

9732/12

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319 पश्चिम बंगाल WEST BENGAL

M 806224



Certified that the Document is admitted to Register and the Signature Sheet and the Seal of the Registrar are the same as those of the Document.

*[Signature]*  
 Additional Registrar  
 of Assurances - III, Kolkata

*[Signature]*  
 Additional Registrar of Assurances - III  
 Kolkata

5 SEP 2022

*G. Power*

100/...  
Case no. 1596

KNOW ALL MEN BY THESE PRESENTS that we, (1) LAKSHMAN MONDAL (PAN No. AQHPM3205C) (2) GOUTAM MONDAL, (3) HEMANTA MONDAL (PAN No. AELPM4422P), AND (4) PRASANTA MONDAL (PAN No. BLUPM8718D), all sons of Late Dharendra Chandra Mondal and all residing at TG-2/16, Tegharia, Gayenpara, Post Hatiyara, Police Station Baguihati, Kolkata - 700157, (hereinafter referred to as the "APPOINTERS") SEND GREETINGS:

*Hairbandhan Sauf*

*Prasanta Mondal*  
*Hemanta Mondal*  
*Lakshman Mondal*  
*Goutam Mondal*

35



**WHEREAS:**

A. We, the Appointers abovenamed are jointly the owners of All That the piece or parcel of Plot of Bagan Land measuring the balance 6 (six) Cottahs and 10 (ten) Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever measuring about 1250 Square Feet on the Ground Floor and 2100 Square Feet on the First Floor more or less, boundary walls and other structures whatsoever lying erected and/or built thereon situated and lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North), more fully described in the *Schedule* hereunder written (hereinafter referred to as the "said Premises").

B. By a Development Agreement dated the 27.08.2012, in Book No. I, being Deed No. 10950 the year 2012 at the office of the Additional Registrar of Assurances-II, Kolkata made between Lakshman Mondal and Others, the Appointers herein therein referred to as the First Parties of the one part and M/s. Daffodil Projects Pvt.Ltd., the Developer therein referred to as the Second Party of the other part, written (hereinafter referred to as the "said registered Development Agreement") the Appointers herein have retained and appointed Messrs. Daffodil Projects Pvt. Ltd. as the Developer and have further entrusted the development of the "said Premises" by erecting new residential building complex in or upon the land comprised in the "said Premises", after having obtained necessary plan duly sanctioned by the Rajarhat Gopalpur Municipality, on the terms therein recorded.

C. In pursuance of the said registered Development Agreement dated 27.08.2012, the said Developer Messrs. Daffodil Projects Pvt. Ltd. has

nominated its Director Sri Harshvardhan Saraf son of Sri Sanjay Saraf of No.5, Kabir Road, Kolkata - 700026 as their nominee for the purpose of grant of Power of Attorney by the Appointers herein for doing various acts deeds matters and things for the development of the "said Premises" and/or construction of the proposed building complex.

D. We, the Appointers abovenamed have agreed and decided to retain appoint and constitute Sri Harshvardhan Saraf son of Sri Sanjay Saraf of No.5, Kabir Road, Kolkata - 700026 the Director of the said Messrs. Daffodil Projects Pvt. Ltd. as our true and lawful attorney to act in our name and on our behalf and on our account and to do all or any of the acts deeds matters and things hereafter stated.

NOW KNOW YE ALL MEN BY THESE PRESENTS that we, the Appointer abovenamed do hereby make nominate constitute retain and appoint and have made nominated constituted retained and appointed the said Sri Harshvardhan Saraf son of Sri Sanjay Saraf of No.5, Kabir Road, Kolkata - 700026 (hereinafter referred to as the said "Attorney") as our true and lawful Attorney to act in our name, on our behalf and on our account and to do all or any of the acts deeds matters and things namely:

- a) To appear and represent the Appointers before the Rajarhat Gopalpur Municipality, Police authorities, Fire Brigade Authority, Electricity authorities, Urban Land Ceiling Authorities and other Government authorities and/or departments, Central or State in connection with the development of the "said Premises" and/or construction of the proposed new building complex and further to sign execute and deliver all necessary letters, statements, applications, declarations and other papers and documents and to do all acts deeds matters and things as the said Attorney or either of them shall think proper;



