

13/65/2022

13/22/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



Justified that the Document is admitted to Registration. The Stamp and the endorsement sheets attached to this document are the part of this Document.

Additional Registrar of Assurances-IV, Kolkata

**DEVELOPMENT POWER OF ATTORNEY**

17 AUG 2022

KNOW ALL MEN BY THESE PRESENTS SHALL COME, (1) SHRI SHIBAJI NASKAR (PAN: BGUPN9339J; AADHAR: 8890 2279 4216), son of Late Kamal Krishna Naskar, by faith - Hindu, by occupation - Business, residing at Brij Purba Naskar Para, Garia, Srirampur, District - 24 Parganas (South), K.M.C. Ward No. - 110, Kolkata, West Bengal - 700084; and, (2) SMT. SABITA MONDAL (PAN: DQMPPM1448H; AADHAR: 5399 4417 4942), daughter of Late Kamal Krishna Naskar, by faith - Hindu, by occupation - Housewife, residing at 235, Brij Road, Purba Garia, Srirampur, District - 24 Parganas (South), K.M.C. Ward No. - 110, Kolkata, West Bengal - 700084 **SEND GREETINGS.**

Additional Registrar of Assurances-IV, Kolkata

8/24/2022

16/21 17/18

10 AUG 2022

718

VALU. 100.  
SOLD TO.....  
Add.....  
SIGNATURE OF STAMP VENDOR  
SRI PRASANTA CHATTERJEE  
NOT LICENSED STAMP VENDOR  
SEALDAH CIVIL COURT  
KOLKATA-700014

Ambalika Housing Br. 251  
1216, Madandaha Road  
Kot. 700107

10 AUG 2022

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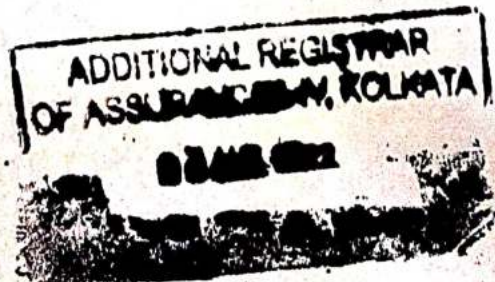
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**WHEREAS:**

- A. We are the absolute and undisputed owners of and/or otherwise well and sufficiently entitled to **ALL THAT** piece or parcel of land, containing an area of **41 Decimals**, more or less, comprised in L.R. Dag No. 742, L.R. Khatian Nos. 686 and 687, corresponding to R.S. Dag No. 742, under R.S. Khatian No. 365, in Mouza – Brijji, P.S. – Formerly Jadavpur, Now Patuli, J.L. No. – 027, Revenue Survey No. – 1, Touzi No. – 1344/2862, District - South 24 Parganas (Formerly, 24 Parganas), bearing Kolkata Municipal Corporation Premises No. 135, Brijji Road (Assessee No. 311100403953), P.S. – Patuli, P.O. – Garia SO South 24 Parganas, under K.M.C. Ward No. 110, Kolkata, West Bengal - 700084 (more elaborately and particularly mentioned and described in the **SCHEDULE** hereunder, and hereinafter referred to as the **“SAID LAND”**).
- B. In order to look after, defend and manage all development works in connection with the said land and also to apply for and obtain requisite permission, sanction and/or no-objection from the appropriate authority(ies), I do hereby appoint **AMBALIKA HOUSING PRIVATE LIMITED** (PAN: AAGCA6074M), a company incorporated under the Part IX of the Companies Act, 1956, registered as Company (CIN: U70101WB2007PTC118982), having its Principal Place of Business at 1216, Madurdaha, P.O. – Madurdaha, P.S. – Anandapur, Kolkata, West Bengal – 700 107, represented by one of its directors, **SHRI SACHIN PAIK** (PAN: AGTPP5512B; AADHAR: 3308 1084 7907) son of Late Bimal Paik, by faith – Hindu, by occupation – Business, residing at 62, Hossenpur, P.O. – Madurdaha, P.S. – Tiljala, Kolkata, West Bengal – 700 107, as the **Constituted Attorney** with the power to execute and perform the acts, deeds and things specified thereunder.

