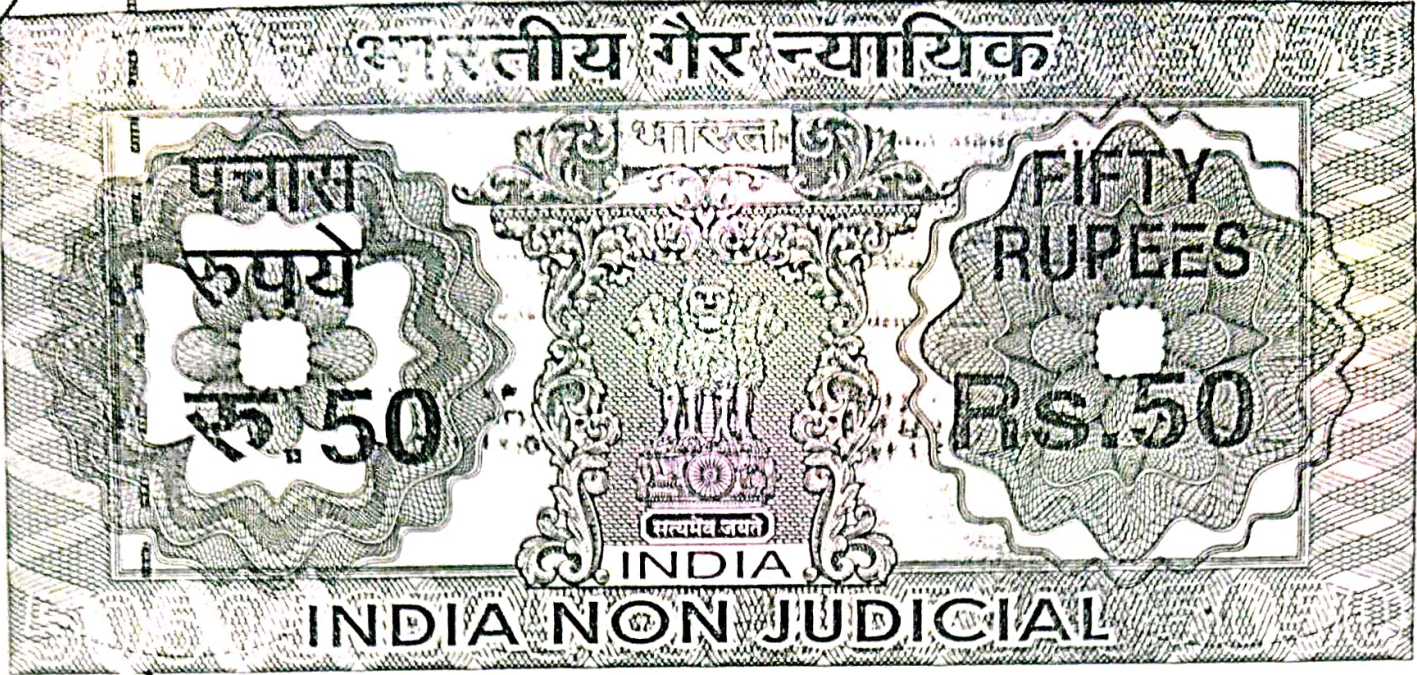


06480/20


I 6370/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 693632

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


District Sub-Registrar-II
Alipore, South 24 Parganas

25 NOV 2020

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is executed on this 25th day November Two Thousand and Twenty BY SMT. PRAMILA MONDAL (having PAN AHAPM1575B, Aadhaar No 7268 1175 5700, Mobile No. 9836281778), wife of Sri Nitya Nanda Mondal and daughter of Sri Bablu Naskar, by faith Hindu, by Nationality Indian, by occupation House-wife, residing at No. 10D, Kalibari Lane, Kolkata-700 075, Post Office Santoshpur, Police Station Survey Park (formerly Purba Jadavpur), District South 24-Parganas hereinafter called and referred to as the OWNER/ PRINCIPAL

07 OCT 2020

24467
..... UNIT

.....
SOLD TO.....
ADDRESS.....
HS.....
RATAN PAL - Alipore
High Court, Calcutta
6, Old Post Office Street
Room No. 35, Kolkata

