

2377/2020

1-02285/20

भारतीय न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 980398

14/10/2020
1310539/2020

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY made this the 9th day of October 2020 (Two Thousand Twenty).

Sanjay Singh
Sri Sanjay Kumar Singh
As constituted Attorney of
Dr. Chanda Naha and
Sri Ashim Kumar Naha

Certified that the document is admitted to registration. The date of admission and the date of filing of the document are the part of the document.

[Signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

03 NOV 2020

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN we,
(1) **DR. CHANDA NAHA**, having PAN : AEWPD9075Q, Aadhaar No.6198 6671 7490, wife of Sri Ashim Kumar Naha and (2) **SRI ASHIM KUMAR NAHA**, having PAN : ADFPN4730L, Aadhaar No.9416 1625 4607, son of Satyedra Nath Naha, both are by faith : Hindu, by nationality : Indian, by occupation : Service, both are residing at 1-23/1, B.P. Township, Dakshini - 2, Flat No.910, Post Office : Panchasayar, Police Station : Patuli, Kolkata : 700094, District : 24 Parganas (South), hereinafter jointly called and referred to as "the **PRINCIPALS**".

-:: **SEND GREETINGS** ::-

WHEREAS we, the Principals herein, are the joint Owners in respect of **ALL THAT** piece and parcel of land measuring about 5 (Five) Cottahs 10 (Ten) Chittacks 20 (Twenty) Square Feet more or less together with R.T. shed structure having an area of 400 (Four Hundred) Square Feet more or less with cemented floor standing thereon, situate and lying at Mouza : Brakhola, J.L. No.21, under Khatian No.147, appertaining to Dag No.143, being known and numbered as K.M.C. Premises No.1433, Mukundapur, Police Station : Purba Jadavpur, Kolkata :

, 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Assessee No.31-109-07-1433-1, District : 24 Parganas (South), entered into a registered Development Agreement on day of October, 2020 with the Developer namely, "**M/s. RIA CONSTRUCTION**", a Proprietorship Firm, having its registered Office at 579, Purbalok, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its sole Proprietor **SRI SANJAY KUMAR SINGH**, son of Lal Deo Singh of 1133, Green Park, Netai Nagar, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), for development of our aforesaid property, after demolishing the present existing structure standing thereon, hereinafter referred to as "**SAID PROPERTY**", morefully and particularly described in the **SCHEDULE** hereunder written, as per terms and conditions clearly set forth therein, which was duly registered in the District Sub-Registrar - V at Alipore, South 24 Parganas vide Book No.I, Being No.~~163002091~~..... for the year 2020.

AND WHEREAS in pursuance of the Development Agreement entered between us and the Developer herein and in pursuance

of understanding between the Parties it is necessary and also expedient for us to appoint Attorney/s to look after all our aforesaid property affairs during our absence.

NOW KNOW ALL BY THESE PRESENTS we, the above named Principals do hereby and hereunder nominate, constitute and appoint **M/S. RIA CONSTRUCTION**, a Proprietorship Firm, having its registered Office at 579, Purbalok, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), represented by its sole Proprietor **SRI SANJAY KUMAR SINGH**, having PAN : ALXPS1254N, Aadhaar No.2799 56646180, son of Lal Deo Singh, by faith : Hindu, by nationality : Indian, by occupation : Business, residing at 1133, Green Park, Netai Nagar, Post Office : Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, District : 24 Parganas (South), as our true and lawful Attorney in our names and on our behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver

possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.

2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by our said Attorney and to pay all premium for such insurance.
3. To enforce any covenant/s, any Agreement/s, any Declaration, any Deed/s or any other document/s relating to the said property or any part thereof and to enforce every right/s to that effect. To mutate our names with the Office of the Kolkata Municipal Corporation as well as also in the Office of the B.L. & L.R.O. in respect of the said property and for that sign and submit each and every documents as will be required for and on our behalf.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for

demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on our behalf as our constituted Attorney.

5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that to demolish structures of whatsoever nature existing thereon or as may be constructed in future.
6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the said Attorney as per its own discretion as if we do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the Kolkata Municipal Corporation as may be required for execution

and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concerned authorities for getting such certificate and/or permissions.

8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.
9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money in its name from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the

Purchaser/s for the **DEVELOPER'S ALLOCATION** only specifically mentioned in the Development Agreement.

10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property.

11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said Kolkata Municipal Corporation or any other Authority/ies.

12. To sign and execute all other deed/s and document/s required to get the water connection from the Concerned



District Sub-Registrar-V
Alipore, South 24 Parganas

14 OCT 2020

Authority including the Kolkata Municipal Corporation, which the said Attorney shall consider necessary and as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and to pay all charges and expenses of the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.

