

18078/22

I- 17536/22



पश्चिम बंगाल WEST BENGAL

AM 665864

7-11-22
 8/2267258/22

Certified that the document is admitted to registration. The signature sheets and thereon are duly attested with the documents on use of this document.

District Sub-Registrar-III
 Alipore, South 24-parganas

19.7 NOV 2022

Development Power of Attorney after
 registered Development Agreement

KNOW ALL THESE MEN BY THESE PRESENTS that I, **LALIT NASKAR** (PAN- AODPN8237R, Aadhaar No. 2029 6070 9288), son of Late Becharam Naskar, by faith- Hindu, by nationality- Indian, by occupation- Business, residing at Teghoria, Sarada Park, P.O.- Sonarpur, P.S.- Sonarpur at present Narendrapur, Kolkata- 700150, District- South 24 Parganas, hereinafter jointly called and known as the **OWNERS** send the following greetings :

WHEREAS I am the sole and absolute owner of land measuring an area of land measuring 6 Cottahs 10 Chittacks 8 sq.ft. in Mouza - Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 4463 & 4425, under Rajpur Sonarpur Municipality, Ward No.8, Holding no. 2633, Teghori, Police Station- Sonarpur, Kolkata-700150, District - South 24 Parganas and more fully and particularly described in the Schedule hereunder written.

AND WHEREAS by a Registered Development Agreement dated 17.11.2022 being No. 17525 for the year 2022, at DISR III Alipur, (S) 24 fgs, I the said appointer herein has entrusted the Development in respect of the said property under construction of building thereto **M/S. MAA SHIBANI CONSTRUCTIONS**, a sole Proprietorship Firm, having its registered office at Narendrapur Station Road, P.O.- R.K. Pally, P.S.- Sonarpur, Kolkata-700150, District South 24 Parganas

represented by its sole proprietor **SRI AJOY MONDAL (PAN - AHPMPM8987D, Aadhaar No. 6515 8823 5043, Mobile No. 9804545533)**, son of Late Rabin Mondal, by faith- Hindu, by occupation- Business, residing at Narendrapur Station Road, P.O.- R.K. Pally, P.S.- Sonarpur, Kolkata-700150, District South 24 Parganas, for the consideration and other terms and conditions therein contained.


NOW KNOW WE ALL MEN BY THESE PRESENTS that I the appointer abovenamed doth hereby make, nominate, constitute retain and appoint and has made nominated, constituted, retained and appointed the said **M/S. MAA SHIBANI CONSTRUCTIONS**, a sole Proprietorship Firm, having its registered office at Narendrapur Station Road, P.O.- R.K. Pally, P.S.- Sonarpur, Kolkata-700150, District South 24 Parganas represented by its sole proprietor **SRI AJOY MONDAL (PAN - AHPMPM8987D, Aadhaar No. 6515 8823 5043, Mobile No. 9804545533)**, son of Late Rabin Mondal, by faith- Hindu, by occupation- Business, residing at Narendrapur Station Road, P.O.- R.K. Pally, P.S.- Sonarpur, Kolkata-700150, District South 24 Parganas, (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do all or any of the Acts, Deeds, matters and things namely :-


1. To enter upon, hold, occupy and possess the said land measuring more or less 6 Cottahs 10 Chittacks 8 sq.ft. in Mouza - Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 4463 & 4425, under Rajpur Sonarpur Municipality, Ward No.8, Holding no. 2633, Teghori, Police Station- Sonarpur, Kolkata-700150, District - South 24 Parganas, more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
2. To take charge or look after, manage and administer the said premises or portion thereof as the said attorney shall think proper.
3. To appear and represent the Appointers before the Rajpur-Sonarpur Municipality, authorities Police authorities, Fire Brigade Authority, W.B.S.E.B. Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all


acts deeds matters and things as the said Attorney shall think proper, subject to the approval all actions to be taken by the developer upon receipt of all notice/ summon etc.

4. To demolish or cause to be demolished the sheds, and other structure whatsoever laying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Rajpur-Sonarapur Municipality, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.
6. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctions and/or approved by the Rajpur-Sonarapur Municipality authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or

required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall think proper.



7. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
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8. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the
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provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax Act 1961 and for the said the purpose to sign execute and deliver all papers application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

9. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Rajpur-Sonarpur Municipality and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
10. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon the land comprised in the said premises as per the plan to be sanctioned by the Rajpur-Sonarpur Municipality, and for

the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

11. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
12. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
13. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition

and for such consideration as the said Attorney shall think proper.

14. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to arbitration on such terms as the said attorney shall think proper.
15. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.
16. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.

17. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Rajpur-Sonarpur Municipality and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.

18. Save and except the Owner's Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats shops, showrooms, garage and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

19. To receive realize and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, shop rooms, showrooms, garage and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

20. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership

basis or otherwise transfer or disposal or the several flats, showrooms, shop rooms, garage and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.

21. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.
22. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or

relating to the said premises and as the said attorney shall think proper.

AND I the said APPOINTER above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring 6 Cottahs 10 Chittacks 8 sq.ft. in Mouza - Teghori, J.L. No. 52, R.S. No. 126, R.S. Dag No. 84, L.R. Dag No. 86, R.S. Khatian No. 30, L.R. Khatian No. 4463 & 4425, under Rajpur Sonarpur Municipality, Ward No.8, Holding no. 2633, Teghori, Police Station- Sonarpur at present Narendrapur, Kolkata-700150, Road Zone- Narendrapur Station Road, District - South 24 Parganas, which is butted and bounded as follows :

- On the North** : Other's house and land.
On the South : House of Paresh Mondal.
On the East : House of Manash Mondal.
On the West : Narendrapur Station Road.

