

4859/22

E-4781/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8/1618460/22

AF 204347

[Faint, illegible text, possibly a stamp or signature]

[Signature]
Sub-Registrar
North 24 Parganas

31 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

(After Registered Development Agreement)

THIS DEED OF DEVELOPMENT POWER OF ATTORNEY is
made on this...31st day ofMay.....2022 (Two
Thousand Twenty-Two).

834 13/4/2022
No. Date Rs. 100
Name Tommy Chatterjee
Address
P.S.
Dist.
Name of Treasury :- Barrackpore
Name of Vender :- RANA SUR
Date of Purchase : 11 APR 2022
Total Amount :
Signature : 10 0000



District Sub-Registrar
Sodepur, North 24 Parganas

31 MAY 2022

Kumarjit Das
S/o- S. Das
DKna, Noa Pana
KOL- 700141

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KNOW ALL MEN BY THESE PRESENTS that We, 1.SRI MANAS RANJAN DAS, (PAN No. - ADOPD1544K), son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata-700118, 2. SMT. SABITA ROY, (PAN - BBDPR2710R), wife of - Sri Basudeb Roy, by faith - Hindu(Indian), by occupation - Housewife, residing at - Rabindranagar, Nimta, P.O. & P.S. - Nimta, District - North 24 parganas, Kolkata - 700049, SEND GREETINGS:-

WHEREAS one Sri Sunil Sil and Sri Tapan Sil, both are sons of - Late Rai Mahon Sil, were the absolute joint owners of a plot of "Bastu" land measuring more or less 4 (four) Cottaha lying and situated at A.D.S.R.O. Barrackpore (present A.D.S.R.O. - Sodepur), District - North 24 parganas, P.S. - Khardah, Mouza - Rahara, J.L. No. - 3, Re. Sa. No. - 6, Touzi No. - 184 - 190, comprised and contained in R.S. Khatian No. - 398 under R.S. Dag No. - 1105 and 1124 within the local limits of Khardah Municipality, ward No. - 5, Holding No. - 4, Purbachal Govt. Colony.

AND WHEREAS they i.e. said Sri Sunil Sil and Sri Tapan Sil, both are sons of - Late Rai Mahon Sil got the abovementioned property by way of Gift from the Governor of West Bengal, Department of Refugee and Rehabilitation of West Bengal which was registered before the Additional District Registry office at Barasat on 08/07/1991, Recorded in Book No. - 1, Volume No. - 3, written in pages from 121 to 124, Being Deed No. - 181 for the year 1991.

AND WHEREAS they i.e. said Sri Sunil Sil and Sri Tapan Sil, after being the owners of the aforesaid property, they duly mutated their name before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 5, Purbachal Govt. Colony, Rahara under ward No. - 5 and since then they had possessed and owned the above mentioned property and paying its taxes to the appropriate authorities accordingly and they had been enjoying the above-mentioned property without any interruption from any corner whatsoever.

AND they i.e. said Sri Sunil Sil and Sri Tapan Sil, during their peaceful enjoyment of the aforesaid property, they transferred, sold out and conveyed the above mentioned property i.e. land measuring more or less 4

(four) Cottha by way of Two separate registered Sale Deed. Between the said two deeds one was registered and executed in favour of Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar by dint of a Sale Deed (Bengali Saf Bikroy Kobala) and the same was registered on 09/11/1994 and recorded in Book No. - 1, Being Deed No. - 5218 for the year 1994 and another land measuring more or less 2(two) Cottha in favour of Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar by dint of a Sale Deed (Bengali Saf Bikroy Kobala) and the same was registered on 14/03/1995 and recorded in Book No. - 1, Being Deed No. - 1506 for the year 1995.

AND WHEREAS in the aforesaid manner said Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das and Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar became the joint absolute owners of the aforesaid undivided property of total land measuring 4 (four) Cottha more or less by way of the above noted two separate registered Sale Deed and they jointly duly mutated their respective names before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9, Mouza - Khardah, L.R. Khatian Nos - 4716 and 4717, under L.R. Dag No. - 2812 and since then they have jointly possessed and owned the above mentioned property and paying its taxes to the appropriate authorities accordingly and they had been enjoying the above-mentioned property without any interruption from any corner whatsoever.

