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भारतीय गैर न्यायिक



पचास  
रुपये  
₹.50

FIFTY  
RUPEES  
₹.50

INDIA

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



Y 455492

8-8001504236/2000

Special Registrar of Assurances-II  
Kolkata

18 NOV 2020

DEVELOPMENT POWER OF ATTORNEY

Certified that the Document is admitted to  
Registration, the Stamp Sheet and the  
endorsement are attached to this document  
are the part of it.

*[Signature]*  
Additional Registrar  
of Assurances II Kolkata

24 NOV 2020

With Case No. 653/18/11  
3(1) ...  
112 250  
Total 100  
Paid on 24/11/20

02 MAR 2020

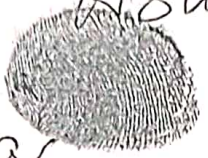
16169

नाम / विभाग Kuntal Mukherjee, Advo, High Court, Cal.

मैट्रोलॉजिस्ट के रूप में प्रमाणित किया गया  
बहुमानवार्थ ए. डि. २०१३ संविधान  
कलकत्ता, पश्चिम बंगाल

दिनांक \_\_\_\_\_

Pranab Kumar Das *Aslieu Dns.*



2013.

Pranab Kumar Das



2014

Pradyumn Kumar Das



2015

Sanjay Prasad



2016

Malay Das



2017.

Balraj Das



ADDITIONAL REGISTRAR  
OF ASSURANCE-II, KOLKATA  
18 NOV 2020

Identified by me -  
Sriyugay Naskar  
(Lecturer)  
Sri Sambhu Naskar  
idhan Pally, P.S - Dum Dum  
Ghughudanga Dist - 24 Pas (N)  
R- 700030







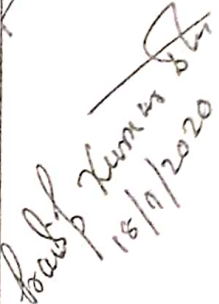
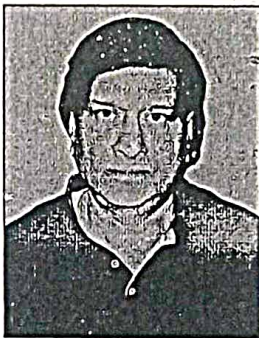

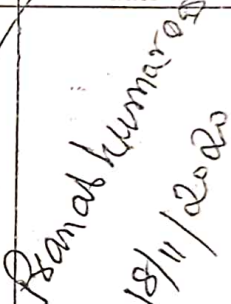


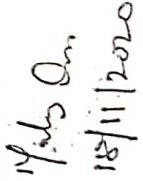
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue



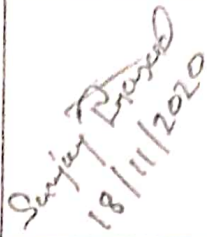


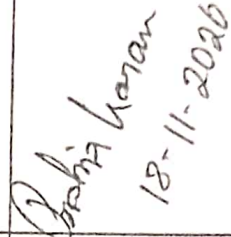


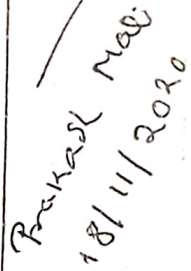


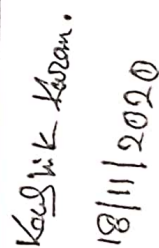
OFFICE OF THE A.R.A. - II KOLKATA, District Name :Kolkata

Signature / LTI Sheet of Query No/Year 19028001504230/2020

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



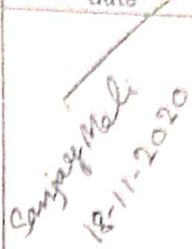


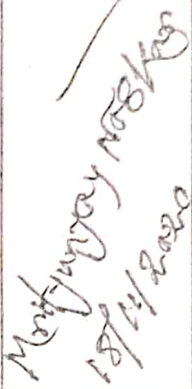
Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr PRADIP KUMAR DAS 8F, Umakanta Sen Lane, Ground Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030	Principal		2014 	 Pradip Kumar Das 15/9/2020
2	Mr PRANAB KUMAR DAS 8F, Umakanta Sen Lane, 1st Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700030	Principal		2013 	 Pranab Kumar Das 18/11/2020
3	Mr MALAY DAS 33/8, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Attorney [L N CONSTRUCTION]		2018 	 Malay Das 18/11/2020