C. On the basis of a Development Agreement in respect of the said land having been executed and registered by us unto and in favor of the said **AMBALIKA HOUSING PRIVATE LIMITED** on August 17, 2022, which has been registered in the Office of the Additionl Assessor IV On 17/02/2022, and recorded in Book No. D, Volume No. X, Pages X, Being No. 12025/2022, for the year 2022, now, it has become necessary for me to grant power of attorney to a nominee and/or a director and/or principal officer and/or representative of the said **Developer**, namely **SHRI SACHIN PAIK (PAN: AGTPP5512B; AADHAR: 3308 1084 7907)** son of Late Bimal Paik, by faith – Hindu, by occupation – Business, residing at 62, Hossenpur, P.O. – Madurdaha, P.S. - Tiljala, Kolkata, West Bengal – 700 107, to execute and perform certain acts, deeds and things in my name and on our behalf, concerning and/or relating to the said land, in implementation of the scheme of development envisaged thereunder.

Handwritten signature



Handwritten text: LTO of SABITA MONDAL BY THE PART Komsinh

Handwritten signature

**NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH** that We, the absolute and undisputed landowners of the said land, do hereby nominate, constitute and appoint **AMBALIKA HOUSING PRIVATE LIMITED (PAN: AAGCA6074M)**, a company incorporated under the Part IX of the Companies Act, 1956, registered as Company (CIN: U70101WB2007PTC118982), having its Principal Place of Business at 1216, Madurdaha, P.O. – Madurdaha, P.S. – Anandapur, Kolkata, West Bengal – 700 107, represented by one of

its directors **SHRI SACHIN PAIK (PAN: AGTPP5512B; AADHAR: 3308 1084 7907)** son of Late Bimal Paik, by faith – Hindu, by occupation – Business, residing at 62, Hossenpur, P.O. – Madurdaha, P.S. - Tiljala, Kolkata, West Bengal – 700 107, to act as our true and lawful attorney on our behalf, and to execute and perform the following acts, deeds and things:-

1. To attend, on our behalf, in all aspects, the Kolkata Municipal Corporation and all other competent authorities who are empowered to provide sanctioning of building plans for the initiation, erection and completion of construction work on the said land.
2. To appear and represent us and to sign on our behalf before the concerned authorities and/or government/local bodies, including the Kolkata Municipal Corporation, Fire Brigade, West Bengal Police, WBSEDC Ltd./CESC, the competent authority under the Urban Land Ceiling & Regulation Act, 1976, and all other departments in connection with the sanctioning of the building plans, including their modifications and/or alterations.
3. To apply for Addition, alteration or modification of the Sanctioned Building Plans issued by the Kolkata Municipal Corporation and to appear and represent us before the said authority and other concerned authorities concerning or relating to necessary modification, alteration and/or variation of such Building Plans as may become necessary and expedient for optimum utilization of the built-up area on the said land.

4. To construct, build and erect buildings on the said land as per sanctioned plans, including modification and/or alterations of the building plans from any/all concerned authority(ies).
5. To appoint architects, engineers and other persons in consultation with the executants for drafting plans and submission of the same to the Kolkata Municipal Corporation or before any other competent authority in order to undertake construction work on the said land and to pay the necessary sanction fees to the Corporation and to receive any refund thereof on our behalf and in our names.
6. To file and submit declarations, statements, applications and/or returns to the necessary authority or authorities in connection with the matters herein contained.
7. To sign declare and/or affirm any plaint, written statements, petitions, affidavits, verifications, Vakalatnamas, warrant of attorney, Memorandum of appeal or any other documents or papers in any proceedings or in any way connected therewith.
8. For any/all other purpose(s) hereinbefore stated to appear and represent me before all the authorities having the jurisdiction and to sign, execute, modify, cancel, alter and draw applications, returns, confirmations, and to be present for registration and execution and to get the aforesaid documents registered before the District Registrar, Sub-Registrar and executive Magistrate and all other authority or authorities exercising jurisdiction and authority on our behalf in terms of the said development agreement dated August \_\_\_\_\_, 2022.

9. To control and manage all our affairs in and about the said land.

10. To negotiate on terms for and to agree with any intending purchaser and/or purchasers of Flats, Shops, Showrooms, Offices, Warehouses, Car Parking Spaces, etc., at such price that my attorney thinks fit and proper, to agree upon and to enter into any agreement or agreements for such sale or sales and/or cancel and/or repudiate the same, only in respect of the Developer's allocation as per terms of the said Development Agreement.

11. To receive money/consideration from the intending purchaser or purchasers for selling the developer's share of the scheduled property in whole or in part and/or in form of flat/flats, shops, showrooms, offices, warehouse spaces, car parking spaces, etc., and to receive earnest money and/or advance or advances from the purchaser or purchasers and also the balance of purchase money and to give good, valid receipt and discharge for the same and to execute and Register Deed or Agreement in favor of those purchasers on our behalf and in our names.