AND WHEREAS during the peaceful enjoyment of the said property said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar, executed and registered a Deed of Settlement on 22/03/2012 at A.D.S.R.O. - Barrackpore and the same was recorded in Book No. - 1, CD Volume No. - 8, within pages from 2656 to 2668, being Deed No. - 03023 for the year 2012 wherein he had clearly allotted his undivided half portion i.e. 50% share to SMT. SABITA ROY, wife of - Sri Basudeb Roy, i.e. the owners No. - 2 herein mentioned above and subsequently said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar died on 27/11/2018.

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AND WHEREAS after the demise of said Sri Sailen Talukdar, son of - Late Nibaran Chandra Talukdar, according to the said Deed of Settlement Deed, being Deed No. - 03023 for the year 2012, said SMT. SABITA ROY, wife of - Sri Basudeb Roy, became the joint absolute owners of the above mentioned property with said Sri Manas Ranjan Das, son of - Late Chitta Ranjan Das, and they duly mutated their respective name before the local Khardah Municipality as well as before the B.L. & L.R.O. and the property renumbered as Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9, Mouza - Khardah, L.R. Khatian Nos - 4716 and 5739, under L.R. Dag No. - 2812 and since then they have been seized, possessed and owned the said property without any interruption from any corner whatsoever with full rights, title and interest over the said plot of land and the owners amalgamated said two holdings into one Holding being No. - 4/4, Govt. Colony Road (New Purbachal Govt.), Rahara under ward No. - 9 under Khardah Municipality.

AND WHEREAS the present owners jointly herein mentioned above now willing to develop their property i.e. land measuring more or less 4 (four) Cottaha through the construction of a multi storied building.

AND WHEREAS due to paucity of funds and lack of technical knowledge the First Party are not in a position to develop the said premises on their own.

AND WHEREAS the Second Part Developer hereto is a well-established and reputed building contractor with practical knowledge and experience of construction of multi-storied building having self-sufficient and/or self-contained residential flats/apartments.

AND WHEREAS the owners have shown their intention to the present Developer **RELIABLE ENGINEERING & WORKS** herein mentioned above for developing the said property by way of constructing a multi - storied building and the developer herein accepted the same and expressed their eagerness to take charge of such proposal for the purpose of developing and/or constructing and/or building of a multi Storied building according to the plan to be sanctioned by the Khardah Municipality or multi - storied building at the said premises by demolishing the existing building.

AND WHEREAS the Owners represent to the Developer that the said property land measuring more or less 4 (four) Cottaha at Mouza - Rahara, J.L. No. - 3, R.S. Khatian No. - 398, R.S. Dag No. - 1105 and 1124, corresponding to L.R. Khatian No. - 4716 and 5739 and L. R. Dag No. -

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2812, Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt. Colony), under Ward No. - 9 within the local limits of Khardah Municipality, P.O. - Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas, is free from all sorts of encumbrances whatsoever and there is no litigation pending in any court of law regarding and/or concerning the said premises.

AND WHEREAS the present owners have unfitted right to sale, gift, lease, mortgage or any kind of transfer and the aforesaid owner of the said property have been enjoying the said property free from all encumbrances, interferences and disturbances of any other person or persons whatsoever which is morefully and particularly mentioned in the Schedule of this Agreement and hereinafter referred to as the said premises and paying their taxes regularly before the appropriate authority regularly.

AND WHEREAS We the executants hereof have entered into a Development Agreement Being No.152404777... being Book No.- I, which was executed by us on31st day of ...May....., 2022 at the office of A.D.S.R.O. Sodepur, Dist. - North 24 Parganas with the Developer namely "**RELIABLE ENGINEERING & WORKS**", a Proprietorship firm, having its registered office at - 9/8 Govt. Colony, P.O.- Rahara, P.S.- Khardah, Kolkata-700118, District : North 24-Parganas, being represented by its Sole Proprietor namely, **SRI MANAS RANJAN DAS**, (PAN No. - **ADOPD1544K**), son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata - 700118, for construction of a Multi storied Building/Complex upon the said property consisting of several numbers of Self Contained Residential independent Flats, Shop rooms, Godowns, Garages, Car Parking Space etc. on the terms, conditions and considerations mentioned in the said Agreement.

