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Registrar U/S. No. 10  
North 24-Parganas  
Barisal  
F.O.R.-14

25 OCT 2019

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER THE REGISTRATION OF DEVELOPMENT**  
**AGREEMENT**

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 25<sup>th</sup> day of October, 2019 (Two Thousand Nineteen) A.D.

**TO ALL TO WHOM THESE PRESENTS** shall come, We (1) **SRI CHINMOY SAHA** (Pan DEMPS8771F), (2) **SRI SAMBHU NATH SAHA** (PAN - ALLPS7355N), both are S/o - Late Ramesh Chandra Saha, both are residing at 80/1, Main Road East, P.O. & P.S. - New Barrackpore, Dist. - North 24 Parganas, Kolkata - 700131, by Nationality - Indian, by faith - Hindu, by occupation - Business, hereinafter called and referred to as the **Land Owner/Appointer/Executant** send greetings :-

**DESCRIPTION OF LAND POSSESSED BY CHINMOY SAHA**

**LAND NO. 1**

**WHEREAS** The Government of West Bengal (hereinafter referred to as "The Government") acquired by making a Notification under Section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. Dated 24<sup>th</sup> November, 1953 under section 6 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazettee, Part-I, dated 3<sup>rd</sup> December, 1953, C.S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouza - Masunda, J.L. No. 34 and Aharampur J.L. No. 35, P.S. - Khardah, now Ghola, Dist. - North 24 Parganas measuring more or less 181.27 acres for public purpose

viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

**AND WHEREAS** possession of the said land with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

**AND WHEREAS** by an Agreement which was executed by and between the Society and the Government on the 23<sup>rd</sup> November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to the awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of development as set forth in the scheme within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the government agreed to do

and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

**AND WHEREAS** the Government, thereafter, empowered the Society, under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said Agreement.

**AND WHEREAS** the Society completed the said development work in accordance with the layout plan and the terms and conditions of the said Agreement, inter alia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the development Plan of the said scheme amongst the members of the society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme Nos. I and III; of the said development plan to be used for common purpose of Schemes No. I and III.

**AND WHEREAS** the Government approved the total cost of the scheme as well as the price of individual plots at which the

Vendor proposed and agreed to allot the plots of respective allottees under their Memo No. 878-L. Dev. dated 18.1.1958. of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

**AND WHEREAS** the Co-operatives Homes Ltd., allotted a plot of land measuring area more or less 1 cottahs 14 chittaks to Sri Chimney Saha, Son of Late Ramesh Chandra Saha in the year 18.10.2017 under Mouza - Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 762, L.R. Khatian No. 204 at P.S. Ghola, Hal New Barrackpur, Dist. - North 24 Parganas. Under the changed circumstances, Kamala Bala Dey, Wife of Late Sibendra Nath Dey has decided to surrender the above property i.e. 1 cottah 14 chittak to Co-operative Homes on 10.10.2017. After that Sri Chinmoy Saha, Son of Late Ramesh Chandra Saha has applied for new allotment of the said land i.e. 1 cottahs, 14 chittaks more or less for consideration on 13.10.2017. After due discussion it was resolved in meeting of Board of Directors Meeting of Co-operative Homes Ltd. on 18.10.2017 have granted for the regularisation as prayed by the above noted member of New Barrackpur Co-op. Homes Ltd. in

respect of plot of land measuring 1 cottahs 14 chittaks forever free from all encumbrances, changes, lines and marketable title.

**AND WHEREAS** the Allottee being admitted into membership of the Society vide Plot Holder Regn. No. 3843, Holder Receipt No. 335, Municipal Ward No. 1, allotted a land measuring an area of 1 cottahs 14 chittaks within 100 sq.ft. tin shed structure in L.R. Dag No. 762, L.R. Khatian No. 204, J.L.No. 35 under the Development Scheme - I & II.

**AND WHEREAS** the allottee interest of the Allottee paid to total consideration and/or price of the Rs. 3530/- (Three thousand five hundred thirty) only for the said plot vide Sl. No. 7254.

**AND WHEREAS** the Society in terms of the said Agreement paid a total amount of Rs. 1,35,829.84 (Rupees one lac thirty five thousand eight hundred twenty nine and eighty four paisa) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceeding in connection with such acquisition, as per demands made by the Government from time to time.

**AND WHEREAS** in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an indenture dated 1<sup>st</sup> February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in Mouza Aharampur, J.L. No. 35, and Mouza Masunda, J.L. No. 34, New Barrackpur, Dist. North 24 Parganas, contained in C.S. Plot numbers as described in Schedule "A" hereunder and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No. 2705-L. Dev./5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.

And said Chinmoy Saha, S/o - Late Ramesh Chandra Saha purchased the said land measuring about 01 Cottah 14 Chittacks at Mouza - Aharampore, J.L. No. 35, L.R. Dag NO. 762, L.R.

Khatian No. 204, under P.S. - Gholā Hal New Barrackpore through a registered Deed of Conveyance being No. 7738 dated 20<sup>th</sup> November 2017, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2017, Page from 160749 to 160777 from New Barrackpore Co-operative Society Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.) represented by Sri Nirmal Kumar Basu, S/o - Late Upendra Nath Bose (Chairman) and Sri Sitangshu Sekhar Guha, S/o- Late Prafulla Chandra Guha (Secretary) and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1992 and also Mutate his name in New Barrackpore Municipal Holding No. 11, Ward No. 1 and has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

**LAND NO. 2**

**WHEREAS** the said Chinmoy Saha, S/o - Late Ramesh Chandra Saha also purchased all that piece and parcel of Bastu land measuring an area of **05 Decimals**, be the same a little more or less, alongwith 100 Sq.ft. RT Shed erected thereon, comprising in Sabek Dag No. 107, corresponding to R.S. Dag No. 1341,



corresponding to L.R. Dag Nos. 761 (03 Decimals) and 762 (02 Decimals), under Sabek Khatian No. 28, corresponding to L.R. Khatian Nos. 1915 (recorded in the name of Durga Das), lying and situated at MOUZA - AHARAMPUR, J.L. No. 35, Re. Sa. No. 97, Touzi No. 1158, P.S. - Ghola now New Barrackpur, within the local limits of New Barrackpur Municipality, under Ward No. 1, being Holding No. 11/1, A.D.S.R.O. - Barrackpore now Sodepur, District - North 24 Parganas, through a registered Deed of Conveyance being No. 3910 dated 04-06-2018, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2018, Pages from 106096 to 106127 and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1992 and also Mutate his name in New Barrackpore Municipal Holding No. 11/1, Ward No. 1 and has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

**AND WHEREAS** by way of said two Deed of Conveyance said Chinmoy Saha became the owner of total 8.1 decimals of land out of which 5.1 decimals of land in Dag No. 762 and 03 decimals of land in L.R. Dag No. 761 and has been possessing and enjoying the same.