- b) To apply for and take appropriate steps for mutation of the names of the Appointers abovenamed in the records of the Rajarhat Gopalpur Municipality as also the office of the Block Land and Land Reforms Officer and all other concerned Government Departments and for the said purpose to sign, execute and deliver necessary applications, papers and documents and further to take appropriate steps and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- c) To apply to the concerned authority of the State of West Bengal for necessary conversion of the land comprised in the "said Premises" and for the said purpose to sign, execute and deliver appropriate application and other papers and documents as also to do all acts, deeds, matters and things as our said Attorney shall think proper;
- d) To demolish or cause to be demolished the existing structures of the "said Premises" or portions thereof and for the said purpose to retain and appoint any contractor and to do all acts deeds matters and things as the said Attorney or either of them shall think proper;
- e) To bear and pay land revenue, municipal taxes and other rates, taxes and outgoings on account and in respect of the "said Premises" at the offices respectively of the said Rajarhat Gopalpur Municipality, B.L. & L.R.O, A.D.I. & L.R.O. and other concerned authorities and departments and for the said purpose to sign, execute and deliver all papers and documents and to do all acts, deeds, matters and things as the said Attorney shall think proper;
- f) To do or cause to be done necessary measurement survey, soil testing and such other acts at or upon the land comprised in the "said Premises" as our said Attorney shall think proper;

- g) To apply for and obtain all necessary sanctions, permissions, No Objections and clearances from the appropriate Government authorities and/or departments including necessary sanction of plan from the Rajarhat Gopalpur Municipality for development of the "said Premises" and/or construction of new building complex in or upon the land comprised in the "said Premises" or portion thereof and for the said purpose to do all acts deeds matters and things as the said Attorney or either of them shall think proper;
- h) To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Rajarhat Gopalpur Municipality, Fire Brigade authorities, Police authorities and other Government authorities and/or departments as may from time to time be necessary or required for the development of the "said Premises" and/or demolition of the existing structures comprised in the "said Premises" and/or construction of new building complex or other structures in or upon the land comprised in the "said Premises" and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper;
- i) To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the "said Premises" and/or the new building complex and other structures as may hereafter be erected and the same in such name or names as the said Attorney shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters and documents, declarations, undertakings and Bonds as also to do all acts deeds matters and things as the said Attorney shall think proper;
- j) To undertake and carry out the construction of the proposed building complex as per the plan as may be sanctioned by the



Rajarhat Gopalpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things;

- k) To institute and/or prosecute all or any suits, appeals, Revisions, writ petitions and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the "said Premises" and/or construction of the proposed new building complex in or upon the land comprised in the "said Premises" as per the plan to be sanctioned by the Rajarhat Gopalpur Municipality and for the said purpose, to do all acts deeds matters and things as the said Attorney shall think proper;
- l) To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the "said Premises" and/or construction of the proposed new building complex and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper;
- m) To sign execute affirm and verify all plaints, Written statements, affidavits, applications, writ petitions and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations as the said Attorney shall think proper;
- n) To settle and/or compromise all or any disputes or differences and/or suits or litigations and other legal proceedings concerning or relating to the "said Premises" and/or construction of the proposed new building complex and the same on such terms and as the said Attorney shall think proper;

- o) To pay the sanction fee and other costs charges and expenses for obtaining the sanction and/or permission and/or clearances and No Objection Certificates, including the sanction of plan as also obtaining public utility services;
- p) To retain and appoint Advocates and lawyers for prosecuting and/or defending; all or any legal proceedings and/or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said Attorney shall think proper;
- q) To retain and appoint Architects, Engineers, Contractors, Masons, Mistries, Electricians, plumbers and Chowkidars, Durwans, Security Guards and other employees or staff for carrying out the development of the "said Premises" and the same for such salaries or remuneration or charges and on such terms and conditions as the said Attorney shall think proper;
- r) To obtain loans, project loans and finance from Banks, Financial Institutions and other parties for carrying out development of the "said Premises" as also construction of the proposed building thereat and further to secure the repayment thereof by creating charge or mortgage by deposit of title deeds in respect of the "said Premises" and for the said purpose to sign, execute and deliver all deeds, documents and papers as also to do all deeds, acts, matters and things as the said Attorney shall think proper;
- s) From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajarhat Gopalpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said Attorney shall think proper;



- t) To sell or otherwise dispose of the residential flats and other spaces of the proposed new building complex forming part of the Developer's allocations in the proposed new building to be erected at "said Premises" and for the said purpose to enter into negotiation as also agreements and contracts and further to receive the amounts of earnest money, part payments and consideration moneys and to do all acts deeds matters and things as the said Attorney shall think proper. It is made clear that the Attorney shall however not sell nor otherwise deal with the Flats and other spaces forming part of the Owners' Allocation (being First Parties' allocation mentioned in the said registered Development Agreement;
- u) To retain and appoint one or more substitute or substitutes to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said Attorney shall think proper;
- v) AND GENERALLY to do all that is or may be necessary for carrying out the development of the "said Premises" and/or construction of the proposed building complex thereat and as the said Attorney shall think proper. Provided however that the said Attorney shall not sell, transfer, encumber, mortgage or otherwise deal with or dispose of the residential space and car parkings forming part of the Owner's allocation, as per the said registered Development Agreement in any manner whatsoever;

A N D we, the Appointers abovenamed do hereby ratify and confirm and agree to ratify and confirm all and whatsoever our said Attorney acting as aforesaid, lawfully do.



