

1000 826/2019

D- 763/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 542279

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

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District Sub-Registrar,
Hoore South 24 Pargan

08 MAR 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SMT.PIYALI NASKAR, wife of Sri Tapas Naskar, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 14,Postal Park, P.O. & P.S. Bansdroni, Kolkata-700070, hereinafter called and referred to as

Contd....2

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৪.3.19
০৪ ১.৫৩.৫৫
৪-১-৬৪২৪৫/১৭
Piyali Naskar

49 Date 01.3.19
Sold to Piyali Naskar
at 14, Postel Lane
Rupees 100 Sansdran 10 30

Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Krl 27



Sudhanshu Chakrabarty
Advocate
S/O 24 C.R. Chakrabarty
Allpore Judges' Court
Kolkata - 700027

7

District Sub-Registrar-I
Allpore, South 24 Parganas

08 MAR 2019

the 'PRINCIPAL' do hereby SEND GREETINGS:-

Whereas the Land owner Piyali Naskar purchased a land measuring 1 Cottah 14 Chittacks our of 2 Cottahs 5 Chittaks 17 Sft. from Ajoy Kumar Ghosh which was registered in the office of D.S.R.I, Alipore of 24-Parganas (South) and recorded in Book No.I, CD Volume No.3, pages from 1300 to 1321, Deed No.00421 for the year 2013.

AND WHEREAS aforesaid Piyali Naskar mutated her name in the Kolkata Municipal Corporation in respect of said land, thereafter she again purchased another land measuring 4 Cottahs being K.M.C. Premises No.652/1, South Roynagar from Sujata Iyer, wife of Madhu Iyer of South Roynagar Bansdroni, Kolkata-700070 which was registered in the office of D.S.R.-I, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.11, pages from 811 to 833, Deed No.2375 for the year 2013.

AND WHEREAS said Piyali Naskar again purchased another adjacent land from Dipak Gupta which was registered in the office of D.S.R.-I, Alipore, South 24-Parganas and recorded in Book No.I, CD Volume No.11, pages from 811 to 833, Deed No.2375 for the year 2013.

Piyali Naskar

recorded in Book No.I, Deed No.2852 for the year 2014 and she mutated her name in the record of the Kolkata Municipal Corporation in respect of said land and thereafter she amalgamated her three plots of land into one single land which is known as Premises No.195, South Roynagar, Ward No.112, Kolkata-700070

AND WHEREAS at the time of amalgamation found that the total land is 5 Cottahs 14 Sft. but due to widening of the road some portion of land has forgo and at present the land is 6 Cottahs 11 Chittaks 7 Sft.

AND WHEREAS the land owner intends to construction of a building but due to want of fund and lack of experience in the constructional line, she entered into an agreement with MAA CONSTRUCTION a proprietorship Firm having its office at 14, Postal Park, P.S.Bansdrani, Kolkata-700070, being represented by its Proprietor SRI TAPAS NASKAR, son of Sri Anukul Naskar of 14, Postal Park, P.S.Bansdrani, Kolkata-700070 and registered in the office of D.S.R.-I, Alipore, South 24-Parganas and recorded in Book No.I, Deed No. 754 for the year 2014. 2019.

NOW BY THESE PRESENTS that I, Smt. PIYALI NASKAR, wife of Tapas Naskar of 14, Postal Park, P.O. & P.S.Bansdrani, Ward No.112 Kolkata-700070, do hereby and hereunder nominate, appoint and constitute SRI TAPAS NASKAR, son of Sri Anukul Naskar, by faith Hindu, by occupation Business, residing at 14, Postal Park, P.S.Bansdrani, Ward No.112, Kolkata-700070, to be my true and lawful Attorney and on my behalf and in my names to do and execute all or any of the following acts, deeds, things in terms of the registered Development Agreement that is to say:-

Contd....4

Piyali Naskar

1. To sign any application of Affidavit and affirm the same on behalf of the Principal herein which may be necessary for the construction of the building and to carry correspondence on behalf of the Principal herein with all concerned authorities and including the Kolkata Municipal Corporation, Government of West Bengal, Kolkata Police Fire Brigade, West Bengal State Electricity Board in accordance with the said construction and development of the premises.

2. To sign and submit the plan before the Kolkata Municipal Corporation all papers, application and documents for obtaining sanction plan and to procure completion certificate from the Kolkata Municipal Corporation and sanction of internal drainage and to bringing water line and to get revised plan if any from the Kolkata Municipal Corporation.

