

8228

D. 8243/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 145660

12/8/18  
7-275  
9-176753

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

X

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

20 JUL 2018

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I SRI RATAN LAL TANTIYA (PAN No.ABNPT51460), son of late Ram Kumar Tantiya, by faioth – Hindu, residing at P-

1816

03 JUL 2018

No.....Rs.-50/- Date.....

Name:..... Santanu Singh

Address:.....

Vendor:.....

Advocate  
Alipur Judge's Court  
Kolkata - 27

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*[Handwritten signature]*

*Handwritten signature*

*[Blacked-out area]* 5107

*Handwritten signature*

*[Blacked-out area]* 5109



*Ratanul Khatun*

Additional District Sub-Registrar  
Aliphat, New Town, North 24-Pgs  
12 JUL 2018

447B, Keyatala Road, Kolkata – 700 029, hereinafter called and , do appoint hereby nominate (1) **SRI HARISH KUMAR ROHRA** alias **HARISH ROHRA** (PAN AGJPR7205B) and (2) **SRI YOGESH KUMAR ROHRA** alias **YOGESH ROHRA** (PAN ADKPR3778D), both sons of late Tirath Das Rohra, both by nationality Indian, both by faith - Hindu, all residing at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, both directors of **ROHRA DEVELOPERS PVT. LTD** (PAN AAECR 3883M), a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata – 700 055, to do the following acts deeds and things:

WHEREAS :

A. I have seized and possessed of and/or otherwise well and sufficiently entitle to All that piece and parcel of revenue paying rayati dakhali plot of Sali land measuring an area of toal 10 (Ten) cottahs more or less as  $1/3^{\text{rd}}$  share out of total 30 cottahs of 3.49 acre comprised in C.S. Dag No. 2502 corresponding to R.S. Dag No. 2708 under C.S. Khatian No. 623 R.S. Khatian No. 715, L.R. Khatian No. 1051 lying at Mouza – Ghuni, J.L. No.23, R.S. No. 232, Touzi No. 1250, at present 10, within the local limits of Jyangra Hatiara 2 No. Gram Panchayat, within the jurisdiction of Rajarhat Police Station, Pargana – Kalikata under A.D.S.R. office – Bidhannagar (Salt Lake City), in the district of North 24- Pargannas, in the state of Wesst Bengal

On the North : by Plot No.A

On the South : by Plot No.C

On the East : by  $2'+12+2 = 16'0''$  ft wide Common Passage

On the West : by Part of R.S.Dag No.2708

(hereinafter referred to as the **SAID PREMISES**).



Additional District Judge  
Rajarhat, New Town, North 24-PGs

12 JUL 2018

B. The company, to develop the said premises, I have entered on 09.07.2018 into a development agreement with MESSRS "ROHRA DEVELOPERS PVT. LTD". a company incorporated under the Companies Act, 1956, having its registered office at 73, Bangur Avenue, Block 'C', Kolkata - 700 055, (hereinafter for brevity referred to as the SAID DEVELOPER) for the terms inter alia that : (1) the said developer will, at its cost and initiative, construct and complete a new building in the said premises as extension of the project TIRATH NIWAS (ii) the said developer will provide me demarcated **40%** saleable area in the said building together with proportionate undivided share and rights in respect of the common areas in the said building and the said premises hereinafter referred to as the SAID OWNERS' ALLOCATION) (iii) Save and except the said Owners' allocation the developer will be exclusively entitled to the remaining of the **60%** area in the said building as detailed hereunder, together with proportionate undivided share and rights in respect of the common areas in the said building and the said premises ALONG WITH the undivided proportionate share of land attributable thereto in the said premises (hereinafter referred to as the SAID DEVELOPER'S ALLOCATION)

The said agreement was registered in the office of ADSR, Rajarhat, North 24-Parganas and recorded in Book No. I, Being no. **152307781** for the year 2018.

B. In pursuance of the agreement as aforesaid, I do appoint and nominate (1) SRI HARISH ROHRA (2) SRI YOGESH ROHRA, as my true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To develop the said premises by constructing building thereon.
- ii. To represent to the Panchayet, Zila Parishad, Municipality/NKDA and/or any competent authority.

*Yogesh Rohra*



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

12 JUL 2018

competent authority.