**DESCRIPTION OF LAND POSSESSED BY SAMBHU NATH SAHA**

**WHEREAS** The Government of West Bengal (hereinafter referred to as "The Government") acquired by making a Notification under Section 4 of the West Bengal Land Development and Planning Act, 1948 by making a Declaration being No. 23878-L-Dev. Dated 24<sup>th</sup> November, 1953 under section 6 of the aforesaid Act which was published at page 3908-3909 of the Calcutta Gazettee, Part-I, dated 3<sup>rd</sup> December, 1953, C.S. Plot Nos. as set out in Schedule "A" hereinafter, in Mouza - Masunda, J.L. No. 34 and Aharampur J.L. No. 35, P.S. - Khardah, now Gholia, Dist. - North 24 Parganas measuring more or less 181.27 acres for public purpose viz. for the settlement of immigrants who had migrated into the State of West Bengal on account of circumstances beyond their control and for the establishment of a model colony for creation of better living conditions.

**AND WHEREAS** possession of the said land with tanks and other watery areas was duly taken under the provision of the said Act, by the Government and title of the said lands, thereupon, vested in the State of West Bengal free from all encumbrances in terms of Section 8(i) (a) of the said Act.

**AND WHEREAS** by an Agreement which was executed by and between the Society and the Government on the 23<sup>rd</sup> November, 1953 (hereinafter referred to as "The said Agreement") the Society agreed to pay to the Government all compensation to the awarded and all costs, charges and expenses payable in respect of the said acquisition and to complete a housing scheme including all works of development as set forth in the scheme within a period of three years from the date on which possession of the said lands would be given to the Society or within such extended period as might be allowed by the Government and the government agreed to do and execute all such acts and deeds as would be necessary and proper, for vesting the said lands in the Society.

**AND WHEREAS** the Government, thereafter, empowered the Society, under Sub-Section (2) of Section 10 of the West Bengal Land Development and Planning Act 1948 to execute at its own cost, a development scheme of the aforesaid lands and to dispose of the said lands comprised herein as per terms and conditions embodied in the said Agreement.

**AND WHEREAS** the Society completed the said development work in accordance with the layout plan and the terms and conditions

of the said Agreement, interalia, by way of executing the development scheme in the said 181.27 acres of land and allotting the plots of land as shown in the development Plan of the said scheme amongst the members of the society who were all refugees from the then Eastern Pakistan (now in Bangladesh), after setting apart 28.40 acres of land out of the land common to Scheme Nos. I and III; of the said development plan to be used for common purpose of Schemes No. I and III.

**AND WHEREAS** the Government approved the total cost of the scheme as well as the price of individual plots at which the Vendor proposed and agreed to allot the plots of respective allottees under their Memo No. 878-L. Dev. dated 18.1.1958 of the Land and Land Revenue Department, Land Development Branch, Government of West Bengal.

**AND WHEREAS** the Co-operatives Homes Ltd., allotted a plot of land measuring area more or less 5 cottahs to Smt. Kamala Bala Dey, Wife of Late Sibendranath Dey in the year 11-06-1953. Under the changed circumstances Smt. Kamala Bala Dey, Wife of Late Sibendra Nath Dey has decided to surrender the above property i.e. 05 Cottahs to his New Barrackpore Co-operative

Homes Ltd. on 10-10-2017. After that Sri Sambhu Nath Saha, S/o - Late Ramesh Chandra Saha has applied for new allotment of the said plot of land measuring about 05 Cottahs for consideration on 13-10-2017 under Mouza - Aharampore, C.S. Dag No. 107, J.L. No. 35, under R.S. Dag No. 1341, L.R. Dag No. 761 & 762, L.R. Khatian No. 204 at P.S. - Ghola, hal New Barrackpore, Dist. - North 24 Parganas, Co-operative Ward No. 5, vide allotment register No. 336, Plot Holder Regn. No. 3842 at Municipal Ward No. 1, Holding No. 10.

After due discussion it was resolved in meeting of Board of Directors Meeting of Co-operative Homes Ltd. on 18.10.2017 have granted for the regularization as prayed by the above noted member of New Barrackpur Co-op. Homes Ltd. in respect of plot of land measuring 5 cottahs forever free from all encumbrances, changes, lines and marketable title.

**AND WHEREAS** the Allottee being admitted into membership of the Society vide Plot Holder Regn. No. 3842, Holder Receipt No. 336, Municipal Ward No. 1, allotted a land measuring an area of 5 cottahs within 500 sq.ft. pucca building structure in L.R. Dag

No. 761, L.R. Khatian No. 204, J.L.No. 35 under the Development Scheme - I & II.

**AND WHEREAS** the allottee interest of the Allottee paid to total consideration and/or price of the Rs. 8660/- (Eight thousand eight hundred sixty) only for the said plot vide Sl. No. 7250.

**AND WHEREAS** the Society in terms of the said Agreement paid a total amount of Rs. 1,35,829.84 (Rupees one lac thirty five thousand eight hundred twenty nine and eighty four paisa) only to the Government on account of compensation in respect of the acquisition of the said land under the aforesaid Act and all costs, charges and expenses of the proceeding in connection with such acquisition, as per demands made by the Government from time to time.