3. To sign the boundary declaration, splay corner, gift, common passage, in connection with requisition with the Kolkata Municipal Corporation on my behalf. And to apply for conversion of land from Danga to Bastu before the B.L. & L.R.O. on my behalf and to take conversion Certificate.

4. To apply to the Water Supply department of the Kolkata Municipal Corporation And/or other for availing or seeking and/or bringing necessary water supply connection in the said property to the effect to sign, issue and receive all such or relevant applications, drawings documents that is being sought to be done by the said Water Supply department that is being sought to be done by the said Water Supply department of the

Contd....5

Piyali Dasgupta

Kolkata Municipal Corporation and/or by other as and when necessary and/or asked for.

5. To apply for drainage, sewerage, water supply, electric telephone and any other connections of whatsoever manner or nature and or that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or may be through to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government of semi Government offices.

6. To pay all rents, taxes maintenances and other charges other outgoings whatsoever payable for and on account of the 'A' schedule property and to claim and receive, refund reimburses any other amount from the concerned person and authority and to grant receipts discharges in respect thereof.

7. To institute or defend any suits or proceedings by and against myself and to that effect appoint and engage

Contd....6

Piyali Nandan

any pleader, Advocate by executing Vakalatnamas and sign all complaints, petitions, applications written statements, written objections and also to adduce evidence before the competent Court of law in respect of the said property.

8. To supervise the construction of the building and/or structure or whatsoever manner or nature according to the sanctioned building plan or plans at the said property by demolishing old structure of the said premises and to construct the building in the said premises in respect of the sanctioned building plans sanctioned by the Kolkata Municipal Corporation.

9. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on my behalf that is to be instituted and/or preferred against me in respect of the said premises which is morefully described in the Schedule below and also to present and prosecute write application or petitions in respect thereof in any court of law. To appear file and defend any case or cases of whatsoever manner or nature before any judicial authority in respect of the Schedule below property and premises..

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Piyali Nandan

10. To sign and verify all complaints, written statements, petitions, objections cross objections, claims, counter claims, application for executions, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on my behalf as the said Attorney in her absolute discretion shall think fit and proper on my behalf.

11. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and sole name thereof for and on my behalf.

12. To represent me in all the dealings and negotiations for execution of agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature as to dispose of her allocation i.e. the Developer's Allocation in the said premises or the Schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon.

Contd....8

Piyali Nayak

13. To sign and execute any Agreement for Sale and to sell of Developer's Allocation together with undivided proportionate share of land as per Development Agreement dated and to present the Deed of Conveyance before the Sub-Registrar, District Registrar, Registrar of Assurance.

14. That the Attorney shall at all period of time be able receive any amount of consideration from the intending Purchaser and/or party thereof for and on behalf of me restricted to the Developer's portion only. Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties or Purchaser thereof from the loan sanctioning institute or instrutes such as H.D.F.C., LIC, S.B.I. Home Finance Home Trust, G.I.C. Housing Finance Lt. etc. and/or from any Bank or whatsoever status and/or any Central Govt. State Govt. or Semi Government Firms, organizations, department undertakings etc. of whatsoever manner of nature and/or authonous or private organizations firms etc and shall also be able to issue proper and effectual receipt or receipts for and on behalf of the principal herein for the Developer's Share only.

Piyali Naykon

Contd....9

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said attorney in her absolute discretion signature, which she may deem fit and proper think necessary to do so or perform for construction of the aforesaid property purposes.

And I do hereby agree and undertakes to ratify and confirm all such acts, deeds and things which may said Attorney may lawfully do, execute and caused to be done, performed by virtue of this Development Power of Attorney.

SCHEDULE 'A' ABOVE REFERRED TO

ALL THAT the land measuring 6 Cottahs 11 Chittaks 7 Sft. more or less along with a 500 Sft. Pucca structure standing thereon lying and situated at Mouja Roynagar, J.L.No.47, Dag No.239, Khatian No.49, 119,189, P.S. Regent Park, now Bansdroni, Touzi No.3,4,5 , District: South 24-Parganas being K.M.C. Premises No.195, South Roynagar, Ward No.112, Kolkata-700070, within the limits of the Kolkata Municipal Corporation. The

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Piyali
Mastan

landed property is butted and bounded as follows:-

On the North : Dreamland School

On the South : 5.061 Meter Cement Concrete Road,

On the East : Sisuneer School

On the West : Premises No. 195/1, South Roynagar,

SCHEDULE 'B' ABOVE REFERRED TO

(OWNER'S ALLOCATION)

The owner shall get Three Flats on the First Floor and a Car Parking Space and Two Flats on the Fourth Floor, together with undivided proportionate share of land lying and situated at K.M.C. Premises No.195, South Roynagar, Kolkata-700070.