IN WITNESSES WHEREOF I the appointer above named have hereunto set my hands and seals this 17th day of November 2022.

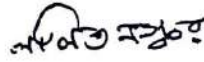
SIGNED, SEALED AND DELIVERED

by the Appointers, abovenamed
at Kolkata in presence of :

1. Karabi Guin

Adv.

Alipore Judges Court
KOL 27



Signature of the Executants

2. Mahasweta Nagkar (Bairagi)

Pegharin (Sarada Park)

P.O - R.K Pally

P.S - Narendra Pur

Dist - South 24 Pgs

KOL - 700150

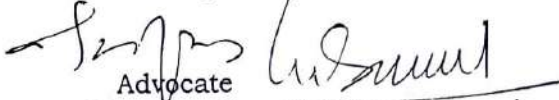
I accept this power

MAA SHIBANI CONSTRUCTIONS


Proprietor

Signature of the Attorney

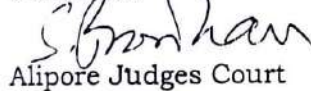
Readover Explained English to
Bengali and
Drafted by me :


Advocate

Alipore Judges Court

Kolkata-700027

Print at :


Alipore Judges Court

Kolkata-700027

Major Information of the Deed



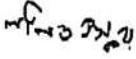
Deed No.	I-1603-17536/2022	Date of Registration	17/11/2022
Query No / Year	1603-8003267258/2022	Office where deed is registered	
Query Date	17/11/2022 1:36:32 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BAIDYANATH DOLUI Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064896216, Status :Others		
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. 2/-	Rs. 59,72,504/-		
Stamp duty 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]:- 160317525/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narendrapur Station Road, Mouza: Teghari, Pin Code : 700150

Sch No.	Plot Number	Khatlan Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-86	LR-4463	Bastu	Bastu	5 Katha 8 Sq Ft	1/-	45,10,003/-	Property is on Road , Project Name :
L2	LR-86	LR-4425	Bastu	Bastu	1 Katha 10 Chatak	1/-	14,62,501/-	Property is on Road , Project Name :
TOTAL :					10.9496Dec	2 /-	59,72,504 /-	
Grand Total :					10.9496Dec	2 /-	59,72,504 /-	



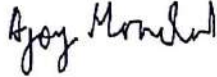
Principal Details :

Sl No.	Name	Address	Photo	Finger print and Signature
1	Mr LALIT NASKAR Son of Late BECHARAM NASKAR Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office			 Signature:  17/11/2022
TEGHARIA SARADA PARK, City:- Not Specified, P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AOxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 17/11/2022 , Admitted by: Self, Date of Admission: 17/11/2022 ,Place : Office				



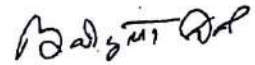
Attorney Details :

Sl No.	Name	Address	Photo	Finger print and Signature
1	MAA SHIBANI CONSTRUCTIONS NARENDRAPUR STATION ROAD, City:- Not Specified, P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: AHxxxxxx7D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No.	Name	Address	Photo	Finger print and Signature
1	Mr AJOY MONDAL (Presentant) Son of Late RABIN MONDAL Date of Execution - 17/11/2022, , Admitted by: Self, Date of Admission: 17/11/2022, Place of Admission of Execution: Office			 Signature:  17/11/2022
NARENDRAPUR STATION ROAD, City:- Not Specified, P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx7D,Aadhaar No Not Provided Status : Representative, Representative of : MAA SHIBANI CONSTRUCTIONS (as SOLE PROPRIETOR)				

Applicant Details :

SI.No	Photo	Finger Print	Signature
1			
	17/11/2022	17/11/2022	17/11/2022

Identifier Of Mr LALIT NASKAR, Mr AJOY MONDAL

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr LALIT NASKAR	MAA SHIBANI CONSTRUCTIONS-8.26833 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr LALIT NASKAR	MAA SHIBANI CONSTRUCTIONS-2.68125 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Narendrapur Station Road,
Mouza: Teghari, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner Name in English as selected by Applicant
L1	LR Plot No:- 86, LR Khatian No:- 4463	Owner:ললিত নস্কর, Gurdian:বেচারাম নস্কর, Address:নিজ , Classification:শালি, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 86, LR Khatian No:- 4425	Owner:ললিত নস্কর, Gurdian:বেচারাম নস্কর, Address:নিজ , Classification:শালি, Area:0.03000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160317536 / 2022

17-11-2022

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

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

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

Presented for registration at 13:51 hrs on 17-11-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr AJOY MONDAL .

Certificate of Market Value (WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,72,504/-

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

Execution is admitted on 17/11/2022 by Mr LALIT NASKAR, Son of Late BECHARAM NASKAR, TEGHARIA SARADA PARK, P.O: SONAARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 17-11-2022 by Mr AJOY MONDAL, SOLE PROPRIETOR, MAA SHIBANI CONSTRUCTIONS, NARENDRAPUR STATION ROAD, City:- Not Specified, P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr BAIDYANATH DOLUI, , , Son of Late B DOLUI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 3380, Amount: Rs.100.00/-, Date of Purchase: 14/11/2022, Vendor name: A K Samajpati



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