AND WHEREAS at the treaty of the said Agreement we have agreed to give a Power of Attorney in favour of the said Developer or as he may direct in order to enable him to get the plan sanctioned by the Khardah Municipality and other appropriate Authority to do all other acts and things.

AND WHEREAS the Developer has requested us to grant the said power of Attorney in favour of the Developer namely, "**RELIABLE ENGINEERING & WORKS**", a Proprietorship firm, having its registered

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office at - 9/8 Govt. Colony, P.O.- Rahara, P.S.- Khardah, Kolkata-700118, District : North 24-Parganas, being represented by its Sole Proprietor namely, **SRI MANAS RANJAN DAS, (PAN No. - ADOPD 1544K)**, son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Rahara (New) Khardah (Old), District - North 24 parganas, Kolkata - 700118, which We hereby do:-

NOW KNOW BY THESE PRESENTS WITNESSETH

That We, **1. SRI MANAS RANJAN DAS, (PAN No. - ADOPD 1544K)**, son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Khardah, District - North 24 parganas, Kolkata-700118, **2. SMT. SABITA ROY, (PAN - BBDPR2710R)**, wife of - Sri Basudeb Roy, by faith - Hindu(Indian), by occupation - Housewife, residing at - Rabindranagar, Nimta, P.O. & P.S. - Nimta, District - North 24 parganas, Kolkata - 700049, appointed the above mentioned Developer to be our true and lawful Attorney to do and execute and perform referred to herein and affairs all or any of the following acts, deeds, matters and things viz.

1. To appear and represent us before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting our holding property and sign the relevant applications for that purpose on behalves of us AND to prepare plan on behalves of Executants/owners for development of the said property described in the Schedule hereunder and to submit the same to the Khardah Municipality and other concerned authorities for obtaining approval to the same to submit proposals from time to time for the amendment of such Building Plans to the said Municipality and other concerned authorities for the purpose of obtaining approval to such amendments.
2. To approach on behalves of Executants/owners all the concerned authorities under the Urban Land (ceiling and Regulation) Act, 1976 for the purpose of obtaining exemption under section 20 of the said Act in respect of the property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications, papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent

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Authority and/or any other Authority made under the provisions of the said Act in connection with the said property.

3. To enter upon the said property either alone or along with others for the purpose of commencing construction works on the said property.
4. To supervise the development work in respect of Building/s on the said property and to carry out and/or to get carried out through contractors, sub-contractors and/or Departmentally and/or in such manner as may be determined by the said Attorney construction of the structures on the said property in accordance with the plans and specifications and specifications sanctioned by the Khardah Municipality and other concerned authorities and in accordance with all the applicable rules and regulation made by the Government of West Bengal, Khardah Municipality, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all Departments Municipality and/or Town Planning Department and other concerned authorities (in connection with the development of the said property).
6. To appear and represent us before and all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time-to-time Architects, R.C.C. Consultants, Contractors and other personal and workmen for carrying out the development of the said property as also construction of building/s thereon and to pay their fees, consideration monies salaries and/or wages.
8. To pay various deposits to the Khardah Municipality and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by us said Attorney and to give and effectual receipts in our names and on our behalves in connection with the refund of such deposits.

9. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Khardah Municipality for the purpose of obtaining various permission and other services connection including water connection for carrying out and completing the development of the said property and construction of building/s thereon and also to obtain water connections and service connection to the building constructed.
10. To execute in favour of the West Bengal State Electricity Distribution Company Limited/C.E.S.C. and/or Khardah Municipality a lease in respect of any portion of the said property for the purpose of enabling the Khardah Municipality and/or the West Bengal State Electricity Distribution Co. Ltd./C.E.S.C. to put up and erect an electric Sub-Station for the supply of electricity to the said Buildings.
11. To make necessary applications to the W.B.S.E.D.C.L/C.E.S.C. and other concerned authorities for obtaining electric power for the said property and the buildings constructed thereon.
12. To make necessary representations including filing of complaints and appeals before the Assessor and collectors, Khardah Municipality and other concerned authorities in regard to the fixation of ratable value in respect of the building/s on the said property and/ or any portion thereof by the Assessor and Collector, Khardah Municipality.
13. To apply from time to time for modifications of the Building Plans in respect of the buildings to be constructed on the said property.
14. To apply for and obtaining water connection for the buildings to be constructed on the said property and/or occupation and Completion Certificate in respect of the said buildings or any part or parts thereof from Khardah Municipality and other concerned authorities.
15. To give such letters and writings and/or undertaking as may be required from time to time by the Khardah Municipality and/or other concerned authorities for the purpose of carrying out the development work in respect of the property as also in respect of the construction work of the buildings thereon and also for obtaining occupation and/or completion Certificate in respect of the said building/s or any part or parts thereof.