Piyali Roy

SCHEDULE 'C' ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer shall get Three Flats on the Second Floor, and Three Flats on the Third Floor and also shall get One Flat on the Fourth Floor, and Three Car Parking Space on the Ground

Contd....11

Floor, together with undivided proportionate share of land lying and situated at K.M.C. Premises No.195, South Roynagar, Kolkata-700070.

IN WITNESS WHEREOF the parties herein have set and subscribed their signature on the day, month and year first above written. ON 02-03-2019.

SIGNED, SEALED and DELIVERED in the presence Of:

WITNESSES:

1. Ashok Kumar Das
Asipane Police out
Ln - 27

2. Aniya Choudhary

50. co-operative Road
P.O. Bausdroni.
Kolkata-700070

Piyali Sarkar

SIGNATURE OF THE EXECUTANT

Japan Sarkar

SIGNATURE OF THE ATTORNEY

Drafted by
Sangita Mishra
Advocate

W.B. 1140/2001

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

Piyali Naskar



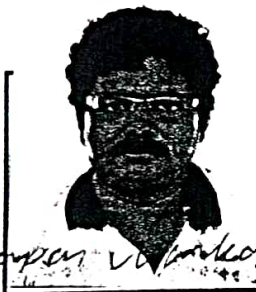
left hand					
right hand					

Name PIYALI NASKAR

Signature Piyali Naskar

Thumb 1st finger Middle Finger Ring Finger Small Finger

Tapas Naskar



left hand					
right hand					

Name TAPAS NASKAR

Signature Tapas Naskar

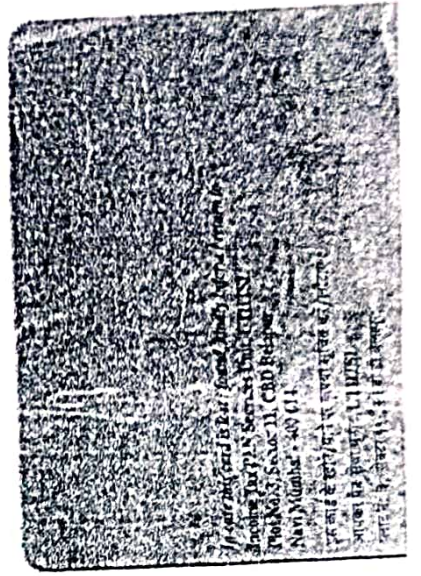
Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO

left hand					
right hand					

Name

Signature



Piyali Sarkar



ভারত সরকার

Unique Identification Authority of India

Government of India

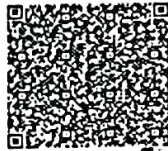
আধার আই ডি / Enrollment No.: 1040/20382/35886

To
স্নেহাশিষ চক্রবর্তী
Snehasish Chakraborty
50 CO-OPERATIVE ROAD
Kolkata
Bansdroni
Budge Budge - I South 24 Parganas
West Bengal 700070

30/11/2013
79308305



MN793883058FT



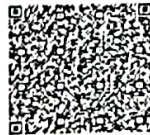
আপনার আধার সংখ্যা / Your Aadhaar No. :

9781 3849 3720

আধার - সাধারণ মানুষের অধিকার



স্নেহাশিষ চক্রবর্তী
Snehasish Chakraborty
পিতা : চিত্তরঞ্জন চক্রবর্তী
Father : Chittaranjan Chakraborty
জন্মতারিখ / DOB : 20/08/1964
পুরুষ / Male



9781 3849 3720

আধার - সাধারণ মানুষের অধিকার

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ করুন।

INFORMATION

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

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country .
- Aadhaar will be helpful in availing Government and Non-Government services in future .