07 OCT 2020
587

CODE NO. (10A7)
LICENCE NO.
20 & 20A / 1073

ANJUSHREE BANERJEE
L. S. VENDOR (O.S.)
HIGH COURT, KOLKATA-700017

07 OCT 2020



District Sub-Registrar-II
Alipore, South 24 Parganas

25 NOV 2020

Ratan Pal,
Alipore
14/13 Court-
Calcutta

IN FAVOUR OF SRI SANKAR SIKDER (having PAN ANLPS7993Q, Aadhaar No5998 4722 9418, Mobile No. 9830306480), son of Late Ramoni Mohan Sikder, by faith - Hindu, by Nationality Indian, carrying on business as Builder/Developer under the name and style of SREE LOKE NATH CONSTRUCTION, as Proprietor thereof having his Office at E/34A, Bapuji Nagar, Kolkata - 700 092, Post Office Regent Estate, Police Station Jadavpur, hereinafter called and referred, to as the **CONSTITUTED ATTORNEY.**

W H E R E A S :

A. By a Deed of Sale made in Bengali language (Saf Bikroy Kobala) dated 25th day of February, 2000 corresponding to 12th day of Falgoon, 1406 B, S. registered at the Office of District Sub-Registrar-III Alipore and recorded in its Book No.I, Volume No.33 at Pages 469 to 480, Being No. 1274 for the year 2000 Tapas Chandra Sengupta, son of Late Prafulla Chandra Sengupta sold unto and in my favour **ALL THAT** the piece or parcel of land comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 (area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 (area 14 Chhitacks 20' Sq.ft.) in R.S. Dag No.208/223 (area 1 Cottah 6 Chhitacks 34 Sq. ft.) and also in R. S. Dag No.208 (area 7 Chhitacks 17 Sq. ft. land contributed for adjacent road), aggregating to road), aggregating to land area of 5 Cottahs more or less all under R, S. Khatian No. 44, being the net land 4 Cottahs 8 Chhitacks 18 Sq.ft. more or less and land area of 7 Chhitacks 17 Sq.ft. already, contributed and/or left for the adjacent Road situated lying at Mouza Nayabad, J.L. No.25, R. S. No. .3, Police Station Kasba in the District of 24-Parganas within the limits of the Calcutta Municipal Corporation morefully and particularly described in the SCHEDULE thereunder written and delineated in RED border in the Map or Plan annexed thereto.

B) In the event as aforesaid, I, Promila Mondal became the absolute owner of ALL THAT the piece or parcel of land comprised in R. S. Dag No.208 (area 8 Chhitacks), in R. S. Dag No.208/220 (area 1 Cottah 11 Chhitacks 19 Sq. ft.), in R. S. Dag No.208/222 (area 14 Chhitacks 20 Sq. ft.), in R. S. Dag No.208/223 (area 1 Cottah 6 Chhitacks 34 Sq. ft.) and also aggregating to land area of 4 Cottahs 8 Chhitacks 18 Sq.ft. more or less all under R. S. Khatian No. 44, situated lying at Mouza Nayabad, J.L. No.25, R. S. No. 3, Police Station Kasba in the District of South 24-Parganas within the limits of the Calcutta Municipal Corporation.

C) As thus owner of the aforesaid land, I had recorded my name "in Block Land & Land Reforms, Office, Kasba and thereafter also in the Assessment Records of the Calcutta Municipal Corporation now the Kolkata Municipal Corporation and the said land having an area of 4 Cottahs 8 Chhitacks 18 S. ft. more or less is being assessed as Premises No. 2590, Nayabad under Ward No. 109 and he owner subsequently constructed Tile Shed structures of 300 Sq.ft. more or less on the said plot of land for dwelling purposes and the said property in its entirety is fully described in the SCHEDULE hereunder.

Sankar Sikder
 D) Being thus absolute owner of the said property for the purposes of development thereof as and by way of construction of a new building on the said plot of land/premises, I have entered into one Development Agreement on 25/11 day of November 2020, registered at the Office of the District Sub-Registrar-II Alipore, South 24-Parganas and recorded in its Book. No. I, Being No. 6361.....for the year 2020 with **SRI SANKAR SIKDER**, son of Late Ramoni Mohan Sikder, carrying on business as Builder/Developer under the name and style of **SREE LOKE NATH CONSTRUCTION**, as Proprietor thereof having his Office at E/34A, Bapuji Nagar, Kolkata - 700 092, Post Office Regent Estate, Police. Station Jadavpur, the Developer of the said property/premises on the terms,

conditions, covenants therein contained.