**AND WHEREAS** in pursuance of the said agreement, the Governor of the State of West Bengal granted, transferred, conveyed and assigned unto the society by an indenture dated 1<sup>st</sup> February, 1996 which was registered with the District Registrar, North 24 Parganas, Barasat on the 8th February, 1996 being Deed No. 970 of 1996 of the said registration office, all the pieces and parcels of land measuring a total area of 181.27 acres in

Mouza - Aharampur, J.L. No. 35, and Mouza - Masunda, J.L. No. 34, New Barrackpur, Dist. North 24 Parganas, contained in C.S. Plot numbers and to hold unto the Society absolutely, free of revenue and free from encumbrances the said lands but subject to the terms and conditions contained in the said indenture of Conveyance together with modification made by the Government of West Bengal Land and Land Reforms Department, Land Reforms Branch Notification No. 2705-L. Dev./5D-4/92 dated 9th April, 1997 as published in the Calcutta Gazette Extraordinary Part-I dated the 10th April, 1997 forming part of the said Deed.

And said Shambhunath Saha, S/o- Late Ramesh Chandra Saha purchased the said land measuring about 05 Cottah at Mouza - Aharampore, J.L. No. 35, L.R. Dag No. 761 land 2 Cottahs 8 Chittacks and L.R. Dag No. 762 land measuring about 02 Cottahs 08 Chittacks, L.R. Khatian No. 204, under P.S. - Ghola Hal New Barrackpore through a registered Deed of Conveyance being No. 7739 dated 20<sup>th</sup> November 2017, registered in the office of D.S.R. - I, North 24 Parganas, recorded in Book No. I, Volume No. 1501-2017, Page from 161063 to 161092 from New Barrackpore Co-operative Society Homes Ltd. (formerly New Barrackpore Co-operative Colony Society Ltd.) represented by Sri Nirmal Kumar

Basu, S/o - Late Upendra Nath Bose (Chairman) and Sri Sitangshu Sekhar Guha, S/o- Late Prafulla Chandra Guha (Secretary) and he has duly recorded his name in L.R. Record of Rights in L.R. Khatian No. 1979 and also Mutate his name in New Barrackpore Municipal Holding No. 10, Ward No. 1 has been possessing and enjoying the same by paying rent and taxes to the concerned authority.

**AND WHEREAS** with a view to construct a Multi Storied Building (G+4) over the said schedule of property the Appointer hereto entered into a Registered Development Agreement, being No. 9034/19 dated 25.10.19, registered at the office of D.S.R. I, Barasat, North 24 Parganas with **DVK CONSTRUCTIONS PRIVATE LIMITED (PAN - AAGCD7664N)** having its office address at 9/12, Lal Bazar, P.O. - GPO, Hare Street, District - Kolkata, Kolkata - 700001, represented by its Directors (1) **SRI KARAN KOCHAR (PAN - ALMPK8040M, Aadhaar No. 4175 5436 0936)**, (2) **SRI KUNAL KOCHAR (PAN - AXWPK6159M, Aadhaar No. 8274 3021 2513)**, both are S/o - Sri Jagat Kochar, both are residing at 82, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Dist. - North 24 Parganas, Kolkata - 700067, (3) **VISHAL GARG (PAN - ALUPG5460B, Aadhaar No.**



8581 2985 1318), S/o - Mr. Suresh Kumar Garg, of 138, G.T. Road, P.O. - Howrah South, P.S. - Howrah, Dist. - Howrah, Pin - 711102, West Bengal, (4) **NEERAJ KUMAR DHANUKA** (PAN - AIQPD6586Q, Aadhaar No. 227665751978), S/o - Rajendra Prosad Dhanuka, residing at 3b Ram Mohan Mallick Garden Lane, Mani Karn Apartment, Opposite Sale Lake Stadium, Kolkata - 700010, all are by faith - Hindu, by occupation - Business and by Nationality - Indian, under some terms and conditions embodied therein.

**AND WHEREAS** the Developer requires an appropriate Power of Attorney for the authorization and conducting the development works with construction of a new Multi storied building smoothly without any hindrance from any comer whatsoever.

**AND WHEREAS NOW YE BE THESE PRESENTS** that We, the Appointer do hereby nominate constitute and appoint : (1) **SRI KARAN KOCHAR** (PAN - ALMPK8040M, Aadhaar No. 4175 5436 0936), (2) **SRI KUNAL KOCHAR** (PAN - AXWPK6159M, Aadhaar No. 8274 3021 2513), both are S/o - Sri Jagat Kochar, both are residing at 82, Ultadanga Main Road, P.O. & P.S. - Ultadanga, Dist. - North 24 Parganas, Kolkata - 700067, (3)

**VISHAL GARG (PAN - ALUPG5460B, Aadhaar No. 8581 2985 1318)**, S/o - Mr. Suresh Kumar Garg, of 138, G.T. Road, P.O.- Howrah South, P.S. - Howrah, Dist. - Howrah, Pin - 711102, West Bengal, (4) **NEERAJ KUMAR DHANUKA (PAN - AIQPD6586Q, Aadhaar No. 227665751978)**, S/o - Rajendra Prosad Dhanuka, residing at 3b Ram Mohan Mallick Garden Lane, Mani Karn Apartment, Opposite Sale Lake Stadium, Kolkata - 700010, **Director of DVK CONSTRUCTIONS PRIVATE LIMITED** to be our true and lawful Attorney in our name and on our behalf and We authorize them to do the acts, deeds, matters and things in our name and on our behalf as mentioned hereinafter specifically.

**AND WHEREAS** it has been agreed in terms of the said Joint Venture Agreement that We shall appoint the Developer as our Attorney for the purposes herein stated :-

1. To enter into hold and defend possession of the said property and every part thereof and also manage, maintain and administer the said property and every part thereof subject to a restriction of clauses regarding termination of agreement & consequences of termination.