13. To prepare, sign, execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper, documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the **DEVELOPER'S ALLOCATION** only of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the **SCHEDULE** mentioned property and also in connection with observing fulfilling and performing all the terms conditions and

covenants on our part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which we now or may hereinafter be interested or connected and also if our said Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil or criminal or Revenue including the District Court or any other courts as the case may be.
15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government,

Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent us before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein.
17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment, drainage/sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.
18. That the said Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of us in respect of the **DEVELOPER'S ALLOCATION** only. Be it mentioned that the said Attorney shall in all occasions be able to receive, against **DEVELOPER'S**

ALLOCATION only, any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual, receipt or receipts for and on our behalf as our constituted Attorney.

19. To negotiate terms and to sell the Flat/s, Car Parking Space/s and Space/s from **DEVELOPER'S ALLOCATION** only with proportionate share of land in the premises/said property to any Purchaser/s at such price which the said Attorney in its absolute discretion thinks proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Space or Spaces with super structure or

Flat/s, Car Parking Space/s and Space/s from the **DEVELOPER'S ALLOCATION** only along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.

21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money in its name from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the **DEVELOPER'S ALLOCATION** only.

22. That the said Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s, Car Parking Space/s and Space/s from the **DEVELOPER'S ALLOCATION** only in the proposed Building with easements rights of the common areas of the proposed selling of Flat/s, Car Parking Space/s and Space/s along with proportionate share of land in favour of the intending Purchaser/s or his/her/their nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney

shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in our names and the same shall be treated as receipt by us personally from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which the said Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the **SCHEDULE** mentioned property and for fully and effectually conveying the said proportionate share of land, Flat/s, Car Parking Space/s and Space/s together with the easements right of the common passage and spaces in the property on and for our behalf and it is to be treated as done by us being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said Agreement and to execute all our rights therein by our said Attorney.

AND we do hereby agree to ratify and confirm all or whatsoever other acts which our said Attorney shall lawfully do, execute or perform or cause to be done, executed to be performed in connection with the construction of the said Building and sale and any other necessary matters of the **DEVELOPER'S ALLOCATION** only etc. as aforesaid regarding Building at the said premises and also in connection with the sale of Flat/s, Car Parking Space/s, covered spaces and open spaces in **DEVELOPER'S ALLOCATION** only, which are not indicated, any inconvenience in showing in future in any case of Owner and Purchasers and/or without creating any obstruction towards ingress and egress except Owner's allocation as per terms of the Development Agreement under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT piece and parcel of land measuring an area of 5 (Five) Cottahs 10 (Ten) Chittacks 20 (Twenty) Square Feet be the same a little more or less together with 23 years old R.T. shed structure having an area of 400 (Four Hundred) Square Feet more or less with cemented floor standing thereon, situate and lying at Mouza : Brakhola, J.L. No.21, under Khatian No.147, appertaining to Dag No.143, being known and numbered as K.M.C. Premises No.1433, Mukundapur, Police Station : Purba Jadavpur, Kolkata : 700099, within the limits of the Kolkata Municipal Corporation, under Ward No.109, vide Assessee No.31-109-07-1433-1, District : 24 Parganas (South), which is situated within the Zone of EM Bye Pass – R.N. Tagore Hospital, together with all right, title, interest and right of easement attached thereto. and the same is butted and bounded by :-

ON THE NORTH	:	Plot No.77 ;
ON THE SOUTH	:	30' wide Common Passage ;
ON THE EAST	:	20' wide Common Passage ;
ON THE WEST	:	Plot No.85 of A.B. Dutta.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata

in the presence of :-

WITNESSES :-

1. Bonlam Paul
85 Ram Krishna Pally
Kolk 99 .

Chanda Naha

Ashim Kumar Naha

Signature of the **EXECUTANTS**

2. Laldeo Singh
1133 Greenpark
P/s. Pushbejardavpur
Kolk-99

Sanjay Singh

Accepted by the said **ATTORNEY**

Drafted by ~~me~~ :-

Sudipta Bhattacharya .

SUDIPTA BHATTACHARYA

Advocate

Enroll No.F/737/95

Alipore Judges' Court, Kol : 27.











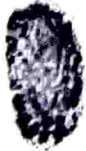









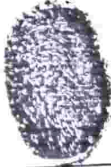











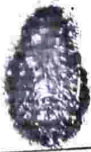
Computer Typed by :-

Debasish Naskar

DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.

