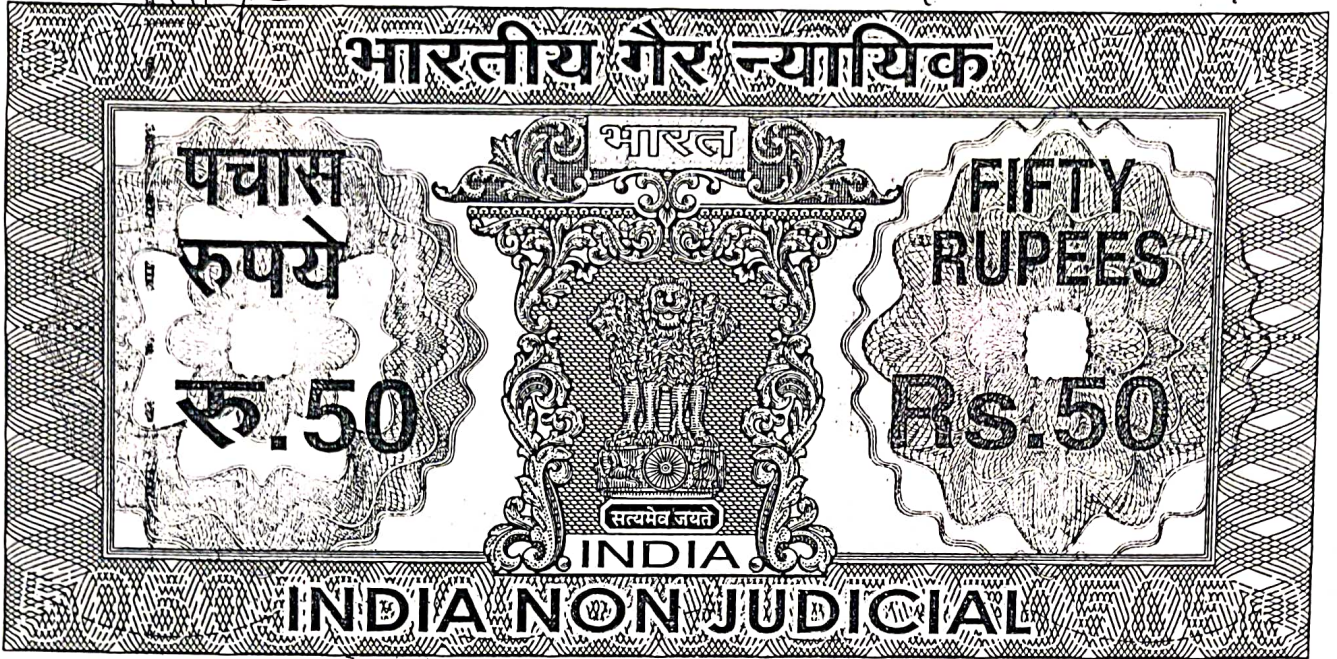


11/2/23

5-1183/23



27-01-23  
 5-8/21/825

WEST BENGAL is admitted to registration. This practice sheet and the provisions of the Act shall apply to the documents in force of this document.

AH 116590

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-pargana

17 JAN 2023

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT we, 1. SMT. SHYAMALI SAHA . PAN AKVPS1292B, AADHAAR NO. 9063 1770 9736, wife of Late Gopal Chandra Saha, by Occupation-Housewife, 2. SRI PALASH SAHA, PAN FJQPS 3831H, AADHAAR NO. 6451 5943 9250 son of Late Gopal Chandra Saha by Occupation Student, and 3. NIKKON SAHA, PAN NDIPS 3010J, AADHAAR NO. 0416 3969 4025, daughter of Late Gopal Chandra Saha by Occupation Student, all by faith Hindu, by Nationality-Indian, all are residing at 30, Amardip, Lotus Park, P.O. Naktala P.S. Netaji Nagar,, Kolkata-700047, .District South 24-Parganas do hereby SEND GREETINGS:-

247068

SL. No. ....  
Name : T. DUTTA, Advocate  
Address : High Court, Calcutta  
Kolkata - 700001