2. To sign, execute and submit all plans, documents, statements, papers, undertaking, declarations and plans as may be required for having the plan sanctioned, modified and/or altered by the local New Barrackpore Municipal authority.
3. To appear and represent us before the necessary authorities including the New Barrackpore Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of sanctioned Plan.
4. To pay fees obtain such other orders and permission from the necessary authorities as to be expedient for sanction, modification and/or alteration of the Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents, Sub-Contractors for the aforesaid purpose as the said Attorney shall think fit and proper.

5. To receive the excess amount or fee, if any paid for the purpose of sanction, modification and/or alteration of the Development plans to any authority or authorities.
6. To develop the said premises by making lawful construction of building thereon as per sanctioned plans which to be approved by the New Barrackpore Municipality and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the premises.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utilities to the said premises and/or make alteration thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney incidental to and connected with the development work.
8. To utilize or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.

9. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof, details of which is in the First Schedule of this indenture.
10. To appear and represent us before all authorities including those under the New Barrackpore Municipality for fixation and/or finalization of the annual valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
11. To enter into agreement for sale of flats only developer's allocation, details of which is in the Third Schedule of this indenture, with the intending purchaser/ purchasers and nominee or nominees of the attorney and to receive the earnest money or the full amount of consideration from the intending Purchasers.
12. To apply for mutation and to record the name of respective flat Owner of the said premises and for that purpose to sign and

execute all papers and documents as may be necessary from time to time.

13. To file and submit declarations statements applications and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.

14. To commence, prosecute enforce answer and oppose all actions and other legal proceedings and demands touching any of the matter connecting the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said Estate is now or may hereafter be interested or concerned and if think fit to compromise settle refer to arbitration abandon submit to judgment or become or proceedings as aforesaid before any Ld. Court Civil, Criminal or Revenue.

15. To affix sign Board or install any Hoardings on the schedule property in the name of Attorney.

16. To advertise in the newspaper for procuring Purchaser for selling the flats in the proposed lawful building.

17. To file and defend suits, cases, appeals and applications of whatsoever nature for and on behalf of as or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute writ applications in respect thereof.
18. To comprise suits, appeals or other legal proceedings in any Court, Tribunal or other authority whatsoever and to sign and verify applications thereof.
19. To sign declare and/or affirm any plaint written statement, petition, affidavit, verification, Vokatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith.
20. To execute and registrar any Agreement or Bainapatra in respect of Developer's allocation, details of which is in the Third Schedule of this indenture, and in that effect and to execute and register the Deed of Sale/ Conveyance in favour of the prospective purchaser or purchasers, nominee/nominees by writing our names thereto at its own risk and responsibilities.
21. To pay all arrears and current rents of the properties concerned and to take receipt thereof and also to any other tax or

taxes or cess or rents or taxes, Income taxes if any in respect of the said properties.

22. To execute and present the document or documents as required for the transfer of the said property to properties in any Registry Office or A.D.S.R. Office, D.R. Office and to admit the Execution thereof and to take back the said document after the registration of the same.

23. To deposit and withdraw fees documents and moneys in and from any court or courts and/or other person or persons or authority and give valid receipts and discharge thereof.

24. To enter into agreement for sale in respect of Developer's allocation only, details of which is in the Third Schedule of this indenture, and to receive advance/earnest money consideration in respect of the Developer's allocation and the proportionate share in the land or and to hand over the copies of the relevant documents in regard to our tide of the premises to such intending Purchaser or Purchasers as the case may be. It is to be noted that in such case the advance receivable by our attorney will not be demanded by us and at the same time I shall not be liable for any such transaction.



25. To enter in to any Agreement for Sale, Memorandum of Understanding and / or to execute deed of amalgamation with neighbor's plot of land of the schedule property and / or any other instruments and deeds & documents in respect of sale of flat/s, units and / or car parking spaces within Developer's Allocation in the proposed building/s in favour of the intending purchaser's in terms of the present Agreement for Development. To take finance/loan in their names (Developer's name) or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/ flats /garages from Developer's Allocation and to sign in the papers and documents for the said purpose. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and / or Deed of Conveyance, and / or any other instruments and documents in respect of sale of flats/s, units and /or car parking spaces in the proposed building in favour of the intending purchaser/s relating to Developer's Allocation.
26. That Attorneys/Developer will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale / Deeds of Conveyance in favour of any intending purchasers of Developer's Allocation.

27. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents.

28. This Power of Attorney vests the Developer with all statutory power that will be required for the development & construction of the building, sale of the developed building except the land Owner's allocation, details of which is in the Second Schedule of this indenture, within the ambit & scope of the agreement between the land Owner and the developer and shall be limited within the four corners of the agreement.

29. The signing authority of **DVK CONSTRUCTIONS PRIVATE LIMITED** will be in the favour of **SRI KARAN KOCHAR AND SRI VISHAL GARG** and the other two Directors of **DVK CONSTRUCTIONS PRIVATE LIMITED** namely **KUNAL KOCHAR AND NEERAJ KUMAR DHANUKA** have no objection regarding the same.

**FIRST SCHEDULE REFERRED TO ABOVE**

**(DESCRIPTION OF LAND)**

**ALL THAT** piece and parcel of land measuring about 10 Cottahs more or less lying and situated at **Mouza- Aharampore, J.L. No.**

35, Re. Sa. No. 97, Touzi No. 1158, C.S. Plot No. 107, R.S. Dag No. 1341, corresponding to L.R. Dag No. 761, L.R. Khatian No. 1979 land measuring about 2 Cottahs 02 Chittacks and L.R. Dag No. 761, L.R. Khatian No. 1992, land measuring about 02 Cottahs 03 Chittacks and L.R. Dag No. 762, L.R. Khatian No. 1979, land measuring about 2 Cottahs 13 Chittacks and L.R. Dag No. 762, L.R. Khatian No. 1992 land measuring about 02 Cottahs 14 Chittacks i.e. in total land measuring about 10 Cottahs in L.R. **Dag No. 761 & 762, L.R. Khatian No. 1979, 1992**, under Police Station New Barrackpore, and Additional District Sub-Registry Office at Sodepur in the District of North 24 Parganas within New Barrackpore Municipality, under Ward No.- 1,  **Holding No.- 10, Hari Pada Biswas Sarani**, which is butted and bounded as follows:-

On the North	: Municipal Road.
On the South	: Other's Plot.
On the East	: Cannel.
On the West	: Hari Pada Biswas Sarani.