- iii. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Panchayet, Zila Parishad, Municipality, NKDA and/or any competent authority.
- iv. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- v. To obtain clearances from all government departments and authorities including Fire Brigade, BLRO, JLRO, Panchayet, Zila Parishad, Police and the Authorities of Urban Land ceiling and Department, NKDA and all other competent authorities as may be necessary.
- vi. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- vii. To appear before any officer of the Panchayat/Zila Parishad or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- viii. To represent before any court of law.
- ix. To appear and to act in all courts, civil, criminal and tribunāl whenever required



Additional District Sub-Registrar  
Rajahmundry, North 24-Pgs

12 JUL 2018



- x. To sign and verify plaints and written statements petitions, objections, memo of appeals, affidavits, and applications of all kind and file those in any court of law.
- xi. To engage and appoint any advocate or counsel wherever required.
- xii. To represent me to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xiii. To settle any dispute arising in respect of the said property.
- xiv. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the said developer's allocation to any purchaser or purchasers at such price which our said attorneys, in their absolute discretion, think proper and/or to cancel and/or repudiate the same only after obtaining of plan and demarcation and determination of the respective allocations of the owner and the developer.
- xv. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said developer's allocation and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money.
- xvi. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee.



Additional District Superintendent  
Rajerhat New Town, North 24-Pgs

21/11/2018

xvii. To sign and execute all other deeds, instruments and assurances which my attorneys shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said developer's allocation.

xviii. To present any such conveyance or conveyances in respect of the said developer's allocation for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects as I could do the same myself.

And I hereby agree to ratify and confirm all and whatever other act or acts our said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation by virtue of this deed .

IN WITNESSES WHEREOF I the executor hereto have hereunto put my hand on these

✓



Additional District Sub-Registrar  
Balarhat, New Town, North 24-PGs

12 JUL 2018

presents on this the 12<sup>th</sup> day of July, Two Thousand Eighteen

WITNESSES:

1. Priny Pandey -  
Sulagiri  
Newtown  
KUM - 159
2. Arindam Ghosh.  
Fulia, Nadia.

*Ratna K. Tawly*

EXECUTANT

We accept the power

ROHRA DEVELOPERS PVT. LTD

*Uday Kumar*  
Director

ROHRA DEVELOPERS PVT. LTD

*Togues Kohli*  
Director  
Attorneys

Drafted by me and prepared in my office

*Santanu Singha*  
Santanu Singha,

Advocate (WB/785/1992).

Alipore Judges, Court,

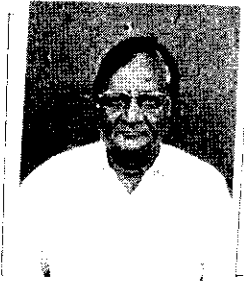
Bar Library No. 2,

Kolkata - 700 027.



Additional District Judge  
Rajshahi, New Town, North 24 Parganas

12 JUL 2018



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name Rajan K. Tarky

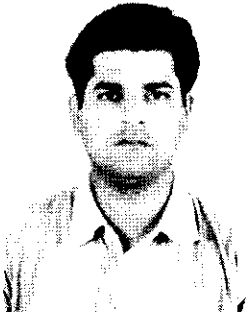
Signature Rajan K. Tarky



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name .....

Signature Anil Kumar



	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

Name .....

Signature Yogesh Kumar

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger
Left hand					
Right hand					

PHOTO

Name .....

Signature .....



ADDITIONAL DISTRICT SURROGATE  
NEW TOWN, NORTH 24 PARISHES

12 JUL 2010



स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER



ABNPT5146Q



नाम

RATAN LAL TANTIYA

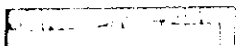
पिता या माता का नाम

RAM KUMAR TANTIYA

जन्म तिथि

02-01-1944

स्थायी हस्ताक्षर



*Ratan*

स्थायी संकेत, 14.11

COMMISSIONER OF INCOME TAX, W.B. II

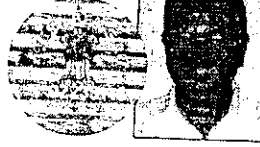




ভারতের নির্বাচন কমিশন  
পরিচয় পত্র

ELECTION COMMISSION OF INDIA  
IDENTITY CARD

LXQ2647899



নির্বাচকের নাম : রতন লাল তান্তিয়া

Elector's Name : Ratan Lal Tantiya

পিতার নাম : রাম কুমার তান্তিয়া

Father's Name : Ram Kr. Tantiya

লিঙ্গ / Sex : পুং / M

জন্ম তারিখ : XX / XX / 1945

Date of Birth

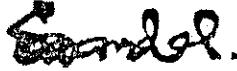
LXQ2647899

ঠিকানা:

পি/৪৪৭বি কেয়তলা রোড পেক লেক এলাকা ৭০০০২৯

Address:

P/447B KEYATALA ROAD. LAKE  
Kolkata 700029



Date: 01/08/2007

১৪৯-রাসবিহারী এডিশনাল ইলেক্টোরাল রেজিস্ট্রার কার্যালয়  
নিম্নলিখিত আধিকারিকের স্বাক্ষর অনুক্রমে

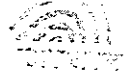
Facsimile Signature of the Electoral  
Registration Officer for  
149-Rashbehari Avenue Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্ট নাম  
ডোলা ও একটি নতুন নতুন সঠিক পরিচয়পত্র পাওয়ার  
কেনা লিষ্ট নাম এই পরিচয়পত্রের নথিটি উল্লেখ করুন।  
In case of change in address mention this Card No.  
in the relevant Form for including your name in the  
roll at the changed address and to obtain the card  
with same number.