SPECIMEN FORM FOR TEN FINGERPRINTS

	<p>N A H A</p>						
		(Left Hand)					
							
		(Right Hand)					
	<p>A S H I S H K U M A R N A H A</p>						
		(Left Hand)					
							
		(Right Hand)					
	<p>S A N J A Y K U M A R S I N G H</p>						
		(Left Hand)					
							
		(Right Hand)					









Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16308001310599/2020

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dr Chanda Naha I-23/1, B P Township, Dakshini-2, Flat No: 910, P.O:- Panchasayar, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700094	Principal			Chanda Naha 14.10.2020
2	Shri Ashim Kumar Naha I-23/1, B P Township, Dakshini-2, Flat No: 910, P.O:- Panchasayar, P.S:- Patuli, District:- South 24-Parganas, West Bengal, India, PIN - 700094	Principal			Ashim Kumar Naha 14.10.2020
3	Shri Sanjay Kumar Singh 1133, Green Park, Nitai Nagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099	Representative of Attorney [RIA CONSTRUCTION]			Sanjay Singh 14/10/2020

Major Information of the Deed

Deed No :	I-1630-02265/2020	Date of Registration	03/11/2020
Query No / Year	1630-8001310599/2020	Office where deed is registered	
Query Date	09/10/2020 11:15:11 AM		1630-8001310599/2020
Applicant Name, Address & Other Details	Sidipta Bhattacharya Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8420486457, 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]		
Set Forth value	Market Value		
	Rs. 1,58,67,512/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002123/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (E.M. Bye pass -- R.N. Tagore Hospital) , , Premises No: 1433, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	5 Katha 10 Chatak 20 Sq Ft		1,57,59,212/-	Width of Approach Road: 30 Ft.,
Grand Total :				9.3271Dec	0 /-	157,59,212 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,08,300/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	0 /-	1,08,300 /-	

Details :

Name,Address,Photo,Finger print and Signature

- 2 **Dr Chanda Naha**
Wife of Shri Ashim Kumar Naha I-23/1, B P Township, Dakshini-2, Flat No: 910, P.O:- Panchasayar, P.S. - Patuli,
District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation:
Service, Citizen of: India, PAN No.: AExxxxxx5Q, Aadhaar No: 61xxxxxxxx7490, Status :Individual, Executed by:
Self, Date of Execution: 09/10/2020
, Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 09/10/2020
, Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Pvt. Residence
- 2 **Shri Ashim Kumar Naha**
Son of Mr Naha I-23/1, B P Township, Dakshini-2, Flat No: 910, P.O:- Panchasayar, P.S. - Patuli, District:-South
24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of:
India, PAN No.: ADxxxxxx0L, Aadhaar No: 94xxxxxxxx4607, Status :Individual, Executed by: Self, Date of
Execution: 09/10/2020
, Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Pvt. Residence, Executed by: Self, Date of
Execution: 09/10/2020
, Admitted by: Self, Date of Admission: 14/10/2020 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	RIA CONSTRUCTION 579, Purbalok, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099 , PAN No.: ALxxxxxx4N, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shri Sanjay Kumar Singh (Presentant) Son of Late Lal Deo Singh 1133, Green Park, Nitai Nagar, P.O:- Mukundapur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ALxxxxxx4N, Aadhaar No: 27xxxxxxxx6180 Status Representative, Representative of : RIA CONSTRUCTION (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Sudipta Bhattacharya Daughter of Late R M Bhattacharya Alipore Judge Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

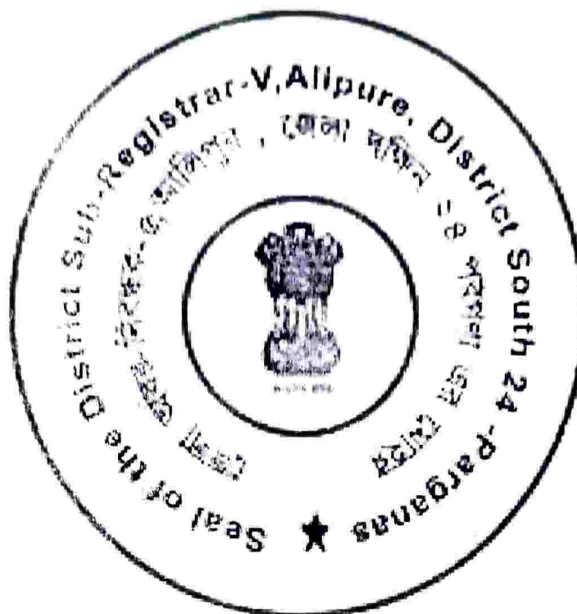
Identifier Of Dr Chanda Naha, Shri Ashim Kumar Naha, Shri Sanjay Kumar Singh

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2020, Page from 85292 to 85326

being No 163002265 for the year 2020.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2020.11.13 12:12:09 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2020/11/13 12:12:09 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)