IN WITNESS WHEREOF the party hereunto set and subscribed their respective hands and seal on this day, month and year first above written.

SIGN, SEALED AND DELIVER in presence of

WITNESSES :-

1. Narayan Ray  
New Barabankur.  
Kal. 181.

2. Uttam Bhattacharya  
510 Binsar ch. Bhatnagar  
New Barabankur

DRAFTED, PREPARED, READ OVER AND EXPLAINED IN BENGALI BY :-

Uttam Bhattacharya  
UTTAM BHATTACHARYA  
(ADVOCATE)

BARASAT JUDGE'S COURT  
Enrolment No. - F/1903/1989  
/2011

Saikat Saha  
2. Chinmay Saha

TYPED BY :-

Saha  
SUBRATA SAHA

.....  
SIGNATURE OF THE PRINCIPAL EXECUTANT

DVK CONSTRUCTIONS PVT. LTD.











- 1. Uday Kumar
- 2. Bishal Garg
- 4. Kunal Kocher  
Director

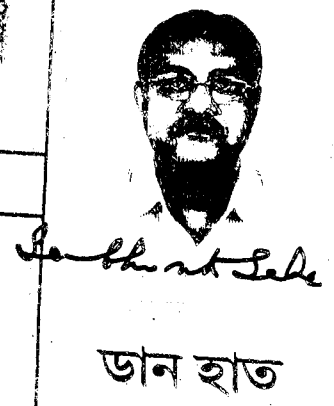
3. Nirmal Kumar Dhamru

.....  
SIGNATURE OF THE ATTORNEY

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name SAMBHU NATH SAHA











LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



*Sambhu Nath Saha*  
Signature of the Presentant

Executant/Claimant/Attorney/Principal/Guardian/Testator, (Tick the appropriate status)

(2) Name CHINMOY SAHA

LITTLE	RING	MIDDLE	FORE	THUMB
				
THUMB	FORE	MIDDLE	RING	LITTLE
				



All the above fingerprints are of the above named person and attested by the said person.

*Chinmoy Saha*  
Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.

# UNDER RULE 44A OF THE I.R. ACT 1908

(1)

Name NEERAJ KUMAR DHANUKA

Status - Presentant



*Neeraj Kumar Dhanuka*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

*Neeraj Kumar Dhanuka*  
Signature of the presentant

(2)

Name KARAN KOCHAR

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator



*Karan Kochar*

## LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

## RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

*All the above fingerprints are of the abovenamed person and attested by the said person*

*Karan Kochar*  
Signature of the Presentant / Executant /  
Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name : ~~KAR~~ VISHAL GARG

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



ডান হাত

Vishal Garg  
Signature of the Presentant

*Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)*

(2) Name : KUNAL KOCHER

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Kunal Kocher  
Signature of the Presentant

*All the above fingerprints are of the above named person and attested by the said person.*

(3) Name : .....

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE

বাম হাত



ডান হাত

Signature of the Presentant

N.B. : L.H. = Left hand finger prints & R.H. = Right hand finger prints.



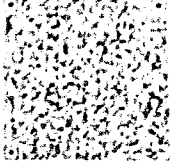
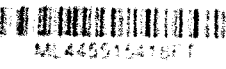




ভারত সরকার  
 Unique Identification Authority of India  
 Government of India

MASS/AT

State: West Bengal  
 District: Malda  
 Taluk: Bahadurganj  
 Post Office: ML18122810



আপনার আধার সংখ্যা / Your Aadhaar No.

**8512 4186 3700**

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
 Government of India



শ্রী সেন সাহা  
 Senorath Nath Saha  
 পিতা : রামেশ চন্দ্র সাহা  
 Father: RAMESH CHANDRA SAHA  
 জন্মদিন / DOB: 03/11/1965  
 পুরুষ / Male



**8512 4186 3700**

আধার - সাধারণ মানুষের অধিকার



ELECTION COMMISSION OF INDIA

IDENTITY CARD

WB/20/134/828112



Elector's Name	SAKA SHAMSHUNATH
Father/Mother	
Husband's Name	SANKAR
Sex	M
Age as on 1.1.1995	29

Address: PART NO : 177  
 HABA BARRAKPUR  
 NORTH 24 - PARGANAS

Signature  
 Officer  
 Assembly Constituency

CHIEF CLERK

आयकर विभाग  
- INCOME TAX DEPARTMENT

CHINMOY SAHA  
RAMESH CHANDRA SAHA

08/04/1960

Permanent Account Number

DEMPS8771F

Signature

भारत सरकार  
GOVT. OF INDIA



In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTISI,  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें / लौटाने /  
आयकर सेवा सेवा यूनिट, (UTISI),  
प्लॉट नं: 3, सेक्टर 11, सी.बी.डी. बेलपुर,  
नवी मुंबई - 400 614.

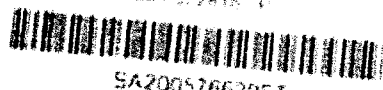


ভারত সরকার  
Government of India

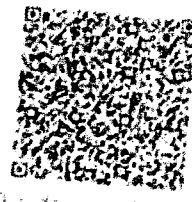
Government of India

22042914  
CHINMOY SAHA  
S/O Ramesh Chandra Saha  
601  
MAHA NAGAR EAST  
New Barrackpore (III)  
Howrah (North 24 Parganas) District, 24 Parganas  
West Bengal 700131  
9874899292

Hel: 2222 7258 / 522756 / 512816



SA200576629FT



আপনার আধার সংখ্যা / Your Aadhaar No.