E) In terms of the-said Registered Development Agreement dated ^{25/11}..... day of NOVEMBER 2020 and as well as to facilitate the said Constituted Attorney i.e. **SANKAR SIKDER**, son of Late Ramoni Mohan Sikder, carrying on business as Builder/Developer under the 'name and style of **SREE LOKE NATH CONSTRUCTION**, as Proprietor thereof having his Office at E/34A, Bapuji Nagar, Koikata - 700 092, Post Office Regent. Estate, Police Station Jadavpur, it is expedient on my part to grant and/or execute a Development Power of Attorney in favour of said **SANKAR SIKDER**, carrying on Business as Builder/Developer under the name and style of **SREE LOKE NATH CONSTRUCTION**, as aforesaid, in the manner hereinafter appearing.

Sankar SIKDER

NOW KNOWN YE BY THESE PRESENTS, I, Promila Mondal, the Owner/Principal/Executant herein do hereby nominate, constitute and appoint the said **SANKAR SIKDER**, son of Late Ramoni Mohan Sjkder, carrying on business as Builder/Developer under the name and style of **SREE LOKE NATH CONSTRUCTION**, as Proprietor thereof having his Office at E/34A, Bapuji Nagar, Kolkata - 700 0,92, Post Office Regent Estate, Police Station Jadavpur, to be my true and **Lawful CONSTITUTED ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said property situated at **Premises No. 2590, Nayabad, Kolkata-700094** under Ward No. 109 of the Kolkata Municipal Corporation fully described in the **SCHEDULE** hereunder that is to say :

- a) To enter upon, hold and defend permissive possession of-the said property and to look after its every part thereof situated at Premises No. 2590, Nayabad, and to posses the premises and take all actions for construction of new building at the said premises.

- b) To apply to The Kolkata Municipal Corporation in my name and on my behalf and any other authorities concerned for obtaining Sanction of Building Plan, modification of Building Plan and or alteration thereof for the construction of new Building at the said premises and to sign in my name and on my behalf in all modified/altered Building Plans/ Water Connection and Drainage Plans and to submit the said Building Plans, Drawings etc., relating to the new building to The Kolkata Municipal Corporation and all other appropriate authorities and also to obtain Completion Building Plan, Completion Certificate to the said Building Plan from The Kolkata Municipal Corporation and to submit the all other necessary papers/documents/plans to KMC and all other authorities.
- c) To deposit any fee or other amounts which may have to be paid to all Appropriate Authorities, The Kolkata Municipal Corporation for the construction of the new building at the premises.
- d) To apply for in my name and on my behalf and obtain water Supply,, drainage, sewerage, electricity and/or other connections or any other utilities from The Kolkata Municipal Corporation C.E.S.C, Ltd., and/or other authorities and for that purposes, to sign all Applications, papers and documents and/or representations in my name and on my behalf as may be thought necessary by the said Attorney and to pay all charges in connection therewith.
- e) To appoint Engineers, Architects and other Agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- f) To warn off and prohibit, and if necessary, proceed against in due process of law, against all or any trespassers in the said Premises or any

part thereof and to take appropriate steps, whether by legal action or otherwise and to abate all nuisance.

g) To sign, execute, modify, cancel, alter, draw, approve and present for registration, all papers documents. Declarations, affidavits, applications, confirmations and consents as may in any way be required to be so done, for and in connection with the Building Plan and all other papers thereof.

h) To execute, present for registration, admit execution and have registered the aforesaid documents.

i) To appear before Notary Publics, District Sub-Registrar, Addl. Dist. Sub- Registrar, Registrar of Assurances Kolkata, all other Office or Offices and authority or authorities in connection, with the registration of the aforesaid documents and for enforcement of all powers and authorities as contained herein.

j) To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings, including any suit or Arbitration proceedings and demands touching any of the matters as aforesaid or any other matters relating to the premises or any part thereof and also if it is deemed fit, to compromise, refer to Arbitration, abandon, submit or judgment or become non-suited in any such action on proceeding as aforesaid, before any Court of Law, Civil, Criminal or Revenue.

k) To accept notices and service of papers from any Court, Tribunal, Postal and/or other authorities, and/or persons.

l) For the purposes as aforesaid, to appoint Advocates and to sign and execute Vakalatnama or any other document authorizing such Advocates

to act and to terminate such authority and to pay fees of such Advocates.

m) To receive and pay and/or deposit all moneys including Court Fees and receive refunds and to receive and grant valid receipts and discharges in respect thereof.

n) To appear before The Kolkata Municipal Corporation) Land Reforms Department, Fire Brigade Authority, C.E.S.C. Ltd., Revenue Authorities including all other Statutory -Authorities and to pay all charges whatsoever, payable for and on account of the said property and receive refunds and other moneys of any nature and to grant valid receipts and/or discharges therefor.

