

7442/23 VC-1705/23

I-7178/23



certified that the document is admi
 registration. The signature sheets in:
 WEST BENGAL
 the endorsement sheets attached with the
 document are the part of this document.

AP 252062

पश्चिम बंगाल
 22/5/23
 3.40
 8/1206654

District Sub-Register:
 Alipore, South 24-pargana
 DEVELOPMENT POWER OF ATTORNEY
 23-05-23

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SMT. ANUVA SASMAL, wife of Late Dr. Biral Gopal Sasmal having PAN : AXBPS7102F and AADHAAR No. 330170700272, residing at 164/48 Lake Gardens, Kolkata-700045, hereinafter called the Executrix, do hereby appoint M/s. Noble Estates, a partnership firm, having Pan No. AAPFN9969C and its office at 5/3 Pankajini Chatterjee Road, Kolkata 700033, being represented by two of its duly authorized partners (1) Mr. Dinesh G. Sanghvi, son of late Gopalji V Sanghvi, having Aadhaar Card No. 2211730474698 and PAN:AVHPS5172K and (2) Mr. Surendra Kumar Karnani, son of late Chand Ratan Karnani, having Aadhaar Card No. 614557779769 and PAN: AJYPK1604M, as my Constituted Attorneys for doing and/or performing the acts, deeds and things hereinafter either jointly and/or severally.

NO 338 Date 22 MAY 2023

Name.....

Address.....

Rs 100/-

Noble Estates
s/o. Parakajmoni Chatterjee
Lod.
Vol. 33.

Pijush Kanti Chakraborty
Licence Stamp Vendor
Alipore Police Court
Kolkata-700 027

Anuva Sasmal



Anuva Sasmal



h.d.
Alipore Police Court
u 27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2023

WHEREAS I, being the Owner in respect of **ALL THAT** the piece and parcel of Mourashi Mokorari land hereditaments and premises measuring 03 Cottahs, 04 Chittaks and 14 Sq.ft. be a little more or less situate lying at and being premises No. 164/48, Lake Gardens, P.S. Tollygunge, Kolkata – 700045, within the limits of the KMC Ward No.93, hereinafter referred to as the “Said Property”, which is more fully described in the Schedule appearing hereinafter. Since I have decided to develop “Said Property, for that I need to obtain the sanction plan for the proposed new building from the Kolkata Municipal Corporation and also other necessary clearance and permissions from the various Statutory Authorities and also for the allied works ancillary thereto.

AND WHEREAS I, as the Owner, has already entered into a registered Agreement for Development on 18.05.2023 with **M/S. NOBLE ESTATES., (PAN NO: AAPFN9969C)**, a partnership firm, having its office at 5/3 Pankajini Chatterjee Road, Kolkata 700033, for development of the aforesaid property, which have been registered before the DSR III Alipore 24 Pgs (S) and recorded in Volume No. 1603 - 2023 , Being No. 7081 pages from 197456 to 197488 for the year 2023.

AND WHEREAS for the purpose of effectual implementation of the terms and conditions of the said registered Development Agreement dated 18.05.2023 as well as for the purpose of smooth progress of the development of the “Said Property” and construction, completion, and also for commercial exploitation of the Developer’s allocation in the proposed new building to be constructed at the “Said Property”, it has become necessary for appointing Constituted Attorneys for and on my behalf to do all necessary acts deeds and things as stated hereinafter.

AND WHEREAS accordingly, I, the Owner above named, do hereby appoint (1) **Mr. Dinesh G Sanghvi**, son of late Gopalji V Sanghvi, and (2) **Mr. Surendra Kumar Karnani**, son of late Chand Ratan Karnani, both working for gain at 1/3A, Rammoy



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

Road, Kolkata – 700 025 as my Constituted Attorneys for and on my behalf to do and/or perform the acts, deeds and things as stated hereinafter, either jointly and/or severally.