Rs. ....  
Kolkata Collectorate  
11 Netaji Subhas Rd.,  
Kolkata-1

Date: 28 JAN 2023

Amal Kr. Saha  
Licensed Stamp  
Vendor



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
27 JAN 2023

Prabir Das  
86 Late Haldimandi  
Alipore Police Cant.  
No. 27  
In Chk

**WHEREAS** by virtue of Deed of Partition(in Bengali Vernacular), which was executed on 02.08.2017 and duly registered in the office of the D.S.R. I Alipore, District South 24-Parganas, vide Book No. I, Volume No. 1601-2017, pages 73229 to 73271, Being No. 02391, for the year 2017, among them, that is the first party namely Lakshmi Narayan Saha, the Second Party Radhyeshyam Saha and the present owners are the third party of the said Partition Deed are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon , lying at Mouza Rajpur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, more fully described in the Lot "C" of the said partition deed and also more fully and particularly described in the Schedule "A" hereunder written.

AND WHEREAS since the possession of the aforesaid partitioned property, being peacefully seized, possessed of or otherwise well and sufficiently entitled to the said property without any interruption or hindrances from others, they are jointly mutated their respective names before the Kolkata Municipal Corporation , under Premises No. 221/13; Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, being KMC Assessee No.

210990402607, in the District of South 24-Parganas, by paying necessary Taxes to the said Authority.

AND WHEREAS with a view to develop our property, **ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon , lying at Mouza Rajpur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, more fully described in the schedule "A" hereunder written and to have a new construction made on the Bastu land and the premises in accordance with a Building plan. the parties hereto has agreed to enter into an Agreement for Development being these presents record in the terms and conditions hereinafter appearing.

**KNOW YE AND THESE PRESNETS** 1.**SMT. SHYAMALI SAHA**, PAN AKVPS1292B, AADHAAR NO. 9063 1770 9736, wife of Late Gopal Chandra Saha, by Occupation-Housewife, 2. **SRI PALASH SAHA**, PAN FJQPS 3831H, AADHAAR NO. 6451 5943 9250 son of Late Gopal Chandra Saha by Occupation Student, and 3. **NIKKON SAHA**, PAN NDIPS 3010J, AADHAAR NO. 8416 3969 4025, daughter of Late Gopal Chandra Saha by Occupation Student, all by faith Hindu, by Nationality-Indian, all are residing at 30, Amardip, Lotus Park, P.O. Naktala P.S. Netaji Nagar,, Kolkata-700047, .District South 24-Parganas do hereby constitute, nominate and appoint **MR. PRADEEP KUMAR**

**PAUL**, PAN AFWPP 0461M, AADHAAR NO. 2964 7361 7865, Son of Late Gosai Das Paul, by Faith Hindu, by Occupation-Business, by Nationality-Indian, residing at 63/4, Ashutosh Mukherjee Road, P.O. & P.S. Bhawanipore, Kolkata-700025, District South 24-Parganas as per **Development Agreement** dated . . . . . 27/9/23 which was duly registered in the office of the D.S.R. III Alipore, vide Book No. 1, Deed No. 1105/2023, for the year 2023, as our true and lawful Attorney to make, perform, execute and exercise and all or any of the several acts, deeds, things, powers authorities, matter herein mentioned in our Names and on our behalf that is to say:-

1. To sell entire Developer's allocation i.e. entire first floor and 50% of the ground floor of proposed straight III storied residential together with undivided proportionate share of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less lying at Mouza Raipur, J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550, under Khatian no. 446, within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park), ward No. 099 within, P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, A.D.S.R. Alipore, in the District of South 24-Parganas, together with all easement and quasi-easement rights, along with the land underneath the structure including all common areas, common walls, lobbies, staircase and facilities amenities and advantages more fully described in the schedule below to any purchaser or purchasers at such price which our said attorney in its discretion think, fit and proper and/or cancelled or to reputed the same.
2. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give