o) To give undertakings, assurances and: indemnities as be required for the purposes as aforesaid.

p) To appear for and represent me as the Owner before Land Reforms Department, The Kolkata Municipal Corporation, C. E. S. C., Ltd., and all authorities, make commitments and give undertakings as be required for all or any of the purposes herein contained.

q) To negotiate and/or to enter into Agreements with intending Purchaser/Purchasers for sale, transfer of constructed Flat/Fiats and .Car Parking Spaces in the New Building on ownership basis in respect of the Developer's Allocated Area in terms of the said Registered Development Agreement -dated ..25th. day of November 2020 and to sell, transfer, convey, assign and assure the same including undivided share of land in the said premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Developer and such intending Purchaser/Purchasers from time to .time.

SANKAR BANERJEE

r) In respect of the Developer's Area, to sign and execute all Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers in respect of Flats, Car Parking Spaces out of Developer's Allocations and to present any or all such documents for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar, Addl. District Sub-Registrar or Registrar of Assurances, Kolkata.

s) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed Flats, Car Parking Spaces in respect of the Developer's allocation in the New Building, TOGETHER WITH the proportionate undivided share of the land comprised, in the premises. :

t) To issue and deliver valid and effectual receipts and discharge on my behalf for all money or monies which the said: Attorney as Developer shall receive in our names for the transfer of Flats, Car Parking Spaces out of Developer's Allotted portion (excluding Landowner's portion) as Developer appropriate all such monies so received by the said Attorney as Developer for appropriating the same for its own use in terms of the said Registered Development Agreement dated. 25th day of November, 2020.

u) To receive any registered letter or any other documents in respect of the premises and to grant proper and effectual receipts in respect thereof.

AND GENERALLY the said Attorney shall have the power to do all such other acts, deeds and things relating to the premises in our names and on my behalf in regard to the said property/premises as I could have lawfully done if personally present,

Sankar Sanyal

AND I, the Owner/Principal herein do hereby ratify and confirm and agree to ratify and confirm, all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the premises, as aforesaid.

THE SCHEDULE ABOVE REFERRED TO :

(Description of the property)

ALL THAT the plot of land aggregating to land area of 4 **(four) Cottahs 8 (eight) Chhitacks 18 (eighteen) Sq.ft.** more or less together with Tile shed structures-of 300 Sq. ft, more or less thereon comprised in-R. S. Dag No.,208 (area 8 Chhitacks), in R. S, Dag No.208/220 (area 1 Cottah 11 Chhitacks 19 Sq. ft), in R. S. Dag No.208/22.2 (area 14 Chhitacks 20 Sq. ft), in R. S. Dag No.208/223 (area 1 Cottah 6 Chhitacks .34 Sq. ft.),-all under R. S. Khatian No. 44, situated lying at **Mouza Nayabad, J.L No.25, R. S, No. Police Station Santoshpur (formerly Purba Jadavpur)** in the District of South 24-Parganas being the **Premises No. 2590, Nayabad, Kolkata-700094**, being assessed bearing Assessee No;-31-109-08-2663-7 by the Kolkata Municipal Corporation, under Ward No.109 whereon the proposed **Ground plus Three storied building** would be constructed, The said property/premises is butted and. bounded as follows :

On the **NORTH:** By 20'ft. wide KMC Road;

On the **SOUTH ;** By Land in R.S, Dag Nos.208/220, 208/222. 208/223;

On the **EAST :** By, Land in R.S. Dag No.208/224 ;

On the **WEST :** By 12'ft, wide KMC Road ;

IN WITNESS WHEREOF, the Owner/Principal/Executant and the Developer/Attorney herein, have executed these presents on the day, month and year first above written.

WITNESSES :

1) Nityananda Mondal
10, D, Kali Bari Road
KOL-75.

2. Satya Bishui
2 No. Chaitanya Road
KOL-94

Nityananda Mondal
Signature of the
Owner/Principal/Executant

Accepted by me
Sree Lokenath Construction
Sanjay Sarker
Proprietor

Signature of the ATTORNEY

Drafted by



Advocate,

High Court, Calcutta

Enrol No. WB/675/1992.