NOW THIS POWER OF ATTORNEY WITNESSETH as follows :-

1. To enter upon the "Said Property" to do the physical survey, soil testing by appointing the surveyor and soil testing agencies.
2. To pay municipal rates taxes charges and all other outgoings whatsoever payable for and on account of the "Said Property" or any part thereof and to appear before any officer of the Kolkata Municipal Corporation or any Court or Tribunal for assessment of valuation of the Said Property and/or any other purposes, if so required.
3. To obtain all the necessary permissions, clearances, approvals including sanction plan for the proposed new building from the KMC and all other concern authorities.
4. To sign all plans, papers, statements, undertakings, boundary declarations, and get it registered to submit the same to the Kolkata Municipal Corporation and other necessary Authorities for having such plans sanctioned, modified and/or altered by the said Kolkata Municipal Corporation.
5. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts necessary for obtaining sanction plan for the proposed new building from KMC and to develop my "Said Property" by constructing a new building thereupon.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2023

6. If required to obtain the revised/ modification of sanctioned plan from the KMC, and for that to take all necessary steps and to pay fees and charges for the same to the KMC and/or other concern authorities.
7. To appoint, dismiss and reappoint contractors / sub-contractors, architects, overseers, surveyors, engineers, staff and experts to supervise, look after, manage to do the development work and construction of the new building at the "Said Property".
8. To receive and acknowledge the earnest money and/or full consideration money from the prospective purchasers, for undivided share in the land attributable to and/or relating to the respective flats out of Developer's allocation in the proposed new building, in terms of the Said Development Agreement dated 18.05.2023.
9. To enter into any Agreement or Agreements for Sale or Sale Deed in respect of the proportionate share of land attributable to the Developer's allocation in the proposed new building, to be constructed at the "Said Property" on such terms and conditions as the said Attorneys may think fit and as per the Government rules and regulations.
10. To sign, execute and admit execution and also to present for registration of the Agreement for Sale and/or Deed of Conveyance in respect of proportionate share of land attributable to the respective flats/units, car parking spaces out of Developer's allocation, in terms of the said Development Agreement dated 18.05.2023, in the proposed new building in favour of the prospective purchaser or purchasers and to present such Deed before any Competent and Appropriate Registering Authority and to have the same registered in accordance with law, and to receive the same after the registration thereof.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

22 MAY 2022

AND I hereby agreed to ratify all those acts, deeds and things lawfully done by my said Attorneys by virtue of this Power of Attorney and shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorneys shall do or cause to be done for and on my behalf shall have same force and effect as if I were personally present and done.

AND I as the **Principal** do hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done in terms of the Said Development Agreement dated 18.05.2023 in respect of my the Said Property in connection with the purchase, sale, partition, Release, Agreement, Court Cases, mortgage, opening of Bank Account, application for loan, to execute banking documents, loan from the Bank, financial institution, under and by virtue of this deed notwithstanding on express power on my behalf is hereunder provided.

AND I hereby declare that all such legal and lawful acts, deeds and things that may be done by both my said Attorneys as Power of Attorney Holder by virtue of the power hereby conferred shall be binding upon me as if done by me in person and I agree to ratify all such acts that done by the said Power of Attorney Holder.

AND GENERALLY to do all acts, deeds and things as will be necessary for implementing the said Development Agreement and for raising and completing the construction of the building on the land of the said premises and for disposing of and dealing with the respective flats of the Developer's allocation in the proposed building and also the undivided share of land corresponding thereto in the said building **AND** I hereby confirm and ratify and do agree and undertake to ratify and confirm all the said acts, deeds and things that shall be done by my Constituted Attorneys as my own acts, deeds and things as if I were personally present and doing the same.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

AND KNOW YE FURTHER that this Power of Attorney shall be subsisting and shall remain in full force till completion of the construction of the new building in the "Said Property" and transfer of undivided share in the land relating to the Developer's allocation and delivery of possession of the Developer's Allocation to the respective Purchasers and/or Acquirers, and further till registration of Agreements for Sale and/or Sale Deeds thereof and after complete cessation of all claims and interest of the Owner and the Developer in respect of their respective allocations in the said new building to be constructed on the "Said Property," subject to handing over the Owner's allocation in the proposed new building subject to compliance of all terms and conditions as mentioned in this agreement.