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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
4	Mr SANJAY PRASAD 97C, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24- Parganas, West Bengal, India, PIN - 700037	Represent ative of Attorney [L N CONSTR UCTION]		2015 	 18/11/2020
5	Mr PRABIR KARAN 11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Represent ative of Attorney [L N CONSTR UCTION]		2017 	 18-11-2020
6	Mr PRAKASH MALI 45/5/H/6, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:- South 24-Parganas, West Bengal, India, PIN -700037	Represent ative of Attorney [L N CONSTR UCTION]		2018 	 18/11/2020
7	Mr KAUSHIK KARAN 11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Represent ative of Attorney [L N CONSTR UCTION]		2019 	 18/11/2020



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

Sl No.	Name of the Executant	Category		Finger Print	Signature with date
8	Mr SANJAY MALI 45/1, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Attorney [LN CONSTRUCTION]		Finger Print 2020 	 18-11-2020
Sl No.	Name and Address of Identifier	Identifier or	Photo	Finger Print	Signature with date
1	Mr Mrityunjay Naskar Son of Mr Sambhu Naskar . 7 Bidhan Pally, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030	Mr PRADIP KUMAR DAS, Mr PRANAB KUMAR DAS, Mr MALAY DAS, Mr SANJAY PRASAD, Mr PRABIR KARAN, Mr PRAKASH MALI, Mr KAUSHIK KARAN, Mr SANJAY MALI		Finger Print 2021 	 18/11/2020

(Md Shadman)

ADDITIONAL REGISTRAR

ADDITIONAL REGISTRAR  
OF ASSISTANCE TO THE A.R.A. -  
II KOLKATA  
1 Kolkata, West Bengal  
2020

KNOW ALL MEN BY THESE PRESENTS We,

1. SRI PRADIP KUMAR DAS (Holding PAN : ADCPD1133E and AADHAAR : 5886 8253 0475), son of Late Girindra Nath Das, by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, Ground Floor, P.O. - Ghugudanga, P.S. - Chitpur, Kolkata – 700030, and
2. SRI PRANAB KUMAR DAS (Holding PAN : ACOPD3096K and AADHAAR : 3742 5789 9917), son of Late Girindra Nath Das by faith – Hindu, by nationality – Indian, by occupation – Retired Person, residing at 8F, Umakanta Sen Lane, 1<sup>st</sup> Floor, P.O. - Ghugudanga, P.S. - Chitpur, Kolkata – 700030;  
Hereby SEND GREETINGS.

WHEREAS we are the owners of and seized and possessed of and/or sufficiently entitled to ALL THAT piece and parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittaks and 35 (thirty five) Square Feet be the same a little more or less TOGETHER WITH a 60 years old and dilapidated partly two storied and partly three storied residential building standing thereon (having 738 Sq.ft. covered area in its ground floor, 830 Sq.ft. covered area in its first floor and 180 Sq.ft. covered area in its second floor) with cemented flooring lying and situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within the jurisdiction of Chitpur Police Station and A.D.S.R., Sealdah under the local limits of Kolkata Municipal Corporation in Ward No. 4 in the District of South 24 Parganas more particularly mentioned and described in the **First Schedule** hereinafter appearing for the time being hereinafter for the sake of brevity called and referred to as the 'said Property'.