16. To give necessary letters, writings and undertakings to the Khardah Municipality (Fire Brigade Department for occupying the said building/s and/or obtaining necessary No Objection Certificate (NOC) from the said Department in connection with the said buildings.
17. To approach the Khardah Municipality and all other concerned authorities for the purpose of obtaining release of any portions of the said property and/or structures thereon from reservation (if any).
18. To approach the Government of West Bengal in all its departments as also the Khardah Municipality and in all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and/ or sanction in regard to the carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the running and establishing Units thereon.
19. To do all other acts, deeds, matters and things in respect of the said property described in the Schedule hereunder written including to represent before and correspond with the Khardah Municipality and other concerned authorities for any of the matters relating to the sanctioning of the plans, obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and many other matters pertaining to the said property.
20. (i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from acquisition or any reservation and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the Order of the Competent Authority.
(ii) To make applications and submit the amended or new Building Plans to the Khardah Municipality including all its departments or any other Authorities for the purpose of getting the Building Plans, I.O.D. and Commencement Certificate sanctioned and/or revalidated and to give such other applications writings undertaking as may be required for the purpose of the Development of the said property.
(iii) To make applications for water connection, electric supply and other incidental requirements which may be required for the development of the said property.

- (iv) To apply to the controller of Cement and Steel and any Other authorities for the purpose of making applications for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.
- 21.** (i) To enter into Agreement for sale of Building as per Development Agreement that will be constructed on the said property in the names of Attorney or the name of the Developers or the name of Private Limited Company and to retire and appropriate the sale proceeds to themselves.
- ii. To execute Agreements for sale for the said property or any part thereof described in the Schedule hereunder written or any part thereof and/or other premises in respect of the Building to be constructed on the said property, except the Owner's Allocation.
- (iii) To approach the purchasers of the said building/s and other premises in such building/s and/or the person to whom the same may have agreed to let out by the said Attorney the possession thereof.
- (iv.) To agree to sell/to let out the said building or any part thereof and/or other premises in respect of the said property to such persons and on such terms and conditions as the said Attorney may in his absolute discretion as he thinks fit and proper, except the Owner's Allocation.
- (v) To sell and dispose of all or any of the flat or flats, shop or shops and parking space that may be constructed on the said plot of land that may be through fit by the said Attorney at the price or for the amount that the said Attorney may think fit and proper, except the Owner's Allocation. To collect and receive of and from the acquires, occupants or purchasers of such flat or flats, shops and parking space the price of such flat, shop or parking space that may be payable by such aforesaid person or persons.
- 22.** To execute from time to time agreement or agreement for sale of such flats, shops or Garages in respect of the building or buildings that may be constructed on the said plot and also to exercise and sign conveyance or surrender in respect of the Developer's Allocation and lodge the document or documents for registration and admit the

execution of any such document or documents before the sub registrar of A.D.S.R.O. Sodepur, North 24 Parganas, D.R. North 24 Parganas at Barasat and the Registrar of Assurance-II at Kolkata.

