
Additional District Sub-Registrar
Rajarhat, New Town, North 24 Parganas

04 DEC 2018

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that I **HARUNAL RASID** Alias **HARUNAL - RASID HAZRA (PAN- AIZPR1656C)** son of Jinnat Ali Hazra, by nationality- Indian, by religion - Islam, by occupation- Advocate, residing at Raigachi Hazra Para, Post Office & Police Station - Rajarhat, District- North 24 Parganas, Kolkata- 700135, **SEND GREETINGS.**

4076

20-11-18 100/

ক্রমিক নং _____ তার _____

ক্রেতার নাম _____

স্ট্যাম্প ভেঙার স্বাক্ষর _____

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

মোট স্ট্যাম্প ক্রয় তা _____

চালান নং _____ মোট কত টাকা _____

উজারী বারাকপুর ভেঙার মিতা দত্ত

D-e-Dens
 Advertise
 Browser-Comf-

14 NOV 2018
 998000



Additional District Sub-Registrar
 Rajarhat, New Town, North 24 Parganas

04 DEC 2018

Amal Ranid
Shri Amal Ranid

WHEREAS by a registered Development Agreement dated 03.12.2018 executed by me as **LAND OWNER** of the **ONE PART** and **TIRATH PROJECT**, a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Airport, Dist.North 24 Parganas, represented by its partners (1) **SRI HARISH KUMAR ROHRA**, (2) **SRI ASHOK KUMAR ROHRA**, (3) **SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra, all by Faith- Hindu, by Occupation- Business, all are residing at 73, Bangur Avenue, Block- 'C', P.S.- Lake Town, Kolkata- 700055, as the Developer of the **OTHER PART**. We have agreed to develop the said property morefully and particularly described in the schedule hereunder written upon the term and conditions contained in the said registered agreement, registered at the office of A.D.S.R., Rajarhat, Newtown on 03-12-18, Vide Deed No I - 13384 for the year 2018.

AND WHEREAS as per the said agreement dated 03.12.2018 I have agreed to give a power of attorney in favour of the Developer as it may enable them to get the necessary building plan sanctioned by the Rajarhat-Bishnupur 1 No. Gram Panchayet, Zilla Parishad, NKDA, Fire Brigade and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

NOW KNOW YE AND THESE PRESENTS WITNESS that I, do hereby nominate, constitute and appoint (1) **SRI HARISH KUMAR ROHRA**, (2) **SRI ASHOK KUMAR ROHRA**, (3) **SRI YOGESH ROHRA**, all sons of Late Tirath Das Rohra, all by Faith- Hindu, by Occupation- Business, all are residing at 73, Bangur Avenue, Block- 'C', P.S.- Lake Town, Kolkata- 700055, the partners of **TIRATH PROJECT**, a Partnership firm, having its office at Kora Chandigarh, Taldharia, P.O. Madhyamgram, P.S. Airport, Dist.North 24 Parganas, to be our true and lawful attorney to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written and to sign and submit the same before the respect of

the building to be constructed on the said property and also to sign and submit the same before the Rajarhat-Bishnupur 1 No. Gram Panchayet, Zilla Parishad, NKDA and other Concerned authorities.

2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
4. To pay various deposits to the Rajarhat-Bishnupur 1 No. Gram Panchayet NKDA, Zilla Parishad Fire brigade and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts on our behalf in connection with the refund of such deposits.
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.
6. To appear before the Government departments as also for the Rajarhat-Bishnupur 1 No. Gram Panchayet, NKDA, Zilla Parishad, Fire Brigade and all concerned authorities for the purpose of obtaining necessary " No-Objection Certificate " and/or permission and/or sanction in regard to the carrying out construction of the said building and completion thereof.
7. To appear before the office of the B.L. & L.R.O. for mutation and conversion in the name of the Land Owners and to sign all documents and to submit before the all concerned authorities for mutation and conversion and also to collect mutation certificate from the concerned authorities on our behalf.

8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.

9. To amalgamate the said property with the adjacent land for the puropse of project.

10. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats to be constructed pertaining to the developer's allocation **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 03.12.2018 and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same.

10. To sign and execute Sale Deed and Agreement for Sale, or any other deeds in respect of developer's allocation **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 03.12.2018and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

11. To appear and to act in any court or any Govt. Departments or Panchayet or NKDA or Zila Parisad and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments

12. To appear and to present the Sale deed and Agreement for Sale, Amalgamation Deed or any other deed or deeds for registration and admit execution before the competent Registration Authority for to have the said deed or deeds registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying developer's allocation **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 03.12.2018 as fully and effectually as I could do the same myself.

13. To issue letters and writings and/or undertakings as may be required from time to time by the Panchayet Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or Panchayet or NKDA or Zila Parisad and to revoke such appointments and to substitute any others in their place and stead.

15. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do.

FIRST SCHEDULE ABOVE REFERRED TO:

(Description of the scheduled property)

ALL THAT piece and parcel plot of land measuring more or less 5 Decimal corresponding to 3 cottah 18 Sq. ft. TOGETHERWITH all easements rights appertaining thereto, lying and situated at Mouza- Raigachi, J.L.No.12, R.S.No.194, Touzi No.160 of the Collector of North 24 Parganas, comprised and contained in:

SI No	L.RDag No	L.R Khatian No	Name	Share	Alloted Area (Decimal)
1	409	1707	Harunal rasid. Hazra	0.1786	5

Total land measuring more or less 3 cottah 18 Sq. ft Within the jurisdiction of Rajarhat-Bishnupur 1 No Gram Panchayet, under P.S.- Rajarhat, Dist.North 24 Parganas, which is butted and bounded as under:-

ON THE NORTH : R.S. Dag No. 410, 425 & 426.

ON THE SOUTH : 30 ft. wide P.W.D. Road

ON THE EAST : R.S. Dag No. 427, 428 & 425.

ON THE WEST : R.S. Dag No. 409.

IN WITNESSES WHEREOF, we have hereunto put our respective hands and seals
on 4th day of December 2018.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF :

1. Jamal Ali Mulla
Uttar Narayanpur
Kot-136.

2. D. e. Don
Bongor Nun

Jamal Ali Mulla
D. e. Don

Signature of the EXECUTANT.

DRAFTED AND PREPARED BY :

Dipankar Ch. Das

(Sri Dipankar Ch Das)

Advocate

Barasat Court

Enrollment No.F/680/587/2011.

DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BAKASAT / COSSIPORE, DUMDUM / R.A. KOLKATA

STATUS: PRESENTANT

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: *Harsh K...*

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



SIGNATURE: *Anshu Kumar*

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: *Yogesh Kumar*

LEFT HAND FINGER PRINT

NAME:

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE: *M. Anand Prasad*

Shri M. Anand Prasad of Bar...



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1111/69786/17341

To
Harish Kumar Rohra
S/O. Tirath Das Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9830339597

28/1/2015

309488013



MA094880133FT



आपका आधार क्रमांक / Your Aadhaar No. :

4183 7012 8685

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Harish Kumar Rohra
DOB : 03/04/1960
Male



4183 7012 8685

आधार - आम आदमी का अधिकार



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No.: 1111/69786/17344

To
Ashok Kumar Rohra
73 BL-C
BANGUR AVENUE SOUTH DUM DUM(M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9830302940

28/11/2015
309488002



MA094880028FT



आपका आधार क्रमांक / Your Aadhaar No. :

3731 3317 5424

आधार - आम आदमी का अधिकार



भारत सरकार

Government of India



Ashok Kumar Rohra
DOB : 07/04/1964
Male



3731 3317 5424

आधार - आम आदमी का अधिकार



सत्यमेव जयते
भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 1111/69790/00199

To
Yogesh Rohra
S/O: Tirathdas Rohra
73 BLOCK-C BANGUR AVENUE
SOUTH DUMDUM (M)
Bangur Avenue
Bangur Avenue
Jessore Road North 24 Parganas
West Bengal 700055
9831042218
309488748
29/11/2015
MA094887485FT



आपका आधार क्रमांक / Your Aadhaar No. :

8250 0333 6812

आधार - आम आदमी का अधिकार




भारत सरकार
Government of India

Yogesh Rohra
DOB : 23/06/1974
Male





8250 0333 6812

आधार - आम आदमी का अधिकार


ELECTION COMMISSION OF INDIA
ভারতের নির্বাচন কমিশন

IDENTITY CARD GGC2943538
পরিচয় পত্র


 

Elector's Name Harun Al Rasid
নির্বাচকের নাম হারুন অল রসিদ
Father's Name Jinnat Ali Hazra
পিতার নাম জিন্নাত আলি হাজরা

Sex M
লিঙ্গ পুং
Age as on 1.1.2002 18
১.১.২০০২-এ বয়স ১৮

Address:
Paschim Para (Ansha) Rajarhat Bishnupur - 1 Rajarhat
North 24 Parganas 743510

ঠিকানা :
পশ্চিম পাড়া (অংশ) - রাজারহাট বিষ্ণুপুর - ১ রাজারহাট উত্তর ২৪ পরগণা
৭৪৩৫১০



Facsimile Signature
Electoral Registration Officer
নির্বাচক নিবন্ধন অধিকারিক

Assembly Constituency: 91-Rajarhat (SC)
বিধানসভা নির্বাচন কেন্দ্র : ৯১-রাজারহাট (সংশ্লিষ্ট জাতি)