AND WHEREAS by virtue of a Development Agreement dated 18-11-2020 duly registered in the office of the Additional Registrar of Assurances – II, Kolkata, Being Deed No. 4305 for the year of 2020 executed by us as the Owners of the One Part and L.N. CONSTRUCTION (Holding PAN : AAHFL7632C), a Partnership Firm having its office at 58/1A, Anath Nath Deb Lane, P.O. – Belgachia, P. S. – Tala, Kolkata – 700037 being represented by its Partners namely 1) SRI MALAY DAS (Holding PAN : ANLPD4156E and AADHAAR : 3442 8259 1495), son of Late Nakul Das, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 33/8, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata –

Exam of K. Kumar D. Das



700037, 2) SRI SANJAY PRASAD (Holding PAN : AFIPP9406N and AADHAAR : 9039 5186 7562), son of Sri Prithbi Chand Prasad, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 97C, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 3) SRI PRABIR KARAN (Holding PAN : ASVVK2936J and AADHAAR : 2532 5896 8299), son of Sri Sambhu Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037, 4) SRI PRAKASH MALI (Holding PAN : CYEPM3142D and AADHAAR : 2475 1675 3895), son of Late Ghanshyam Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/5/H/6, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 5) SRI KAUSHIK KARAN (Holding PAN : BGDPK2914B and AADHAAR : 2778 1695 5294), son of Sri Biswanath Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037 and 6) SRI SANJAY MALI (Holding PAN : DBZPM2220K and AADHAAR : 6087 4969 3971), son of Sri Ramesh Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/1, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037 therein referred to as the Developer of the Other Part, we have agreed to develop the said Property more particularly mentioned and described in the First Schedule hereunder written through the said Developer upon such terms and conditions as contained in the said Development Agreement.

AND WHEREAS at the treaty of the said agreement we have also agreed to execute a Development Power of Attorney in favour of the said Developer as it may direct to enable the said Developer to get the Plan to be sanctioned by the Kolkata Municipal Corporation and other appropriate authority and to do all other acts, deeds and things in relation to the development of the said Property.

AND WHEREAS the Developer has requested us to grant the said Development Power of Attorney in favour of the said Developer which we hereby done and executed by these presents.

KNOW NOW YOU THESE PRESENTS WITNESSETH that we do hereby nominate, constitute and appoint L.N. CONSTRUCTION (Holding PAN : AAHFL7632C), a Partnership Firm having its office at 58/1A, Anath Nath Deb Lane, P.O. – Belgachia,

P.S. – Tala, Kolkata – 700037 being represented by its Partners namely 1) SRI MALAY DAS (Holding PAN : ANLPD4156E and AADHAAR : 3442 8259 1495), son of Late Nakul Das, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 33/8, Anath Nath Deb Lane, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 2) SRI SANJAY PRASAD (Holding PAN : AFIPP9406N and AADHAAR : 9039 5186 7562), son of Sri Prithbi Chand Prasad, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 97C, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 3) SRI PRABIR KARAN (Holding PAN : ASVPK2936J and AADHAAR : 2532 5896 8299), son of Sri Sambhu Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037, 4) SRI PRAKASH MALI (Holding PAN : CYEPM3142D and AADHAAR : 2475 1675 3895), son of Late Ghanshyam Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/5/H/6, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037, 5) SRI KAUSHIK KARAN (Holding PAN : BGDPK2914B and AADHAAR : 2778 1695 5294), son of Sri Biswanath Karan, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 11/H/13, Paikpara Row, P.O. – Belgachia, P.S. – Chitpur, Kolkata – 700037 and 6) SRI SANJAY MALI (Holding PAN : DBZPM2220K and AADHAAR : 6087 4969 3971), son of Sri Ramesh Mali, by nationality – Indian, by occupation – Business, by faith – Hindu, residing at 45/1, Indra Biswas Road, P.O. – Belgachia, P.S. – Tala, Kolkata – 700037 to be our true and lawful constituted Attorney to do and execute and perform all or any of the following acts, deeds, matters and things for us and on our behalf and in our names viz.

1. To hold, occupy, defend possession of the said Property or any part or parts thereof on behalf of us as our said Attorney may deem fit and proper.
2. To prepare building plan/s for development of the said Property described in the First Schedule hereunder written and to submit the same before the Kolkata Municipal Corporation for obtaining approval to the same, to submit proposals from time to time for the amendments of such Building Plan/s to the said Municipal Authority for the purpose of obtaining approval to such amendments.