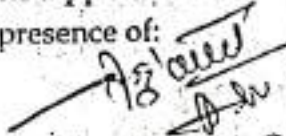
THE SCHEDULE ABOVE REFERRED TO

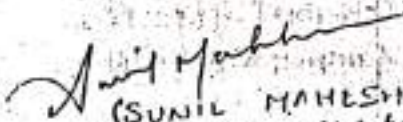
ALL THAT the piece or parcel of Plot of Bagan Land measuring the balance 6 (six) Cottahs and 10 (ten) Chittacks (equivalent to 11 Sataks) be the same a little more or less Together With two storied dwelling house, boundary walls and other structures whatsoever measuring about 1250 Square Feet on the Ground Floor and 2100 Square Feet on the First Floor more or less, boundary walls and other structures whatsoever lying erected and/or built thereon situated and lying at and comprised in Dag No.480, R.S. Khatian No.95, L.R. Khatian No. Krishi 409, Krishi 322, Krishi 111, Krishi 96, Krishi 180, J.L. No.9, R.S. No.116, Touzi No.191 within Mouza - Teghari, Police Station Rajarhat, P.O. Hatiyara, Ward No.11, Rajarhat Gopalpur Municipality, District - 24-Parganas (North);

IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our respective hands and signatures on this 3<sup>rd</sup> day of September, Two thousand and Twelve.

SIGNED EXECUTED AND DELIVERED

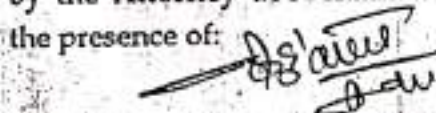
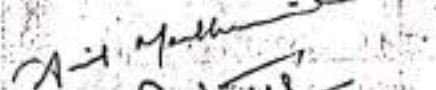
by the Appointers abovenamed at Kolkata in the presence of:

  
(SANDEEP JAIN)  
Advocate  
H-Coast, Calcutta

  
(SUNIL MAHESHWARI)  
BF-247, Saltlake, Sect-1-Kol 64.

SIGNED EXECUTED AND DELIVERED

by the Attorney abovenamed at Kolkata in the presence of:

Prepared & Drafted by:  
B.K.Jain & Co. (Advocates)  
6A, K.S.Roy Road, Kolkata-700 001

Lakshman Mondal  
Gautam Mondal  
Nemanta Mondal  
Pradanta Mondal

Harshvardhan Sraf



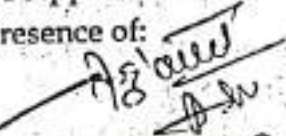
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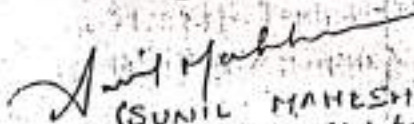
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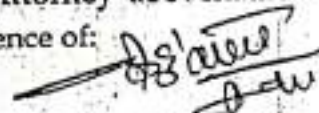
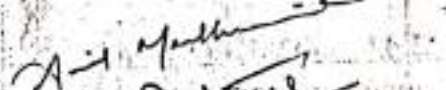
IN WITNESS WHEREOF we, the Appointers above named have hereunto set and subscribed our respective hands and signatures on this 3<sup>rd</sup> day of September, Two thousand and Twelve.

SIGNED EXECUTED AND DELIVERED  
by the Appointers abovenamed at Kolkata in  
the presence of:

  
(SANDEEP JAIN)  
Advocate.  
H-Court, Calcutta

  
(SUNIL MAHESHWARI)  
BF-247, Saltlake, Sect-1 - Kol 64.