भारत सरकार  
Unique Identification Authority of India  
Government of India



E-Aadhaar Letter

ভাষিকাত্তির নম্বর/Enrollment No: 1040/19554/31419

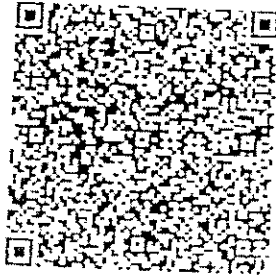
Ratan Lal Tanliya (রতন লাল টালীয়া)

P 447/B, KEYATALA ROAD, Sarat Bose Road S.O,  
Kolkata,  
West Bengal - 700029

Date: 26/05/2016

আপনার আধার নম্বর/Your Aadhaar No:

9844 1106 3534

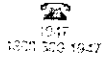


- এ আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- এ পরিচয়ের প্রমাণ অনলাইন অ্যাপ্লিকেশন দ্বারা লাভ করুন
- এ এটা এক ইলেক্ট্রনিক প্রক্রিয়াকৃত তৈরী পত্র

INFORMATION:

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

আধার-সাধারণ মানুষের অধিকার



1021 522 1947



help@uidai.gov.in



www.uidai.gov.in

Signature Not Verified

Digitally signed by Sandeep Ghoshwari  
Date: 2015.05.26 15:46:25 IST

- আধার সারা দেশে মান্য
- আধার অধিকার করা আপনার একবারই ভাষিকাত্তির করার আবশ্যিকতা আছে।
- অনুগ্রহ করে আপনার বর্তমান মোবাইল নম্বর এবং ই-মেইল ঠিকানা পরীক্ষা করুন। এতে ভবিষ্যতে আপনার বিভিন্ন সুবিধা পাওয়া সহজ হবে।

- Aadhaar is valid throughout the country.
- You need to enroll only once for Aadhaar.
- Please update your mobile number and e-mail address. This will help you to avail various services in future.



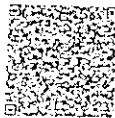
भारत सरकार  
GOVERNMENT OF INDIA



भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA



রতন লাল টালীয়া  
Ratan Lal Tanliya  
জন্মতারিখ/ DOB: 02/01/1944  
পুরুষ / MALE



ঠিকানা:

নি 447/বি, কেয়তলা রোড,  
শরত বোস রোড এম.ও,  
কোমকাতা,  
পশ্চিমবঙ্গ - 700029

Address:

P 447/B, KEYATALA ROAD, Sarat  
Bose Road S.O, Kolkata,  
West Bengal - 700029

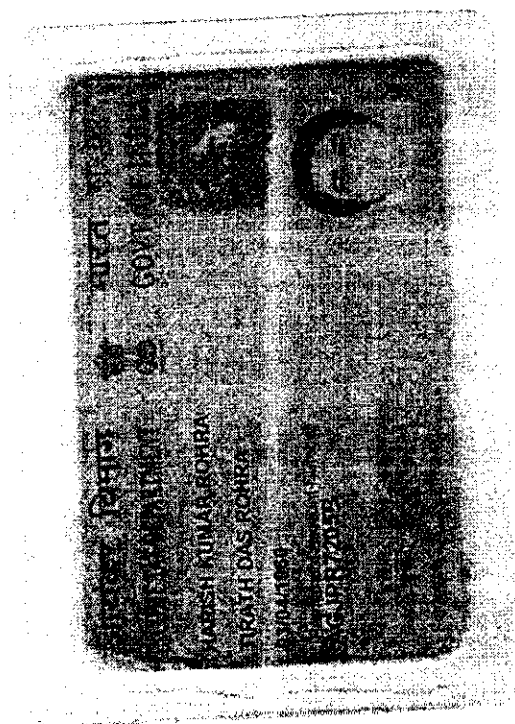
9844 1106 3534

9844 1106 3534

আধার-সাধারণ মানুষের অধিকার

Aadhaar-Aam Admi ka Adhikar













### Major Information of the Deed

Deed No :	I-1523-08243/2018	Date of Registration	20/07/2018
Query No / Year	1523-1000196753/2018	Office where deed is registered	
Query Date	11/07/2018 12:33:20 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	SUBIT MAJUMDER ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831759754, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 2,10,37,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152307781/2018		

#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-2708	LR-715	Bastu	Shali	10 Katha	1/-	2,10,37,500/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					16.5Dec	1 /-	210,37,500 /-	

#### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr RATAN LAL TANTIYA</b> Son of Late RAM KUMAR TANTIYA P-447B, Keyatala Road,, P.O:- SARAT BOSE ROAD, P.S:- Gariahat, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ABNPT5146O, Status :Individual, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 12/07/2018 , Admitted by: Self, Date of Admission: 12/07/2018 ,Place : Pvt. Residence




#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>ROHRA DEVELOPERS PRIVATE LIMITED</b> 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055 , PAN No.:: AAECR3883M, Status :Organization, Executed by: Representative


Major Information of the Deed :- I-1523-08243/2018-20/07/2018



**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Mr HARISH KUMAR ROHRA (Presentant )</b> Son of Late TIRAGH DAS ROHRA 73, BANGUR AVENUE, 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.:: AGJPR7205B Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)			
2	<b>Name</b> <b>Mr YOGESH ROHRA</b> Son of Late TIRATH DAS ROHRA Date of Execution - 12/07/2018, , Admitted by: Self, Date of Admission: 18/07/2018, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b> 	<b>Signature</b> 
	Jul 18 2018 1:20PM	LTI 18/07/2018	18/07/2018	
73, BANGUR AVENUE, 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.:: ADKPR3778D Status : Representative, Representative of : ROHRA DEVELOPERS PRIVATE LIMITED (as DIRECTOR)				

**Identifier Details :**

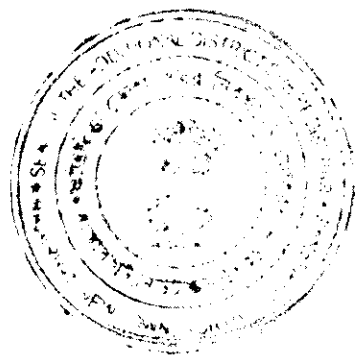
Name & address	
Mr SUBIT MAJUMDER Son of Mr DILIP MAJUMDER ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr RATAN LAL TANTIYA, Mr HARISH KUMAR ROHRA, Mr YOGESH ROHRA	
	18/07/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN LAL TANTIYA	ROHRA DEVELOPERS PRIVATE LIMITED-16.5 Dec

**Endorsement For Deed Number : I - 152308243 / 2018**

Major Information of the Deed :- I-1523-08243/2018-20/07/2018



On 11-07-2018

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,10,37,500/-



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

On 12-07-2018

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

Presented for registration at 19:35 hrs on 12-07-2018, at the Private residence by Mr HARISH KUMAR ROHRA ,

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

Execution is admitted on 12/07/2018 by Mr RATAN LAL TANTIYA, Son of Late RAM KUMAR TANTIYA, P-447B, Keyatala Road,, P.O: SARAT BOSE ROAD, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Others

Indetified by Mr SUBIT MAJUMDER, , Son of Mr DILIP MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-07-2018 by Mr HARISH KUMAR ROHRA, DIRECTOR, ROHRA DEVELOPERS PRIVATE LIMITED, 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr SUBIT MAJUMDER, , Son of Mr DILIP MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

Major Information of the Deed :- I-1523-08243/2018-20/07/2018





On 18-07-2018

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

Execution is admitted on 18-07-2018 by Mr YOGESH ROHRA, DIRECTOR, ROHRA DEVELOPERS PRIVATE LIMITED, 73, BANGUR AVENUE, P.O:- BANGUR AVENUE, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN - 700055

Indetified by Mr SUBIT MAJUMDER, , , Son of Mr DILIP MAJUMDER, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



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

On 20-07-2018

**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.

**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**

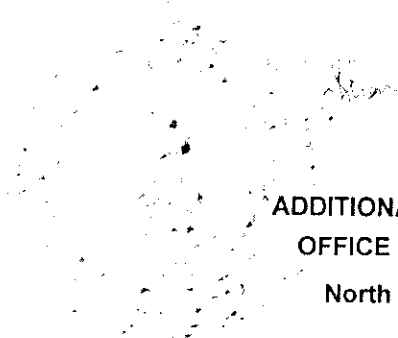
Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Draft Rs 20/-, by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1616, Amount: Rs.50/-, Date of Purchase: 03/07/2018, Vendor name: Subhankar Das

Description of Draft

1. Draft(other) No: 969073000464, Date: 19/07/2018, Amount: Rs.20/-, Bank: STATE BANK OF INDIA (SBI), NEW TOWN TERMINUS BUILDING



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

Major Information of the Deed :- I-1523-08243/2018-20/07/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2018, Page from 275296 to 275314  
being No 152308243 for the year 2018.



Digitally signed by DEBASISH DHAR  
Date: 2018.07.26 14:22:31 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 26-07-2018 2:22:16 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
West Bengal.

(This document is digitally signed.)