Major Information of the Deed

Deed No:	I-1602-06370/2020	Date of Registration	25/11/2020
Query No//Year	1602-8001548155/2020	Office where deed is registered	
Query Date	25/11/2020 1:16:29 PM	1602-8001548155/2020	
Applicant Name, Address & Other Details	RATAN PAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8697893055, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 91,33,248/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160206361/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



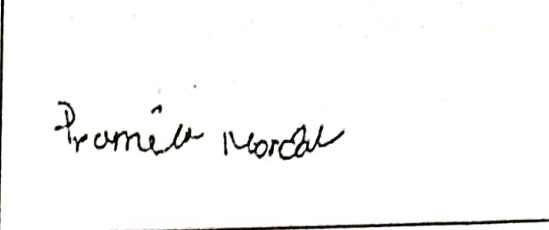
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2590, , Ward No: 109 Pin Code : 700094

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	4 Katha 8 Chatak 18 Sq Ft		90,49,998/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.4663Dec	0/-	90,49,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	83,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0/-	83,250 /-	



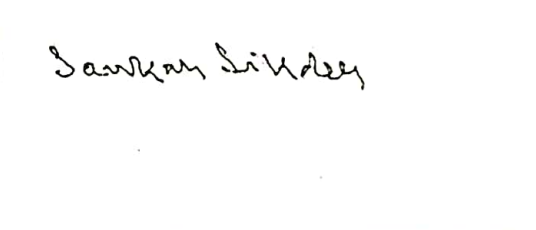
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Pramila Mondal Wife of Shri Nitya Nanda Mondal Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admission: 25/11/2020 ,Place : Office			
		25/11/2020	LTI 25/11/2020	25/11/2020
10D, Kalibari Lane, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHxxxxxx5B, Aadhaar No: 72xxxxxxxx5700, Status :Individual, Executed by: Self, Date of Execution: 25/11/2020 , Admitted by: Self, Date of Admisslon: 25/11/2020 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LOKE NATH CONSTRUCTION E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092 , PAN No.:: ANxxxxxx3Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Sankar Sikder (Presentant) Son of Late Ramoni Mohan Sikder Date of Execution - 25/11/2020, , Admitted by: Self, Date of Admission: 25/11/2020, Place of Admission of Execution: Office			
		Nov 25 2020 1:47PM	LTI 25/11/2020	25/11/2020
E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ANxxxxxx3Q, Aadhaar No: 59xxxxxxxx9418 Status : Representative, Representative of : LOKE NATH CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr RATAN PAL Son of Late L C PAL 6. OLD POST OFFICE STREET, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001			
	25/11/2020	25/11/2020	25/11/2020

Identifier Of Smt Pramila Mondal, Shri Sankar Sikder

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Pramila Mondal	LOKE NATH CONSTRUCTION-7.46625 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Pramila Mondal	LOKE NATH CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160206370 / 2020

On 25-11-2020

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 62 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:36 hrs on 25-11-2020, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Shri Sankar Sikder .

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 91,33,248/-

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

Execution is admitted on 25/11/2020 by Smt Pramila Mondal, Wife of Shri Nitya Nanda Mondal, 10D, Kalibari Lane, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Mr RATAN PAL, , Son of Late L C PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 25-11-2020 by Shri Sankar Sikder, Proprietor, LOKE NATH CONSTRUCTION, E/34A, Bapuji Nagar, P.O:- Regent Estate, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700092

Indetified by Mr RATAN PAL, , Son of Late L C PAL, 6, OLD POST OFFICE STREET, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 24467, Amount: Rs.50/-, Date of Purchase: 07/10/2020, Vendor name: A BANERJEE



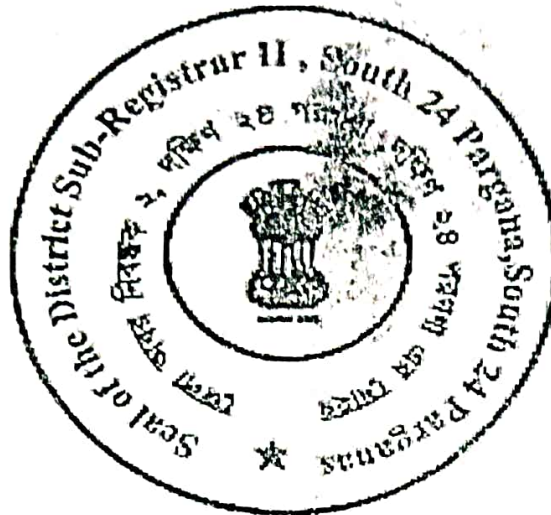
Samar Kumar Pramanick
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2020, Page from 244149 to 244171

being No 160206370 for the year 2020.



Samar Kumar Pramanick

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2020.12.01 15:51:11 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2020/12/01 03:51:11 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)