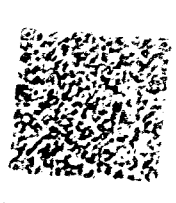
7907 2091 4987

আমার আধার, আমার পরিচয়



ভারত সরকার  
Government of India

CHINMOY SAHA  
FATHER: RAMESH CHANDRA SAHA  
DOB: 05/04/1966



7907 2091 4987

আমার আধার, আমার পরিচয়

ELECTION COMMISSION OF INDIA  
भारतीय निर्वाचन आयोग

IDENTITY CARD

WH/20/134/528673



SANA CHINMOY

RAMESH

M

38

Elector's Name  
SANA CHINMOY  
Father/Mother's  
Name  
RAMESH CHINMOY  
Age on 1.1.1995  
38

Address

PART NO. 177  
NABA BARRAKPUR  
NORTH 24 PARGANAS

निवासी

पार्ट नं. 177

नबा बर्राकपुर

उत्तर 24 पार्गना

Signature  
Electoral Registration Officer  
निर्वाचन अधिकारी

For KHARDA Assembly Constituency  
खरदा  
विधानसभा निर्वाचन क्षेत्र

Place: BARRAKPUR

Date: 18/02/95

Signature

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card

AAGCD7664N



नाम / Name  
DVK CONSTRUCTIONS PRIVATE  
LIMITED

निगमन / गठन की तिथि  
Date of Incorporation / Formation  
09/07/2018

17072018

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA


KARAN KOCHAR  
JAGAT KOCHAR


07/09/1985  
Permanent Account Number


ALMPK8040M

Signature




  
**भारत सरकार**  
**भारतीय जनता पार्टी**

  
कaran कोचार  
Karan Kochhar  
DOB: 07-09-1985  
Gender: Male




**4175 5436 0936**





आम आदमी का अधिकार

  
आम आदमी का अधिकार  
UDAI AUTHORITY OF INDIA

जगत कोचार, 13 बी,  
नैचुरल व्यू, 82, उलतांगा मेन रोड,  
उलतांगा रेल स्टेशन, उलतांगा,  
उलतांगा मेन रोड, उलतांगा रेल रोड,  
कोलकाता, कोलकाता वेस्ट बंगाल,  
700067

Address:  
S/o: Jagat Kochhar, 13 B, Natural  
View, 82, Ultadanga Main Road,  
Ultadanga Rail Station, Ultadanga,  
Ultadanga Main Road, Ultadanga  
Main Road, Kolkata, Kolkata, West  
Bengal, 700067



www.udai.gov.in P.O. Box No 1967, Bengaluru-560 051



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

KUNAL KOCHAR

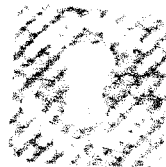
JAGAT KOCHAR

07/09/1989

Permanent Account Number

AXWPK6159M

Signature



15012008



भारत सरकार  
GOVERNMENT OF INDIA



Kunal Kochar  
Kunal Kochar  
জন্ম তারিখ : Year of Birth : 1989  
পুংসক / Male



8274 3021 2513

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয় প্রাধিকরণ  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:

S/O Jagat Kochar, Natural  
View Flat No 13B, 82  
Ultadanga Main Road, Near  
Bidhannagar Railway Station,  
Ultadanga, Kolkata, West  
Bengal, 700067

Address:

S/O Jagat Kochar, Natural  
View Flat No 13B, 82  
Ultadanga Main Road, Near  
Bidhannagar Railway Station,  
Ultadanga, Kolkata, West  
Bengal, 700067



1947  
501 180 1947



nic@uidai.gov.in



www.uidai.gov.in



P.O. Box No. 1947  
Bengaluru-560 001



भारत सरकार  
GOVT OF INDIA

NEERAJ KUMAR DHANUKA

RAJENDRA PRASAD DHANUKA


04/09/1984

AIQPD6586Q


Signature



03112005

  
 भारतीय निर्वाचन आयोग  
 ELECTION COMMISSION OF INDIA  
 IDENTIFICATION CARD

IL/187794



निर्वाचक नाम : नीरज कुमार धनुका  
 Elector's Name : Neeraj Kumar Dhanuka  
 पिता नाम : राजेंद्र प्रसाद  
 Father's Name : Rajendra Prasad Dhanuka  
 लिंग/Sex : पुरुष / M  
 जन्म तिथि / Date of Birth : 04/09/1984

IL/187794

164-Beleghata Constituency  
 164-Beleghata Constituency  
 164-Beleghata Constituency

Address:  
 164-Beleghata Constituency  
 164-Beleghata Constituency  
 164-Beleghata Constituency

Date: 09/03/2011

Facsimile Signature of the Electoral  
 Registration Officer for  
 164-Beleghata Constituency

For any change in address, the voter must fill the  
 relevant form for including the name in the  
 roll at the changed address and to obtain the card  
 with same number.

भारत सरकार  
GOVERNMENT OF INDIA

श्री. नि. जयन्त धनुका  
Niranj Kumar Dhanuka  
जन्म तिथि / DOB : 04/09/1984  
11-5, MAIL

2276 6575 1978

प्राथमिक - आधार मानव अधिकार

भारतीय विशिष्ट पहचान प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:  
MANIKARAN, 3 B RAMMOHAN  
MULLICK GARDEN LANE,  
Belehata, Kolkata, West  
Bengal, 700010

हल्पकेंद्र: 1947  
help@uidai.gov.in  
www.uidai.gov.in  
P.O. Box No. 1947,  
Bengaluru-560 001

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

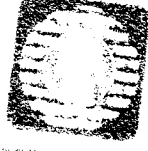
VISHAL GARG  
SURESH KUMAR GARG  
11/07/1988

Permanent Account Number

ALUPG5460B

*Vishal Garg*

Signature



1953  
ELECTION COMMISSION (INDIA)  
IDENTITY CARD

APH1391861



निर्वाचक नाम : विनायक वर्मा  
Elector's Name : Vinayk Verma  
पिता/माता का नाम : सुखदेव सुभाष वर्मा  
Father's Name : Suvadai Subhas Verma  
लिंग/प्राकार : पुरुष / M  
Date of Birth : 11/07/1965

APH1391861

Date  
138, G.T. ROAD (S), HOWRAH  
MUNICIPAL CORP., SHIBPUR, HOWRAH  
711102

Address:  
138, G.T. ROAD (S), HOWRAH  
MUNICIPAL CORP., SHIBPUR, HOWRAH  
711102

सुखदेव सुभाष वर्मा

Date: 03/10/2010

171-Howrah मध्य विधानसभा निर्वाचन क्षेत्र

निर्वाचक प्राधिकारी का हस्ताक्षर  
Facsimile Signature of the Electoral  
Registration Officer for

171-Howrah Madhya Constituency

यदि पता बदलता है तो इस कार्ड नंबर का उल्लेख नए पते पर करके  
नए पते पर निर्वाचक प्राधिकारी को भेजना होगा।  
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 correct number.