12. Upon such receipt as aforesaid to sign, execute and deliver any agreement or agreements, deed or deeds of sale, conveyance or conveyances of any part or whole of the Developer's share of the project on the said land in favor of such purchaser or purchasers or his/her/their nominee or nominees or assignee or assignees.

13. To sign and execute all other deeds, instruments and assurances that the attorney shall consider necessary and to enter into and/or agree to such covenant and conditions as

may be required for fully and effectually conveying the developer's share of the said property either in part or in full.

14. To present any such deed or deeds of sale, agreement, conveyance or other document or documents for registration and to admit execution thereof and receipt of consideration and having authority for and to have the said conveyance or conveyances or agreements registered and to do all other acts, deeds and things which the said attorney shall consider necessary for transferring and/or conveying the Developer's share in the newly constructed building(s).
15. To commence, prosecute, enforce, defend, answer and oppose at the developer's own cost all actions, other legal proceedings and demands, touching any of the matters concerning the said land, or any part or portion thereof, including matters related to the acquisition and/or requisition in respect of the said land or any part thereof and if deem fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil or criminal or revenue including the rent control all without jeopardizing the rights, privileges and possible benefit of the Executant.
16. The developer shall have the right to generate finance for the purpose of construction on the said land from any nationalized bank, private bank or any other financial institution, and the Landowners herein will have no objection whatsoever and shall have no financial liability. The entire original documents and papers regarding the said land shall NOT be mortgaged to any financial institution as collateral security for the generation of loans for construction.



17. To sign and approve petitions, affidavits, written statements, memorandum of appeals and all other applications in respect of my said land before any Court, Tribunal and/or any statutory body.

18. To advertise in the newspapers for the sale of residential flats/commercial spaces/warehouse spaces from the developer's allocation for the development and to enter into agreements for the sale of such residential flats/commercial spaces/warehouse spaces with the prospective purchasers at and for such price or consideration and also to execute all such writings as may be necessary, effectually entering into the said Agreements for Sale of residential flats/commercial spaces/warehouse spaces and to do all such necessary acts and things as may be necessary or proper.

**AND, GENERALLY,** to execute and perform any/all other act(s), matter(s) and thing(s) whatsoever as would be necessary or expedient to be done in connection with the construction of the building or buildings on the said land, and We, being the executants named above, agree to ratify and confirm all and whatsoever acts, deeds and things our said Attorney shall lawfully do in respect of the said land.

**AND THAT** the Executant shall ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall do by virtue of the Power of Attorney vested in him/it under these presents.

**THE SCHEDULE ABOVE REFERRED TO:**

**ALL THAT** piece or parcel of land, containing an area of 41 Decimals, more or less, comprised in L.R. Dag No. 742, L.R. Khatian Nos. 686 and 687, corresponding to R.S. Dag No. 742, under R.S. Khatian No. 365, in Mouza – Brijji, P.S. – Formerly Jadavpur, Now Patuli, J.L. No. – 027, Revenue Survey No. – 1, Touzi No. – 1344/2862, District - South 24 Parganas (Formerly, 24 Parganas), bearing Kolkata Municipal Corporation Premises No. 135, Brijji Road (Assessee No. 311100403953), P.S. – Patuli, P.O. – Garia SO South 24 Parganas, under K.M.C. Ward No. 110, Kolkata, West Bengal - 700084, which is butted and bounded as follows:

<b>ON THE NORTH</b>	:	25' Wide K.M.C. Road
<b>ON THE SOUTH</b>	:	R.S. Dag No. 700
<b>ON THE EAST</b>	:	Partly By 25' Wide K.M.C. Road <u>AND</u> Partly By Canal
<b>ON THE WEST</b>	:	Partly by R.S. Dag No. 699 <u>AND</u> Partly by R.S. Dag No. 700

IN WITNESS WHEREOF the Executants herein set and subscribe their hand and seal this the 17<sup>th</sup> Day of August, 2022.

Signed, Sealed and Delivered by in the presence of:

WITNESSES -

1. Kanchan Bhanu  
S.S.C, I.T. Vr  
K-1-5

2. Milan Kr. Rungla  
Raghunathpur  
Kok-59

Parvati Mondal



LTD of SABITA MONDAL  
By the pen of Kanchan Bhanu

(PRINCIPALS)

TO

AMBALIKA HOUSING PVT. LTD.

Jahankar

Director

Received and Accepted by Me  
(Shri Sachin Paik - Attorney)  
(On Behalf of AMBALIKA HOUSING PVT. LTD.)