Place: North 24 Parganas স্থান: উত্তর ২৪ পরগণা
Date: 07.08.2002 তারিখ: ০৭.০৮.২০০২

103 0124

Major Information of the Deed




Deed No :	I-1523-13957/2018	Date of Registration	13/12/2018
Query No / Year	1523-1000308718/2018	Office where deed is registered	
Query Date	04/12/2018 11:10:33 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	D C Das Barasat Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9038813574, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 11/-	Rs. 71,25,000/-		
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]:- 152313384/2018		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-409	LR-1707	Bastu	Shali	5 Dec	11/-	71,25,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					5Dec	11 /-	71,25,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fringefprint	Signature
	HARUNAL RASID, (Alias: HARUNAL RASID HAZRA) (Presentant) Son of JINNAT ALI HAZRA Executed by: Self, Date of Execution: 04/12/2018 , Admitted by: Self, Date of Admission: 04/12/2018 ,Place : Office	 <small>04/12/2018</small>	 <small>LTI 04/12/2018</small>	 <small>04/12/2018</small>
, RAIGACHI HAZRA PARA, P.O:- RAJARHAT, P.S:- Rajarhat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700135 Sex: Male, By Caste: Muslim, Occupation: Advocate, Citizen of: India, PAN No.:: AIZPR1656C, Status :Individual, Executed by: Self, Date of Execution: 04/12/2018 , Admitted by: Self, Date of Admission: 04/12/2018 ,Place : Office				

Major Information of the Deed :- I-1523-13957/2018-13/12/2018

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	TIRATH PROJECT KORA CHANDIGARH, TALDHARIA, P.O:- MADHYAMGRAM, P.S:- Barasat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700129 , PAN No.:: AAGFT3037Q, Status :Organization, Status : Not Executed

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	HARISH KUMAR ROHRA Son of Late TIRATH DAS ROHRA , P - 73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGJPR7205B Status : Representative, Representative of : TIRATH PROJECT (as Partner)
2	ASHOK KUMAR ROHRA Son of Late TIRATH DAS ROHRA , P - 73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGNPR4017P Status : Representative, Representative of : TIRATH PROJECT (as Partner)
3	YOGESH ROHRA Son of Late TIRATH DAS ROHRA , P - 73, BANGUR AVENUE, BLOCK - C, P.O:- BANGUR AVENUE, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADKPR3778D Status : Representative, Representative of : TIRATH PROJECT (as Partner)

Identifier Details :

Name & address	
D C DAS Son of D K DAS BARASAT COURT, P.O:- BARASAT, P.S:- Barasat, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700124, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of HARUNAL RASID	
<i>D C DAS</i>	04/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	HARUNAL RASID	TIRATH PROJECT-5 Dec

Major Information of the Deed :- I-1523-13957/2018-13/12/2018

nd Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: RAJARHAT BISHNUPUR-I, Mouza: Raigachhi

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 409(Corresponding RS Plot No:- 409), LR Khatian No:- 1707	Owner:হাৰুন আলসিদ হাজরা, Gurdian:জিন্নাত আলি হাজর, Address:নিজ , Classification:শালি, Area:0.05 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152313957 / 2018

On 04-12-2018

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

Presented for registration at 11:44 hrs on 04-12-2018, at the Office of the A.D.S.R. RAJARHAT by HARUNAL RASID Alias HARUNAL RASID HAZRA, Executant.

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 71,25,000/-

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

Execution is admitted on 04/12/2018 by HARUNAL RASID, Alias HARUNAL RASID HAZRA, Son of JINNAT ALI HAZRA, , RAIGACHI HAZRA PARA, P.O: RAJARHAT, Thana: Rajarhat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700135, by caste Muslim, by Profession Advocate

Indetified by D C DAS, , , Son of D K DAS, BARASAT COURT, P.O: BARASAT, Thana: Barasat, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700124, 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 4076, Amount: Rs.100/-, Date of Purchase: 29/11/2018, Vendor name: MITA DUTTA

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

Major Information of the Deed :- I-1523-13957/2018-13/12/2018

13/12/2018 Query No:-15231000308718 / 2018 Deed No :I - 152313957 / 2018, Document is digitally signed.

On 13-12-2018

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.



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

Major Information of the Deed :- I-1523-13957/2018-13/12/2018

13/12/2018 Query No:-15231000308718 / 2018 Deed No :I - 152313957 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1523-2018, Page from 449109 to 449126
being No 152313957 for the year 2018.



Digitally signed by Sanjoy Basak
Date: 2018.12.13 14:32:01 +05:30
Reason: Digital Signing of Deed.

Sanjoy Basak

(Sanjoy Basak) 13-12-2018 2:31:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)