স্বাধীনতা সংগ্রামের প্রাধিকরণ
Unique Identification Authority of India

ঠিকানা:
৫০, কো-অপারেটিভ রোড,
কলকাতা, দক্ষিণ ২৪ পরগনা,
বাসুদ্রনী, পশ্চিম বঙ্গ, ৭০০০৭০

Address:
50, CO-OPERATIVE ROAD,
Kolkata, South 24 Parganas,
Bansdroni, West Bengal, 700070

9781 3849 3720

1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Snehasish Chakraborty

Major Information of the Deed

Deed No.	I-1601-00763/2019	Date of Registration	08/03/2019
Deed No./Year	1601-1000064245/2019	Office where deed is registered	
Query Date	08/03/2019 1:28:45 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SNEHASISH CHAKRABORTY ALIPORE JUDGES COURT, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9856822568, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth Value	Market Value		
Rs. 6,00,000/-	Rs. 56,82,255/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100754/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SOUTH RAY NAGAR, Premises No: 195, , Ward No: 112 Pin Code : 700070



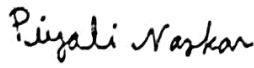
Sch No	Plot Number	Khatlan Number	Land Use		Area of Land	Set Forth Value (In Rs)	Market Value (In Rs)	Other Details
			Proposed	ROR				
L1			Bastu		6 Katha 11 Chatak 7 Sq Ft	5,00,000/-	53,07,255/-	Width of Approach Road: 21 Ft., , Project Name :
Grand Total :					11.0504Dec	5,00,000 /-	53,07,255 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs)	Market Value (In Rs)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	3,75,000 /-	

Major Information of the Deed :- I-1601-00763/2019-08/03/2019




Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Smt PIYALI NASKAR (Presentant) Wife of Mr TAPAS NASKAR Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admlsion: 08/03/2019 ,Place : Office			
08/03/2019	LTI 08/03/2019	08/03/2019	
14, POSTALA PARK, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AJNPN0092M, Status :Individual, Executed by: Self, Date of Execution: 08/03/2019 , Admitted by: Self, Date of Admlsion: 08/03/2019 ,Place : Office			

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	MAA CONSTRUCTION 14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: ADBPN9237M, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	Mr TAPAS NASKAR Son of Mr ANUKUL NASKAR Date of Execution - 08/03/2019, , Admitted by: Self, Date of Admlsion: 08/03/2019, Place of Admlsion of Execution: Office			
	Mar 8 2019 2:10PM	LTI 08/03/2019	08/03/2019	
14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADBPN9237G Status : Representative, Representative of : MAA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
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Major Information of the Deed :- I-1601-00763/2019-08/03/2019

SNEHASISH CHAKRABORTY
C R CHAKRABORTY
JUDGES COURT, P.O.:-
P.S:- Alipore, Kolkata, District:-
South 24-Parganas, West Bengal, India,
700027



Snehash Chakraborty

08/03/2019

08/03/2019

08/03/2019

Identifier Of Smt PIYALI NASKAR, Mr TAPAS NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt PIYALI NASKAR	MAA CONSTRUCTION-11.0504 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt PIYALI NASKAR	MAA CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160100763 / 2019

On: 08-03-2019

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 13:59 hrs on 08-03-2019, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Smt PIYALI NASKAR, Executant.

Certificate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 56,82,255/-

Admission of Execution (Under Section 59, W.B. Registration Rules, 1962)

Execution is admitted on 08/03/2019 by Smt PIYALI NASKAR, Wife of Mr TAPAS NASKAR, 14, POSTALA PARK, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Mr SNEHASISH CHAKRABORTY, , , Son of Late C R CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 08-03-2019 by Mr TAPAS NASKAR, PROPRIETOR, MAA CONSTRUCTION, 14, POSTAL PARK ROYNAGAR, P.O:- BANSDRONI, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr SNEHASISH CHAKRABORTY, , , Son of Late C R CHAKRABORTY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Major Information of the Deed :- I-1601-00763/2019-08/03/2019

of Stamp duty

that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs. 100/-
ion of Stamp
ip: Type: Impressed, Serial no 49, Amount: Rs. 100/-, Date of Purchase: 01/03/2019, Vendor name: S Das

Maltreyee Ghosh

Maltreyee Ghosh
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1601-00763/2019-08/03/2019

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I

Volume number 1601-2019, Page from 36590 to 36613
being No 160100763 for the year 2019.

L-3



Digitally signed by MAITREYEE GHOSH
Date: 2019.03.11 16:47:57 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 11/03/2019 16:46:27
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)