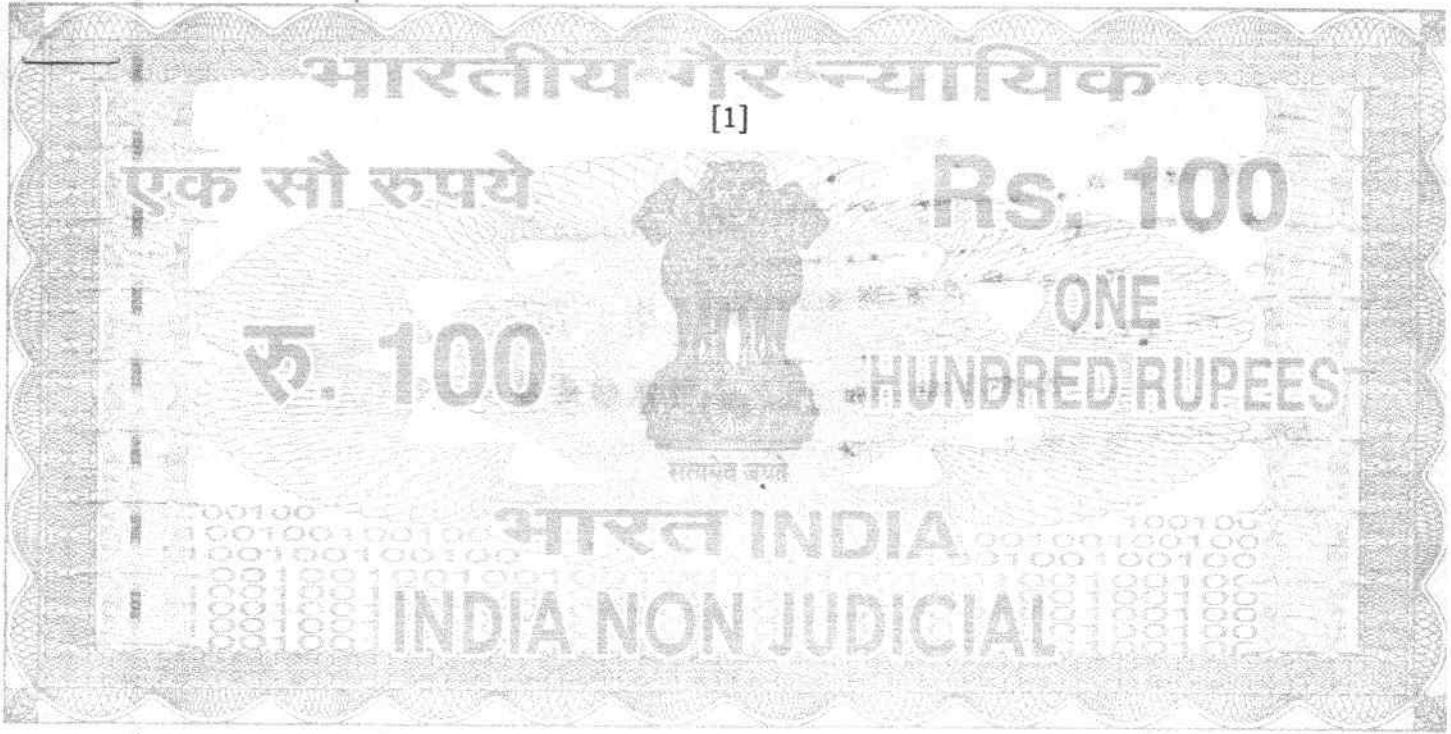


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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AK 505051

certified that the document is admitted to registration. The signature sheet / sheet's and the endorsement sheet/sheet's attached with this document's are the part of this document

  
 18/01/24  
 12:03 P.M.  
 9-8-149489/24

Addl. Dist. Sub-Registrar  
Sodepur, North 24 Parganas

Addl. Dist. Sub-Registrar  
Sodepur, North 24 Parganas

18 JAN 2024

18 JAN 2024

**DEVELOPMENT POWER OF ATTORNEY**  
**(After Registered Development Agreement)**

**THIS DEED OF DEVELOPMENT POWER OF ATTORNEY** is made on this.....<sup>17<sup>th</sup></sup> day of ...January.....2024 (Two Thousand and **Twenty-Four**).



93 02.01.2024 100f

TANMOY CHATTERJEE  
 Advocate  
 Barrackpore Court

26 DEC 2023  
 998000

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POWER OF ATTORNEY  
 Delegation Agreement



Kaberat Dey  
 D/o - M. Dey  
 Sukhab  
 700115.