23. To execute the conveyance or conveyances in respect of the said property and building/s constructed thereon or any part thereof except the Owner's Allocation, in favour of such person as the said Attorney shall determine including in favour of any Co-operative Housing Society, Limited Company that may be formed for the purpose.
24. To lodge the Conveyance, Lease -and/or other documents or transfer that may be executed by the said attorney for registration and to admit execution thereof before the concerned Sub-Registrar, Dist. Registrar or Registrar of Assurance.
25. To make application on the Khardah Municipality and other Revenue Authorities for the transfer of the said property to the Transferees in whose favour the Conveyance. Lease and/ or other documents of transfer as aforesaid may have been executed.
26. To execute Lease in respect of the said property and/or portion or portions and/or structure or structures standing thereon except the Owner's Allocation, in favour of such person or persons as the said Attorney may from time to time determine by the said Attorney.
27. To attend before any Sub-Registrar or/and to execute and present for registration and admit execution by me any Agreement, Deed, Conveyance, transfer, assignment, assurances, release, indemnify or other instrument or writing the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deed, instruments and writings or any of them as fully and efficiently as we ourselves could do.
28. (a) To insure the said property against damaged fire tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorney may think fit and proper.
(b) To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement charges or other security and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

29. (a) To lodge for registration the documents that may be required from time to time before the Sub-Registrar and to admit executing thereof.

(b) We do hereby agree and undertake that we shall not in any way write any letters and/or -correspond with the Government of West Bengal in all its departments, the Khardah Municipality in all its Departments and other Municipality in all its Departments and other concerned local authorities counter mining any acts, deeds, matters and things done by the said Attorney pursuant to this power of Attorney. We do hereby expressly agree and undertake that if any such instructions shall be issued by us the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

30. For us in our names to accept service of any write of summons or other legal process and to appear in any court and before all courts. Magistrates or Judicial or other Officer whatsoever as by the said Attorney shall deem advisable and to commence any action/ other proceedings in any Court of Law or Attorney and the same action on proceedings to prosecute or discontinue or become non-suited as the said Attorney shall see cause and also to take such other lawful ways and means for the recovering or getting in any such money or other thing whatsoever which shall be the said Attorney be conceived to be due/owing/belonging or payable to us by any person/firm or body corporate and also to appoint any solicitor and/or Advocate or Lawyer to prosecute or defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of the said Attorney.

31. To appoint Pleaders, Solicitors, Advocates or Attorneys or Lawyers to appear and act in any Court of Law or before any Custom or Port Trust or Revenue or other Office or Offices of any State or local Authority and to revoke such appointment and to substitute any others in their place and stead.

32. To sign, verify and execute Plaints, Written Statements, Counter-claims, Appeals, Review, Applications, Affidavits, Authorities and papers of every description that may be necessary to be signed, verified and

executed for the purpose of any suits, actions, appeals and proceedings of any kind whatsoever in any Court of Law or Equity whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by lawful Authorities and to do all acts and appearances and applications in any such Court or Courts aforesaid in any suits, actions, appeals or proceedings brought or commenced and to defend, answer or oppose the same or suffer Judgments or Decrees to be had given, taken or pronounced in any such suits, actions, appeals, proceedings and to execute decrees at the said Attorney shall be advised or think proper and also to bid at the Auction Sales that may be held by or on our behalves under the powers reserved to us under any Mortgage or Charge or by any Court or any Office thereof and to purchase any land, hereditaments and premises at such Auction Sales and to sign, verify and execute any applications, affidavits, agreements or other documents.

33. To receive from any Court of any Officer thereof or from any person, firm or body corporate amounts due and payable to us either alone or jointly with other on any account whatsoever including under any Deed or Mortgage or Deed of Charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all papers receipts releases and discharges for the same.
34. GENERALLY, TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectual as we could in our person do.
35. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purpose according to Laws and Customs of India and particularly of West Bengal.
36. That our said Attorney Holder shall hereby obtain or have power for the development works on the said schedule below property to make construction through the construction of a multi storied building over the schedule mentioned property after demolishing the existing structure as per the Development Agreement between the parties.