Real owner's complaint  
non-recovery of possession

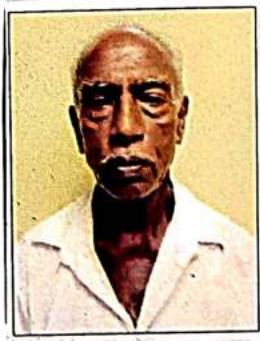
STARTED BY  
[Signature]  
ADVOCATE

High Court Calcutta

~~17/08/2022~~

F/2053/2010

# SPECIMEN FORM FOR TEN FINGERPRINTS



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

NAME SABI SHIBAJI NASKAR

Signature *[Handwritten Signature]*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
Right Hand					

L.T. 2 of NAME SABITA MONDAL

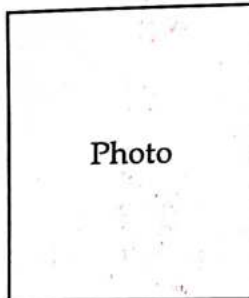
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Right Hand					

NAME SACHIN DAIK

Signature *[Handwritten Signature]*



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Left Hand					
Right Hand					

NAME .....

Signature .....

### Major Information of the Dood



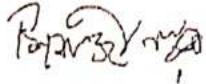
Deed No :	I-1904-13122/2022	Date of Registration	17/08/2022
Query No / Year	1904-8002497045/2022	Office where dood is registered	
Query Date	17/08/2022 5:33:55 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	KAUSHIK HOSSEN 5, S G T STREET, Thana : Jorabagan, District : Kolkata, WEST BENGAL, PIN - 700005, Mobile No. : 9830083414, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Sot Forth value	Market Value		
	Rs. 2,89,85,484/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 101/- (Article:E, E, M(a))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190413085/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patull, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brij Road, ,  
Premises No: 135, , Ward No: 110 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SotForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	41 Dec		2,89,85,484/-	Width of Approach Road: 25 Ft., , Project Name :
<b>Grand Total :</b>				<b>41Dec</b>	<b>0 /-</b>	<b>289,85,484 /-</b>	

### Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SHIBAJI NASKAR</b> Son of Late Kamal Krishna Naskar Executed by: Self, Date of Execution: 17/08/2022 , Admitted by: Self, Date of Admision: 17/08/2022 ,Place : Office			
		17/08/2022	LTI 17/08/2022	17/08/2022

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr KAUSHIK HOSSEN</b> Son of Late Sanwar Ustagar 5, S G T Street, City:- Kolkata, P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	17/08/2022	17/08/2022	17/08/2022

Identifier Of Shri SHIBAJI NASKAR, Smt SABITA MONDAL, Mr SACHIN PAIK

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri SHIBAJI NASKAR	AMBALIKA HOUSING PRIVATE LIMITED-20.5 Dec
2	Smt SABITA MONDAL	AMBALIKA HOUSING PRIVATE LIMITED-20.5 Dec

Endorsomont For Dood Number : I - 190413122 / 2022

On 17-08-2022

**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 16:21 hrs on 17-08-2022, at the Office of the A.R.A. - IV KOLKATA by Mr SACHIN PAIK

**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 2,89,85,484/-

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

Execution is admitted on 17/08/2022 by 1. Shri SHIBAJI NASKAR, Son of Late Kamal Krishna Naskar, Brijji Purba Naskar Para, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Smt SABITA MONDAL, Daughter of Late Kamal Krishna Naskar, 235, Brijji Road, Purba Para, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, S G T Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Others

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

Execution is admitted on 17-08-2022 by Mr SACHIN PAIK, Director, AMBALIKA HOUSING PRIVATE LIMITED. 1216, Madurdaha, City:- , P.O:- Madurdaha, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700107

Indetified by Mr KAUSHIK HOSSEN, , Son of Late Sanwar Ustagar, 5, S G T Street, P.O: G P O, Thana: Hare Street, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Others

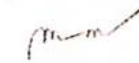
**Payment of Fees**

- Certified that required Registration Fees payable for this document is Rs 101/- ( E = Rs 21/- ,I = Rs 55/- ,M(a) = Rs 21/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 101/-

**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 718, Amount: Rs.100/-, Date of Purchase: 10/08/2022, Vendor name: P Chatterjee



**Mohul Mukhopadhyay**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - IV KOLKATA**  
**Kolkata, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 838870 to 838889  
being No 190413122 for the year 2022.



Digitally signed by MOHUL  
MUKHOPADHYAY  
Date: 2022.08.20 16:42:39 +05:30  
Reason: Digital Signing of Deed.

*Mm*

(Mohul Mukhopadhyay) 2022/08/20 04:42:39 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - IV KOLKATA  
West Bengal.

(This document is digitally signed.)