Addl. Dist. Sub-Registrar  
 Sodepur, North 24 Parganas

8 JAN 2024

**KNOW ALL MEN BY THESE PRESENTS that I, SMT. ANIMA DAS,**  
**(PAN - AVBPD8174E)**, Aadhar No. - 6877 8339 8384, wife of - Lakshmi  
 Bilas Das, daughter of - Late Nikunja Behari Das, by faith - Hindu (Indian),  
 by occupation - Housewife, residing at - 103, Nandan Kanan, Rahara, P.O.  
 - Rahara, P.S. - Khardah now Rahara, District - North 24 parganas,  
 Kolkata - 700118, **SEND GREETINGS:-**

**AND WHEREAS** one Sri Fatik Chandra Mukhopadhyay, Sri Bijoy  
 Kumar Mukhopadhyay, Sri Basanta Kumiar Mukhopadhyay, and Sri Sarat  
 Kumar Mukhopadhyay, all are sons of - Late Jogendra Nath Mukhopadhyay  
 were the joint owners of a plot of "Shali/Bastu" land measuring more or less  
 3 (three) Cottaha 7 (seven) Chittacks 10 (ten) sq.ft. lying and situated at  
 A.D.S.R.O. Barrackpore (present A.D.S.R.O. - Sodepur), District - North 24  
 parganas, P.S. - Khardah now Rahara, Mouza - Rahara, J.L. No. - 3, Touzi  
 No. - 184-190, Re. Sa. No. - 61, R.S. Khatian No. - 262, Dag No. - 1115  
 within the local limits of Khardah Municipality and they enjoyed and  
 possessed the same without any interruption from any corner whatsoever.

**AND WHEREAS** during the enjoyment of the aforesaid property the  
 above-named owners transferred, conveyed, and sold out the  
 aforementioned property to the present Owner/Vendor by dint of a  
 registered Bengali Saf Bikroy Kobala (Sale Deed) and the same was  
 registered on 08/02/1963 at A.D.S.R.O. - Barrackpore and recorded in  
 Book No. - I, Volume No. - 11, within pages from 145 to 147 being Deed No.  
 - 0667 for the year 1963.

**AND WHEREAS** the above named Land Owner herein mentioned,  
 after being the owner of the aforesaid property, she duly mutated her name  
 before the local Khardah Municipality as well as before the B.L. & L.R. Office  
 and the property renumbered as Holding No. - 167, Nandankanan Road,  
 under ward No. - 12, being L.R. Khatian No. - 77, under L.R. Dag No. -  
 3035 and she paying its taxes to the appropriate authorities accordingly and  
 she is enjoying the above-mentioned property without any interruption from  
 any corner whatsoever till date.

**AND WHEREAS** the present owner has 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

10/11/11

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** for the development of the locality the above-named owner donated land measuring more or less 2 (two) Chittacks 1 (one) sq.ft. to the local Khardah Municipality and after that the above named became the absolute owner of remaining area of land measuring more or less 3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft.

**AND WHEREAS** willing to develop her property through construction of a multi storied building over the said land, but due to paucity of funds and lack of technical knowledge the First Party is not in a position to develop the said building on their own.

**AND WHEREAS** the owner hereof with a view to develop or cause to be developed by constructing a multi-storied building over the plot of land measuring more or less 3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft. morefully and particularly described in the schedule herein below, hereinafter called and referred to as the "SAID PROPERTY" the Developer herein approached the owner and expressed its intention to develop the under mentioned schedule of property according to the building plan to be approved and sanctioned by the Khardah Municipality.

**AND WHEREAS** the Owners have represented to the Developer that the premises being Holding No. - 167, Nandankanan Road under ward No. - 12, being L.R. Khatian No. - 77, under L.R. Dag No. - 3035, under Khardah Municipality, P.O. - Rahara, P.S. - Khardah now Rahara, Kolkata - 700118, 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 owner has fitted 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** the owner/executant is now desirous of developing the said land by constructing a Multi Storied building in accordance with the plan sanctioned by the Khardah Municipality and look for a responsible and reputed Developer/Promoter who will be able to develop the properties in conjunction with the executants.