37. AND WE DO HEREBY DECLARE that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently of each other the powers conferred upon him.
38. AND WE DO HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND WE DO HEREBY DECLARE that We shall not do anything inconsistent with, this Power of Attorney.
39. AND We do hereby declare that the Powers and authorities hereby granted and irrevocable till the said property is fully and properly developed as per the Development Agreement as per rules and regulations of the Khardah Municipality and that the transfer and/or conveyance of the said land with building is conveyed and/or transferred in favour of ultimate transferee.
40. That the words in this indenture importing singular shall include plural and vice-versa.
41. That the words in this indenture importing masculine gender shall include feminine or neuter gender and vice-versa.
42. As soon as the Development Agreement will be registered, being No. - 31st of May dated 2022 thereafter the Development Power of Attorney will be registered.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 4 (four) Cottaha alongwith 200 sq.ft. tile shed structure standing thereon and the property lying and situated at Mouza - Rahara, J.L. No. - 3, R.S. Khatian No. - 398, R.S. Dag No. - 1105 and 1124, corresponding to L.R. Khatian No. - 4716 and 5739 and L.R. Dag No. - 2812, Holding No. - 4/4, Govt. Colony Road (New Purbachal Govt. Colony), under Ward No. - 9 within the local limits of Khardah Municipality, P.O. - Rahara, P.S. - Rahara (New) Khardah (Old), District - North 24 parganas, butted and bounded by:-

On the North ► House of Sri Prafulla Kundu & Sri Santi Kundu.

On the South ► 29 ft. Wide Municipal Road (Govt. Colony).

On the East ► House of Late Bimal Bhoumick.

On the West ► House of Seal family.

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IN WITNESS WHEREOF We have subscribed our signs, seals and signature on this 31st day of May 2022.

Signed, sealed and delivered by the parties hereto of the First Part in presence of: -

WITNESSES: -

1. Tanmoy Chatterjee
Advocate
Sto - C. R. Chatterjee
BKP. Court.

2. Kemanjit Das
Sto - S. Das
Akra, Noapara
KOL-700141

1. Mamas Ranjan Sen.

2. সিদ্ধান্ত

SIGNATURE OF THE EXECUTANTS

I have gone through the contents of this Power and accepted by me and ready to act accordingly:-

Reliable Engineering & Works
Mamas Ranjan Sen.
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & prepared by me
as per the documents supplied
by the parties:-






Tanmoy Chatterjee
Advocate
Barrackpore Court
Enrolment No. - WB - 1747/2003

DISTRICT: NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O. SODEPUR

NAME _____

LEFT HAND FINGER PRINTS:-

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--|---|---|---|--|
|  |  |  |  |  |






RIGHT HAND FINGERS PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|--|---|---|---|--|
|  |  |  |  |  |








SIGNATURE Manas Ranjan Das
NAME _____

LEFT HAND FINGER PRINTS:-

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--|---|---|---|--|
|  |  |  |  |  |

RIGHT HAND FINGERS PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|--|---|---|---|--|
|  |  |  |  |  |



SIGNATURE: - ଅମିତା ଦାସ
NAME: - _____

LEFT HAND FINGER PRINTS

| LITTLE | RING | MIDDLE | FORE | THUMB |
|--------|------|--------|------|-------|
| | | | | |

RIGHT HAND FINGERS PRINTS

| THUMB | FORE | MIDDLE | RING | LITTLE |
|-------|------|--------|------|--------|
| | | | | |

SIGNATURE _____



Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1524-04781/2022 | Date of Registration | 31/05/2022 |
| Query No / Year | 1524-8001618460/2022 | Office where deed is registered | |
| Query Date | 31/05/2022 12:08:26 PM | A.D.S.R. SODEPUR, District: North 24-Parganas | |
| Applicant Name, Address & Other Details | P K Ghosh Bkp Court,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, Status :Advocate | | |
| Transaction | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than Immovable Property, Declaration [No of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 10,00,000/- | Rs. 62,67,000/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:48(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152404777/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Govt. Colony Road, Mouza: Rahara, Pin Code : 700118





| Sch No | Plot Number | Khatian Number | Land Use Proposed | Use ROR | Area of Land | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details |
|----------------------|-------------|----------------|-------------------|---------|---------------|-------------------------|-----------------------|--|
| L1 | LR-2812 | LR-4716 | Bastu | Bastu | 4 Katha | 9,70,000/- | 62,37,000/- | Width of Approach Road: 29 Ft., Adjacent to Metal Road, , Project Name : |
| Grand Total : | | | | | 6.6Dec | 9,70,000 /- | 62,37,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 30,000/- | 30,000/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 30,000 /- | 30,000 /- | |