भारत सरकार

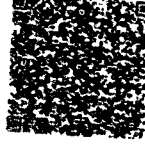


विशाल गर्ग

Vishal Garg

जन्म तिथि/ DOB: 11/07/1988

पुरुष / MALE



8581 2985 1318

मेरा आधार, मेरी पहचान



आधार

पहचान प्राधिकरण

भारत सरकार

पता:  
S/O Suresh Kumar Garg, श्री  
श्री अपार्टमेंट, 138 जे.टी. रोड,  
शिवपुर, हाওड़ा (मिडनिसिपाल  
कorporation), हाওड़ा,  
पश्चिमबङ्ग - 711102

Address

S/O Suresh Kumar Garg,  
SHREE APARTMENT, 138  
G.T.ROAD, SIBPUR,  
Haora Corporation,  
Haora,  
West Bengal - 711102



1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-560 001





ভারতের নির্বাচন কমিশন  
পরিচয় পত্র  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

CDK3486453



নির্বাচক নাম : নারায়ণ রায়

Director's Name : Narayan Ray

স্বত্বকারী নাম : যদুনাথ রায়

Owner's Name : Jadunath Ray

লিঙ্গ / Sex : পুরু / M

জন্ম তারিখ / Date of Birth : XX / XX / 1960

*Narayan Ray*

CDK3486453

ঠিকানা:  
সত্যেন বোস রোড কোদালিয়া 18 ঘোলা উত্তর 24  
পারগণা 700131

Address:  
Satyen Bose RoadKodialia 18 Ghola  
North 24 Parganas 700131

Date: 05/08/2007

134-খন্ডের নির্বাচন ক্ষেত্রের নির্বাচক নির্বাচন  
আমিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral  
Registration Officer for  
134-Khardali Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার নিজে নাম  
ভোলা ও একই নম্বরের নতুন সঠিক পরিচয়পত্র পাওয়ার  
জন্য নিম্নে তথ্য এই পরিচয়পত্রের নম্বরটি 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.

ISS-155

## Major Information of the Deed



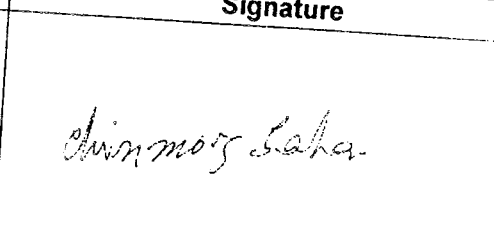

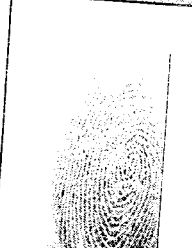
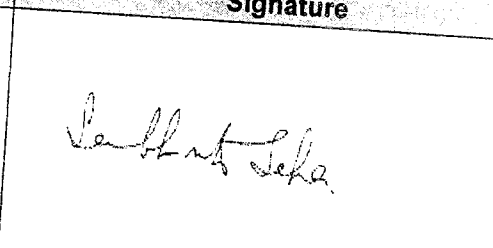
Deed No :	I-1501-09085/2019	Date of Registration	25/10/2019
Query No / Year	1501-1000225843/2019	Office where deed is registered	
Query Date	25/10/2019 1:19:49 PM	D.S.R. - I NORTH 24-PARGANAS, District: North 24-Parganas	
Applicant Name, Address & Other Details	UTTAM BHATTACHARYA BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830214254, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction	
Set Forth value	Rs. 4/-	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Stampduty Paid(SD)	Rs. 100/- (Article:48(g))	Market Value	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150109034/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
		Rs. 82,50,001/-	
		Registration Fee Paid	
		Rs. 53/- (Article:E, E, M(b), H)	

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani,  
Mouza: Aharampur, , Ward No: 1, Holding No:10 Pin Code : 700131

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-761	LR-1979	Bastu	Bastu	2 Katha 2 Chatak	1/-	17,53,125/-	Property is on Road , Project Name :
L2	LR-761	LR-1992	Bastu	Bastu	2 Katha 3 Chatak	1/-	18,04,688/-	Property is on Road , Project Name :
L3	LR-762	LR-1979	Bastu	Bastu	2 Katha 13 Chatak	1/-	23,20,313/-	Property is on Road , Project Name :
L4	LR-762	LR-1992	Bastu	Bastu	2 Katha 14 Chatak	1/-	23,71,875/-	Property is on Road , Project Name :
		<b>TOTAL :</b>			<b>16.5Dec</b>	<b>4 /-</b>	<b>82,50,001 /-</b>	
		<b>Grand Total :</b>			<b>16.5Dec</b>	<b>4 /-</b>	<b>82,50,001 /-</b>	



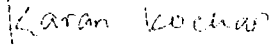


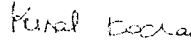
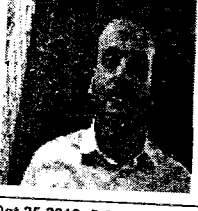