**AND WHEREAS** We the executant hereof have entered into a Development Agreement Being No. ~~1524000306~~ being Book No.- I, which was executed by me on .....<sup>17th</sup> day of ~~January~~, 2024 at the office of A.D.S.R.O. Sodepur, District - North 24 Parganas with the Developer namely **SRI MANAS RANJAN DAS**, son of - Late Chitta Ranjan Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Khardah now Rahara, Kolkata-700118, **one of the partner of "MAXCON", a Partnership Firm having** its registered Office at 9/8 Govt. Colony, P.O. Rahara, P.S. Khardah now Rahara, 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 I 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 me to grant the said power of Attorney in favour of the Developer namely, **SRI MANAS RANJAN DAS**, son of - Late Chitta Ranjan Das, residing at - 9/8, Purbachal Govt. Colony, P.O.- Rahara, P.S.- Khardah now Rahara, Kolkata-700118, **one of the partner of "MAXCON", a Partnership Firm having** its registered Office at 9/8 Govt. Colony, P.O. - Rahara, P.S. - Khardah now Rahara, District - North 24 Parganas, Kolkata - 700118, which I hereby do:-

**NOW KNOW BY THESE PRESENTS WITNESSETH**

That **I. SMT. ANIMA DAS**, wife of - Lakshmi Bilas Das, daughter of - Late Nikunja Behari Das, by faith - Hindu (Indian), by occupation - Housewife,

Anima Das.



residing at – 103, Nandan Kanan, Rahara, P.O. - Rahara, P.S. – Khardah now Rahara, District – North 24 parganas, Kolkata - 700118, to be my 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 me before the Khardah Municipality for amalgamating the separate Holdings into a single Holding by inserting my holding property and sign the relevant applications for that purpose on behalf of me AND to prepare plan on behalf of Executant/owner 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 behalf of Executant/owner 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 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 me 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 me said Attorney and to give and effectual receipts in my name and on my behalf 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 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) I 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. I do hereby expressly agree and undertake that if any such instructions shall be issued by me 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 me in my 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 always 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 me 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 my behalf under the powers reserved to me 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 I 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 I DO HEREBY AGREE to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents AND I DO HEREBY DECLARE that I shall not do anything inconsistent with, this Power of Attorney.
39. AND I 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. - 1524000306 /2024 thereafter the Development Power of Attorney will be registered.

Arinma Das

### SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

**ALL THAT** piece and parcel of land measuring more or less **3 (three) Cottaha 5 (five) Chittacks 9 (nine) sq.ft. alongwith 500 sq ft. pucca building** lying and situated at A.D.S.R.O. - Sodepur, District - North 24 parganas, P.S. - Khardah now Rahara, Mouza - Rahara, J.L. No. - 3, Touzi No. - 184-190, Re. Sa. No. - 61, R.S. Khatian No. - 262, corresponding to **L.R. Khatian No. - 77**, R.S. Dag No. - 1115 corresponding to **L.R. Dag No. - 3035**, under Khardah Municipality ward No. - 12, Holding No. - 167, Nandankanan Road, butted and bounded by:-

**Its North** ► House of Dipankar Chowdhury.

**Its South** ► 09'-00" Feet Municipal Road.

**Its East** ► 11'-00" Feet Municipal Road.

**Its West** ► House of Late Rathin Saha.

**IN WITNESS WHEREOF** We have subscribed our signs, seals, and signature on this .....<sup>17<sup>th</sup></sup> day of .....January..... 2024.

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

**WITNESSES: -**

1. Ashok Kumar Das -  
Lt. Lakshmi Pratik Das  
103/MANDAR KARAN  
PO RAHARA DIST 24P2(CN)  
KOLKATA-700118.

2. Anima Das  
103 Nandankanan  
P.O. Rahara  
Dist 24P2(CN)  
Kolkata - 700118

Anima Das.


**SIGNATURE OF THE EXECUTANT**

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

**MAXCON**

Mamun Ranjan Das.  
Partner

**SIGNATURE OF THE ATTORNEY**

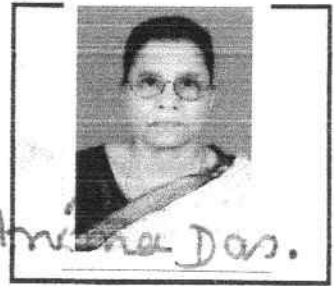
 **Drafted & prepared by me**  
**as per the documents supplied**  
**by the parties:-**

Tanmoy Chatterjee  
**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 FINGERS PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGERS PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Anima Das.