*Prabir Jaiswal*

- good valid receipt and discharge for the same which will protect the purchaser/purchasers .
3. Upon such receipt as aforesaid in our names and as our acts and deeds to sign execute and deliver any conveyance or conveyances of the said flats in favour of the said purchaser or purchasers or his /her/their nominee or nominees and to deliver possession thereof .
  4. To sign and execute all deeds , instruments and assurances which he shall consider and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said flats, under Developer's allocation as we could do ourselves if personally present.
  5. To present any such conveyance or conveyances for registration to admit, execution and receipt of consideration before the Sub-Registrar Alipore Distract Registrar Alipore, Registrar of Assurance Kolkata having Authority for and to has the said conveyance registered and to do all acts , deeds and things which our said attorney shall consider necessary for conveying the said flats under developer's allocation to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
  6. To sign building plan, modification of building plan and completion plan letters, correspondences and documents and to receive all papers, documents, maps or plans from Kolkata Municipal Corporation or other local authorities and for that purpose to sign grant proper and effectual receipts and discharges.
  7. To sign, execute and registry of Boundary Declaration of K.M.C and any registered declaration regarding splayed corner and strip of land gifted to the K.M.C. . Which are require for obtaining sanction plan on our behalf.

8. To apply for Electricity, Gas, sewers , drainage, connection, water connection , and other connections, completion certificate from Kolkata Municipal Corporation and for that purpose to make and sign necessary papers and applications in our names and to make payment of all fees, charges, and expenses in respect thereof.
9. To sell or transfer the Developer's allocated flats and constructed spaces after handing over possession owner's allocated flats and constructed spaces as stated to the owners.

AND We do hereby agree to ratify and confirm all and whatsoever other act or acts as our said attorney shall lawfully do, execute or perform or cause to be executed or performed in connection with the sale of the said flats, under developer's allocation by virtue of this Deed notwithstanding no express power in that behalf if hereunder provided.

THE SCHEDULE ABOVE REFERRED TO

**ALL THAT** piece and parcel of Bastu land measuring 3(three) Cottahs 14(fourteen) Chittaks 05(five) sq.ft. more or less together with Old structure measuring 500 Sq.ft. standing thereon , lying at Mouza Rajpur , J.L. No. 33, Touzi No. 56, Dag Nos. 528 & 550 , under Khatian no. 446, , within the limits of the Kolkata Municipal Corporation being the Premises No. 221/13, Raipur Road, (postal Address 30, Lotus Park) , ward No. 099 within , P.S. Jadavpur, now Netaji Nagar, Kolkata-700047, being KMC Assessee No. 210990402607 A.D.S.R. Alipore, in the District of South 24-Parganas, which is butted and bounded as follows :-

ON THE NORTH By Land and House of Radharaman Saha,

ON THE SOUTH By 12' ft. wide K.M.C Road,

ON THE EAST : By 12' ft. wide K.M.C Road,

ON THE WEST: By Land and house of Niranjana Karmakar,

IN WITNESSES WHEREOF the said Principals and Attorney have hereunto set and subscribed our hands and seals on the 27th day of January, 2023.

SIGNED, SEALED AND DELIVERED

By the Principals and Attorney  
Within named at Kolkata  
in the presence of:-

1. *Prabir Dey*  
*Alipourpalice*  
*24.1.27*

*2023/01/27 SATS*

*Talash Saha*

*Nikhon Saha*

SIGNATURE OF THE PRINCIPALS

2. *Gouram Bose*  
*2/174M Sree colony*  
*Kol - 92*

Drafted by me:-

*Amitabha Roy*  
*Amitabha Roy*  
*Adv.*  
*WB/236/1986*  
*Alipore Police Court*


*Panigrahi*

SIGNATURE OF THE ATTORNEY.

Typed by me:-


*[Handwritten signature]*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHO 	d					
	d					


Name .....

Signature ..... *ଅନିଲ କୁମାର* ... ୧୨

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Pradeep Saha*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Signature .. *Nikhen Saha*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
	left hand					
	right hand					

Name .....