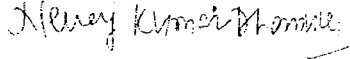
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Chinmoy Saha</b> Son of Late Ramesh Chandra Saha Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office	<b>Photo</b>  25/10/2019	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019
80/1, Main Road East, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: DEMPS8771F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office				
2	<b>Name</b> <b>Sambhu Nath Saha (Presentant)</b> Son of Late Ramesh Chandra Saha Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office	<b>Photo</b>  25/10/2019	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019
80/1, Main Road East, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALLPS7355N,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/10/2019 , Admitted by: Self, Date of Admission: 25/10/2019 ,Place : Office				

**Attorney Details :**



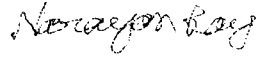
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>DVK CONSTRUCTIONS PRIVATE LIMITED</b> 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001 , PAN No.:: AAGCD7664N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Karan Kochar</b> Son of Jagat Kochar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	<b>Photo</b>  Oct 25 2019 5:01PM	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019
	82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALMPK8040M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)			
2	<b>Name</b> <b>Kunal Kochar</b> Son of Jagat Kochar Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	<b>Photo</b>  Oct 25 2019 5:02PM	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019
	82, Ultadanga Main Road, P.O:- Ultadanga, P.S:- Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN - 700067, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXWPK6159M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)			
3	<b>Name</b> <b>Vishal Garg</b> Son of Suresh Kumar Garg Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	<b>Photo</b>  Oct 25 2019 5:04PM	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019
	138, G T Road, P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India, PIN - 711102, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALUPG5460B,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director)			
4	<b>Name</b> <b>Neeraj Kumar Dhanuka</b> Son of Rajendra Prasad Dhanuka Date of Execution - 25/10/2019, , Admitted by: Self, Date of Admission: 25/10/2019, Place of Admission of Execution: Office	<b>Photo</b>  Oct 25 2019 5:03PM	<b>Finger Print</b>  LTI 25/10/2019	<b>Signature</b>  25/10/2019

3 B, Ram Mohan Mallick Garden Lane, Mani Karn Apartment, P.O:- Beliaghata, P.S:- Beliaghata,  
 District:-South 24-Parganas, West Bengal, India, PIN - 700010, Sex: Male, By Caste: Hindu,  
 Occupation: Business, Citizen of: India, , PAN No.:: AIQPD6586Q.Aadhaar No Not Provided by UIDAI  
 Status : Representative, Representative of : DVK CONSTRUCTIONS PRIVATE LIMITED (as Director

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Narayan Ray</b> Son of Late Jadunath Ray East Kodalia, P.O:- New Barrackpore, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700131			
	25/10/2019	25/10/2019	25/10/2019

Identifier Of Chinmoy Saha, Sambhu Nath Saha, Karan Kochar, Kunal Kochar, Vishal Garg, Neeraj Kumar Dhanuka

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.75312 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.75312 Dec

**Transfer of property for L2**

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.80469 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-1.80469 Dec

**Transfer of property for L3**

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.32031 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.32031 Dec

**Transfer of property for L4**

SI.No	From	To. with area (Name-Area)
1	Chinmoy Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.37188 Dec
2	Sambhu Nath Saha	DVK CONSTRUCTIONS PRIVATE LIMITED-2.37188 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: NEW BARRACKPORE, Road: Haripada Biswas Sarani,  
 Mouza: Aharampur, , Ward No: 1, Holding No:10 Pin Code : 700131

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 761, LR Khatian No:- 1979	Owner: শঙ্কু নাথ সাহা, Gurdian: রমেন চন্দ্র, Address: নিজ , Classification: বাস্তু, Area: 0.04000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 761, LR Khatian No:- 1992	Owner: চিন্ময় সাহা, Gurdian: রমেশ চন্দ, Address: নিজ , Classification: বাস্তু, Area: 0.03000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 762, LR Khatian No:- 1979	Owner: শম্ভু নাথ সাহা, Gurdian: রমেশ চন্দ, Address: নিজ , Classification: বাস্তু, Area: 0.04000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 762, LR Khatian No:- 1992	Owner: চিন্ময় সাহা, Gurdian: রমেশ চন্দ, Address: নিজ , Classification: বাস্তু, Area: 0.02000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 150109085 / 2019**

**On 25-10-2019**

**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.

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

Presented for registration at 14:00 hrs on 25-10-2019, at the Office of the D.S.R. - I NORTH 24-PARGANAS by Sambhu Nath Saha , one of the Executants.

**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 82,50,001/-

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

Execution is admitted on 25/10/2019 by 1. Chinmoy Saha, Son of Late Ramesh Chandra Saha, 80/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business, 2. Sambhu Nath Saha, Son of Late Ramesh Chandra Saha, 80/1, Main Road East, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by Profession Business

Identified by Narayan Ray, , , Son of Late Jadunath Ray, East Kodalia, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

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

Execution is admitted on 25-10-2019 by Karan Kochar, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Narayan Ray, , , Son of Late Jadunath Ray, East Kodalia, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Kunal Kochar, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Narayan Ray, , , Son of Late Jadunath Ray, East Kodalia, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Vishal Garg, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Narayan Ray, , , Son of Late Jadunath Ray, East Kodalia, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

Execution is admitted on 25-10-2019 by Neeraj Kumar Dhanuka, Director, DVK CONSTRUCTIONS PRIVATE LIMITED, 9/12, Lal Bazar, P.O:- GPO, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001

Identified by Narayan Ray, , , Son of Late Jadunath Ray, East Kodalia, P.O: New Barrackpore, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700131, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 53/-

**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 1023, Amount: Rs.100/-, Date of Purchase: 23/10/2019, Vendor name: Jayanta Kumar Bose



**Amitava Dutta**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I NORTH 24-**  
**PARGANAS**  
**North 24-Parganas, West Bengal**







*[Handwritten signature]*

Registrar, W&U/S, 7/21  
North 24 Parganas  
Ra. Barisal  
10.0.5 A.11

25 OCT 2019

1023

23/10/2019

Uttam Bhattacharya  
Asstt. But. C.A.  
10/2

re/10/19  
13



*[Handwritten signature]*

Registrar U/S 7(a)  
North 24 Parganas  
Barisal  
P.O. S. R. 13

25 OCT 2019