NAME \_\_\_\_\_

LEFT HAND FINGERS PRINTS:-

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGERS PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

### Major Information of the Deed

Deed No :	I-1524-00333/2024	Date of Registration	18/01/2024
Query No / Year	1524-8000149489/2024	Office where deed is registered	
Query Date	17/01/2024 4:03:00 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	T Chatterjee Bkp Court, Thana : Barrackpore, District: North 24-Parganas, WEST BENGAL, Mobile No. : 8910757681, 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. 20,00,000/-	Rs. 50,48,599/-		
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]:- 152400306/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



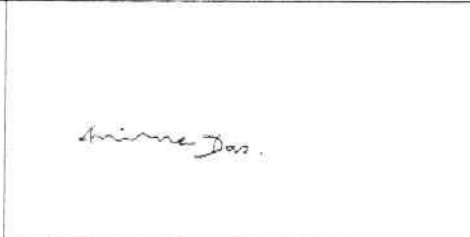
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, , Ward No: 12, Holding No:167 Pin Code : 700118

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3035 (RS :-)	LR-77	Bastu	Bastu	3 Katha 5 Chatak 9 Sq Ft	15,00,000/-	45,48,599/-	Width of Approach Road: 11 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					5.4863Dec	15,00,000 /-	45,48,599 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	5,00,000/-	5,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		500 sq ft	5,00,000 /-	5,00,000 /-	


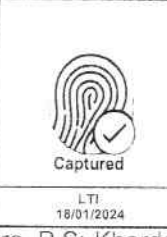
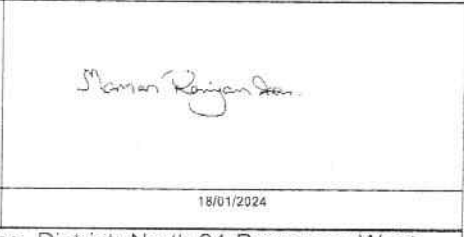
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Anima Das (Presentant)</b> Wife of Late Lakshmi Bilas Das Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office		 Captured	
	18/01/2024	LTI 18/01/2024	18/01/2024	
103, Nandan Kanan Road, City:- Not Specified, P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx4E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/01/2024 , Admitted by: Self, Date of Admission: 18/01/2024 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Maxcon</b> 9/8 Govt. Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 , PAN No.:: AAxxxxxx6L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Manas Ranjan Das</b> Son of Mr Chitta Ranjan Das Date of Execution - 17/01/2024, , Admitted by: Self, Date of Admission: 18/01/2024, Place of Admission of Execution: Office		 Captured	
	Jan 18 2024 12:20PM	LTI 18/01/2024	18/01/2024	
9/8 Purbachal Govt. Colony, City:- , 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 : Representative, Representative of : Maxcon (as partner)				



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Kabery Dey</b> Daughter of Mr M Dey Sukchar, City:-, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115		 Captured	
	18/01/2024	18/01/2024	18/01/2024
Identifier Of Mrs Anima Das, Mr Manas Ranjan Das			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Das	Maxcon-5.48625 Dec
<b>Transfer of property for S1</b>		
Sl.No	From	To. with area (Name-Area)
1	Mrs Anima Das	Maxcon-500.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Nandan Kanan Road, Mouza: Rahara, ,  
Ward No: 12, Holding No:167 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3035, LR Khatian No:- 77		Seller is not the recorded Owner as per Applicant.

Endorsement For Deed Number : I - 152400333 / 2024

On 17-01-2024

**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 50,48,599/-



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

On 18-01-2024

**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 12:14 hrs on 18-01-2024, at the Office of the A.D.S.R. SODEPUR by Mrs Anima Das ,Executant.

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

Execution is admitted on 18/01/2024 by Mrs Anima Das, Wife of Late Lakshmi Bilas Das, 103, Nandan Kanan Road, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife

Identified by Kabery Dey, , , Daughter of Mr M Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

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

Execution is admitted on 18-01-2024 by Mr Manas Ranjan Das, partner, Maxcon, 9/8 Govt. Colony, City:- , P.O:- Rahara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118

Identified by Kabery Dey, , , Daughter of Mr M Dey, Sukchar, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 93, Amount: Rs.100.00/-, Date of Purchase: 02/01/2024, Vendor name: M Dutta



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

ate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1524-2024, Page from 10572 to 10594  
Deed No 152400333 for the year 2024.



*Debjani Halder*

Digitally signed by DEBJANI HALDER  
Date: 2024.01.19 13:45:35 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 19/01/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.