Details :




| Name,Address,Photo,Finger print and Signature | | | |
|--|--|--|---|
| SI No | Name | Photo | Signature |
| 1 | Mr Manas Ranjan Das (Presentant) Son of Late Chitta Ranjan Das Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office |  31/05/2022 |  LTI 31/05/2022 |
| 9/8, Purbachal Govt Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: adxxxxxx4k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office | | | |
| 2 | Mrs Sabita Roy Wife of Mr Basudeb Roy Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office |  31/05/2022 |  LTI 31/05/2022 |
| Rabindra Nagar, Nimta, City:- Not Specified, P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bbxxxxxx0r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/05/2022 , Admitted by: Self, Date of Admission: 31/05/2022 ,Place : Office | | | |

Attorney Details :



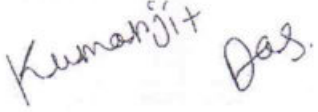
| SI No | Name,Address,Photo,Finger print and Signature |
|-------|--|
| 1 | RELIABLE ENGINEERING AND WORKS 9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 , PAN No.:: ADxxxxxx4K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative |



Identitative Details :

| Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|
| 1 | Name | Photo | Signature |
| | Mr Manas Ranjan Das Son of Late Chitta Ranjan Das Date of Execution - 31/05/2022, , Admitted by: Self, Date of Admission: 31/05/2022, Place of Admission of Execution: Office |  |  |
| | May 31 2022 12:27PM | LTI 31/05/2022 | 31/05/2022  |
| 9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxx4K,Aadhaar No Not Provided Status : Representative, Representative of : RELIABLE ENGINEERING AND WORKS (as PROPRIETOR) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Mr Kumarjit Das Son of Mr S Das Akra Noapara, City:- , P.O:- Mahestala, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700141 |  |  |  |
| | 31/05/2022 | 31/05/2022 | 31/05/2022 |
| Identifier Of Mr Manas Ranjan Das, Mrs Sabita Roy, Mr Manas Ranjan Das | | | |

Transfer of property for L1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------|--|
| 1 | Mr Manas Ranjan Das | RELIABLE ENGINEERING AND WORKS-3.3 Dec |
| 2 | Mrs Sabita Roy | RELIABLE ENGINEERING AND WORKS-3.3 Dec |

Transfer of property for S1

| SI.No | From | To. with area (Name-Area) |
|-------|---------------------|--|
| 1 | Mr Manas Ranjan Das | RELIABLE ENGINEERING AND WORKS-50.00000000 Sq Ft |
| 2 | Mrs Sabita Roy | RELIABLE ENGINEERING AND WORKS-50.00000000 Sq Ft |

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Govt. Colony Road, Mouza: Rahara, Pin Code : 700118

| Sch No | Plot & Khatian Number | Details Of Land | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1 | LR Plot No:- 2812, LR Khatian No:- 4716 | Owner:মানস রঞ্জন দাস Gurdian:চিত্তরঞ্জন দাস, Address:বিক্রমপুর , Classification:বালু Area:0.03000000 Acre | Owner Name not selected by applicant. |



Endorsement For Deed Number : I - 152404781 / 2022

31-05-2022

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 12:19 hrs on 31-05-2022, at the Office of the A.D.S.R. SODEPUR by Mr Manas Ranjan Das , 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 62,67,000/-

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

Execution is admitted on 31/05/2022 by 1. Mr Manas Ranjan Das, Son of Late Chitta Ranjan Das, 9/8, Purbachal Govt Colony, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business, 2. Mrs Sabita Roy, Wife of Mr Basudeb Roy, Rabindra Nagar, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession House wife
Indetified by Mr Kumarjit Das, , , Son of Mr S Das, Akra Noapara, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business

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

Execution is admitted on 31-05-2022 by Mr Manas Ranjan Das, PROPRIETOR, RELIABLE ENGINEERING AND WORKS, 9/8, Purbachal Govt. Colony, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

Indetified by Mr Kumarjit Das, , , Son of Mr S Das, Akra Noapara, P.O: Mahestala, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 8514, Amount: Rs.100/-, Date of Purchase: 19/04/2022, Vendor name: RANA SUR



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 1524-2022, Page from 177865 to 177888
being No 152404781 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.05.31 16:25:22 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/05/31 04:25:22 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)