SIGNED EXECUTED AND DELIVERED  
by the Attorney abovenamed at Kolkata in  
the presence of:








Prepared & Drafted by:  
B.K.Jain & Co. (Advocates)  
6A, K.S.Roy Road, Kolkata-700 001



Lakshman Mondal  
Gaelam Mondal  
Nemanta Mondal  
Pradanta Mondal












Hrishardhan Sraf



# SPECIMEN FORM FOR TEN FINGERPRINTERS





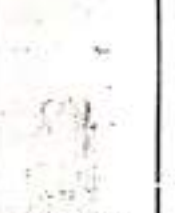






Sl. No.	Signature of the executants/and/ or purchaser/ Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Lakshman Mondal</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						




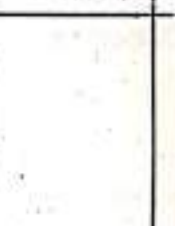






	Signature of the executants/and/ or purchaser/ Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Gobind Mandal</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						

	Signature of the executants/and/ or purchaser/ Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Hemant Mandal</i>					
		Thumb	Fore	Middle (Right Hand)	Ring	Little
						


# SPECIMEN FORM FOR TEN FINGERPRINTERS

Sl. No.	Signature of the executant/s and/or purchaser/ Presentants	Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Povante mandal</i>	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
			 Fore	 Middle (Left Hand)	 Ring	 Little

		Little	Ring	Middle (Left Hand)	Fore	Thumb
	<i>Haridharan Saraf</i>	 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little
			 Fore	 Middle (Left Hand)	 Ring	 Little

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



  
**Government Of West Bengal**  
**Office Of the A.R.A. - III KOLKATA**  
**District:-Kolkata**

**Endorsement For Deed Number : IV - 05374 of 2012**  
**(Serial No. 09732 of 2012)**

**Payment of Fees:**

**03/09/2012**

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

Presented for registration at 15.30 hrs on 03/09/2012, at the Private residence by Harshvardhan Saraf, Claimant.

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

Execution is admitted on 03/09/2012 by

1. Lakshman Mondal, son of Lt. Dharendra Chandra Mondal , T G- 2/16, Tegharia, Gayenpara, P. O. - Haliyara, P. S. - Baguihati, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Others
2. Goutam Mondal, son of Lt. Dharendra Chandra Mondal , T G- 2/16, Tegharia, Gayenpara, P. O. - Haliyara, P. S. - Baguihati, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Others
3. Hemanta Mondal, son of Lt. Dharendra Chandra Mondal , T G- 2/16, Tegharia, Gayenpara, P. O. - Haliyara, P. S. - Baguihati, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Others
4. Prasanta Mondal, son of Lt. Dharendra Chandra Mondal , T G- 2/16, Tegharia, Gayenpara, P. O. - Haliyara, P. S. - Baguihati, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700157, By Caste Hindu, By Profession : Others
5. Harshvardhan Saraf, son of Sanjay Saraf , 5, Kabir Road, Kolkata, P.O. :- ,District:-, WEST BENGAL, India, Pin :-700026, By Caste Hindu, By Profession : Others  
Identified By Sandeep Jain, son of High Court Cal, P.O. :- ,District:-, WEST BENGAL, India, By Caste: Hindu, By Profession: Advocate

( Sanatan Maity )

ADDITIONAL REGISTRAR OF ASSURANCE-III

**On 04/09/2012**

**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(d) of Indian Stamp Act 1899.

**payment of Fees:**

Amount By Cash

Rs. 7.00/-, on 04/09/2012

( Under Article : E = 7/- on 04/09/2012 )

  
Additional Registrar of Assurance - III  
Kolkata

**5 SEP 2012**

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III



Government Of West Bengal  
Office Of the A.R.A. - III KOLKATA  
District-Kolkata

Endorsement For Deed Number : IV - 05374 of 2012  
(Serial No. 09732 of 2012)

**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.-/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impulsive Rs.- 100/-

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III

Sl. No.	Description of Property	Area	Market Value	Stamp Duty	Stamp Duty Paid
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*Sanatan Maity*  
ADDITIONAL REGISTRAR OF ASSURANCE-III

5 SEP 2012

( Sanatan Maity )  
ADDITIONAL REGISTRAR OF ASSURANCE-III



Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV  
CD Volume number 8  
Page from 5755 to 5769  
being No 05374 for the year 2012.



*(Signature)*  
(Sanatan Maitty) 06-September-2012  
ADDITIONAL REGISTRAR OF ASSURANCE-III  
Office of the A.R.A. - III KOLKATA  
West Bengal

6/9/12

Dated this 30th day of September, 2014

FROM

LAKSHMAN MONDAL

GOUTAM MONDAL

HEMANTA MONDAL

PRASANTA MONDAL

..... APPOINTERS

TO

SRI HARSHIVARDHAN SARAF

..... ATTORNEY

POWER OF ATTORNEY