SCHEDULE AS REFERRED TO ABOVE

ALL THAT the piece and parcel of Mourashi Mokorari land hereditaments and premises measuring 03 Cottahs, 04 Chittaks and 14 Sq.ft. be a little more or less situate lying at and being Plot No. 48 of North Block "A" in Bangur Park and being part of Municipal Premises No. 164, Prince Anwar Shah Road, P.S. Tollygunge, Kolkata – 700 045, Sub-Registration Office Alipore in the District of 24 Parganas in Mouza Arakpore, J.L. No. 39, R.S. No. 42, Touzi No. 151 now known and numbered as premises No. 164/48, Lake Gardens, P.S. Tollygunge, Kolkata – 700045, within the limits of the KMC Ward No. 93 and butted and bounded as follows:

ON THE NORTH : By 30' feet wide Road;

ON THE SOUTH : By Plot (part of Plot) No. 30 and part of Plot No. 31;

ON THE EAST : By Plot No. 47;

ON THE WEST : By Plot No. 49.

All of the said North Block "A" in Bangur Park.



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

IN WITNESS WHEREOF I, the Owner, have executed and signed these presents this

22nd day of May.....Two Thousand and Twenty Three.

SIGNED AND DELIVERED by the

Owner in the presence of :-







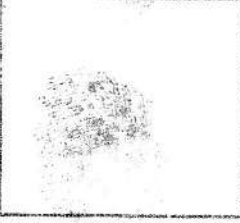




1. DR. ATASI SARMAL (Daughter of Mrs. Anura Sarmal
164/48 Lake Gardens
Kolkata 700 045)
Atasi Sarmal

2. HARSH KARNANI (Son of Mr. Surendra Kumar Karnani
70 P.C. Ghosh Road, Mulim Norton Street,
Kolkata-48) (OWNER)
Harsh Karnani

Prepared by me
pdr
in
Alipore police Cell
101-27
WB-613/2017


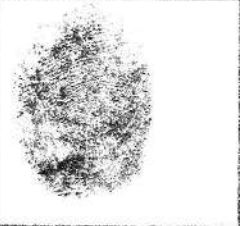






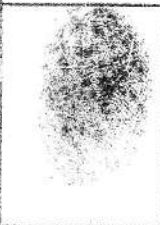
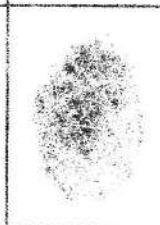



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name..... ANUVA SASMAL

Signature..... P. Sasmal

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... DINESH G. SANGHVI

Signature..... DG



		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name..... SURENDRA KUMAR KARNANI

Signature..... Surendra Kumar Karnani



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME BAPI DAS

SIGNATURE.....bdr.....

		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME

SIGNATURE.....

		Thumb	First Finger	Middle Finger	Ring Finger	Little Finger
	LEFT HAND					
	RIGHT HAND					

NAME

SIGNATURE.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 MAY 2022

Major Information of the Deed

Deed No :	I-1603-07178/2023	Date of Registration	23/05/2023
Query No / Year	1603-8001306654/2023	Office where deed is registered	
Query Date	22/05/2023 12:35:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BAPI DAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836980696, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,61,83,749/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160307081/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 164/48, , Ward No: 093 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 4 Chatak 14 Sq Ft	1/-	1,61,83,749/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				5.3946Dec	1 /-	161,83,749 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Anuva Sasmal (Presentant) Wife of Late Dr Biral Gopal Sasmal 164/48, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: axxxxxx2f,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/05/2023 , Admitted by: Self, Date of Admission: 22/05/2023 ,Place : Pvt. Residence</p>

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Noble Estates 5/3, Pankajini Chatterjee Street, City:- , P.O:- Tollygunge, P.S:-Charu Market, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: aaxxxxx9c,Aadhaar No Not Provided by UIDAI, Status :Organization, Status : Not Executed

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BAPI DAS Son of Late SUNIL DAS City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			

Identifier Of Smt Anuva Sasmal, ,

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Anuva Sasmal	Noble Estates-5.39458 Dec

On 22-05-2023

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

Presented for registration at 15:40 hrs on 22-05-2023, at the Private residence by Smt Anuva Sasmal ,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 1,61,83,749/-

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

Execution is admitted on 22/05/2023 by Smt Anuva Sasmal, Wife of Late Dr Biral Gopal Sasmal, 164/48, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Others

Indetified by Mr BAPI DAS, , , Son of Late SUNIL DAS, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 23-05-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 338, Amount: Rs.100.00/-, Date of Purchase: 04/05/2023, Vendor name: P K Chakraborty



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 203795 to 203809

being No 160307178 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.05.24 12:33:57 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/05/24 12:33:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)