Signature *Pramod Kumar*

### Major Information of the Deed

Deed No.	I-1603-01183/2023	Date of Registration	27/01/2023
Query No./Year	1603-8000211825/2023	Office where deed is registered	
Query Date	27/01/2023 11:46:45 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	PRABIR DEY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9239167495, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 59,91,092/-		
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]:- 160301105/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :






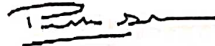


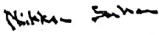
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road , Premises No: 221/13, , Ward No: 099 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 14 Chatak 5 Sq Ft		49,78,592/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>				6.4052Dec	0 /-	49,78,592 /-	




#### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1500 sq ft	0 /-	10,12,500 /-	



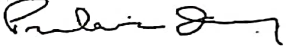
**Principal Details :**

S/No	Name	Address	Photo	Finger print and Signature
1	<b>Mr SHYAMALI SAHA</b> Wife of Late GOPAL SAHA Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 Signature: 
			27/01/2023	LTI 27/01/2023 27/01/2023
30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AKxxxxxx2B,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				
2	<b>Mr PALASH SAHA</b> Son of Late GOPAL CHANDRA SAHA Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 Signature: 
			27/01/2023	LTI 27/01/2023 27/01/2023
30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: FJxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				
3	<b>Smt NIKKON SAHA</b> Daughter of Late GOPAL CHANDRA SAHA Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office			 Signature: 
			27/01/2023	LTI 27/01/2023 27/01/2023
30 AMARDIP LOTUS PARK, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: NDxxxxxx0J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				

**Attorney Details :**

Sl. No.	Name/Address	Photo	Finger Print	Signature
1	<b>Mr PRADEEP KUMAR PAUL (Presentant)</b> Son of Late GOSAI DAS PAUL Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office	 27/01/2023	 LTI 27/01/2023	 27/01/2023
Son of Late GOSAI DAS PAUL 63/4 ASHUTOSH MUKHERJEE ROAD, City:- , P.O:- BHAWANIPORE, P.S:- Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx1M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/01/2023 , Admitted by: Self, Date of Admission: 27/01/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PRABIR DEY</b> Son of Late H DEY ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 27/01/2023	 27/01/2023	 27/01/2023
Identifier Of Mr SHYAMALI SAHA, Mr PALASH SAHA, Smt NIKKON SAHA, Mr PRADEEP KUMAR PAUL			

**Transfer of property for (1)**

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMALI SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec
2	Mr PALASH SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec
3	Smt NIKKON SAHA	Mr PRADEEP KUMAR PAUL-2.13507 Dec

**Transfer of property for (S)**

Sl.No	From	To. with area (Name-Area)
1	Mr SHYAMALI SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft
2	Mr PALASH SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft
3	Smt NIKKON SAHA	Mr PRADEEP KUMAR PAUL-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160301183 / 2023

On 27-01-2023

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

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

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

Presented for registration at 11:49 hrs on 27-01-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr PRADEEP KUMAR PAUL, Claimant.

Certificate of Market Value (WB P.V.M. Rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 59,91,092/-

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

Execution is admitted on 27/01/2023 by 1. Mr SHYAMALI SAHA, Late GOPAL SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 2. Mr PALASH SAHA, Son of Late GOPAL CHANDRA SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student, 3. Smt NIKKON SAHA, Daughter of Late GOPAL CHANDRA SAHA, 30 AMARDIP LOTUS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Student, 4. Mr PRADEEP KUMAR PAUL, Son of Late GOSAI DAS PAUL, 63/4 ASHUTOSH MUKHERJEE ROAD, P.O: BHAWANIPORE, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Indetified by Mr PRABIR DEY, , Son of Late H DEY, 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 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 247068, Amount: Rs.50.00/-, Date of Purchase: 10/01/2023, Vendor name: Amal Kr Saha



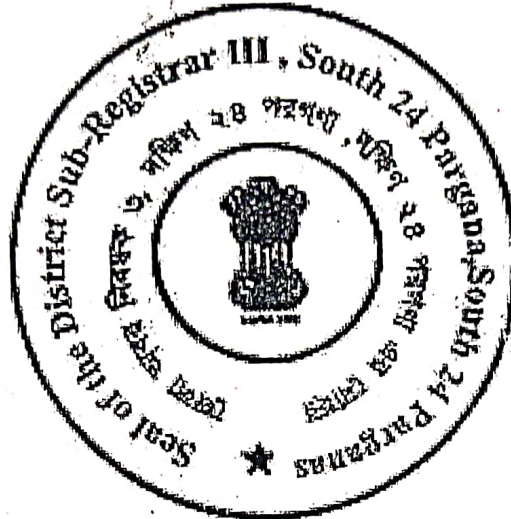
Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 50481 to 50494

being No 160301183 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.02.02 11:02:43 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/02 11:02:43 AM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)