3. To enter upon the said Property or any part or parts thereof either alone or alongwith others for the purpose of commencing construction work on the said Property and erecting new building thereon.
4. To supervise the development work in respect of the building on the said property and to carry out and/or to get carried out through Contractor/s or Sub-Contractor/s and/or in such manner as may be determined by the said Attorney, to erect the construction of the multi storied building on the said property in accordance with the plans and specifications to be sanctioned by the Kolkata Municipal Corporation and other concerned authorities in accordance with all the applicable rules and regulations made by the Government of West Bengal, Kolkata Municipal Corporation, 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 and in all its Departments, Kolkata Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in connection with the development of the said Property.
6. To appear and represent us before 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 Architect/s, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said Property as also construction of the building thereon and to pay their fees, consideration moneys, salaries and/or wages.
8. To pay various deposits to the Kolkata Municipal Corporation as may be necessary for the purpose of carrying out the development work on the said Property and construction of the building thereon and to claim refund of such deposits so paid by the Attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits.
9. To approach the officers of the Kolkata Municipal Corporation for the purpose of amalgamation and also obtaining various permissions and other service connections including water connection for carrying out and completing the development of the

- said Property and construction of building thereon and also to obtain water connection and service connection to the building to be constructed.
10. To make necessary applications to the Calcutta Electric Supply Corporation Limited for obtaining electric power for the said Property and the building to be constructed thereon.
  11. To make necessary representations including filing of complaints and appeals before the Kolkata Municipal Corporation and other concerned authorities in regard to the fixation of ratable value in respect of the building on the said Property and/or any portion thereof by the Kolkata Municipal Corporation.
  12. To apply from time to time for modifications of the Building Plan in respect of the building to be constructed on the said Property by the Kolkata Municipal Corporation.
  13. To apply for apply for and obtaining water connection for the building to be constructed on the said Property and/or Occupation and Completion Certificate in respect of the said building or any part or parts thereof from the Kolkata Municipal Corporation and other concerned authorities.
  14. To sign and submit all letters, writings and/or undertakings, affidavits and or declarations on behalf of us as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development in respect of the said Property as also for obtaining Occupation and Completion Certificate in respect of the said building or any part or parts thereof.
  15. To sign and submit all letters, writings and/or undertakings, affidavits and or declarations on behalf of us as to the Kolkata Municipal Corporation and Fire Brigade Department for occupying the said building and/or obtaining necessary No Objection Certificate (NOC) from the said Department/s in connection with the said building.
  16. To amalgamate the said premises with Premises No. 8E, Umakanta Sen Lane, Kolkata – 700037 which is adjacent and contiguous to the said premises and for this purpose to sign, execute, present and register proper indentures, instruments, undertakings, declarations and/or documents pertaining to such amalgamation before the Additional Sub-Registrar or Registrar having authority for and to have the said indentures, instruments, undertakings, declarations and/or documents registered and to do all acts, deeds and things which the said Attorney shall consider necessary for



amalgamating the said Property with its adjacent and contiguous property and/or properties fully and effectually in all respect as we could do the same ourselves.

17. To do all other acts, deeds, matters and things in respect of the said Property described in the First Schedule hereunder written including to represent before and correspond with the Kolkata Municipal Corporation and other concerned authorities for any of the matters relating to the sanctioning of the building plan/s for the construction of the proposed building to be carried out on the said Property and any other matters pertaining to the said Property.
18. To hold and defend possession, manage and maintain the said property and the said proposed new building or any part or parts thereof from time to time and conduct all correspondence relating to the said Property with any person or persons and authority or authorities.
19. To enter into Agreement or Agreements for Sale of the flats, units, shops, car parking spaces and other areas together with undivided impartible proportionate share or interest in land underneath the building to be constructed thereon including undivided impartible proportionate share or interest in all common service areas pertaining to the Developer's Allocation only mentioned in Third Schedule hereunder save and except the Owners' Allocation mentioned in Second Schedule hereunder at the said new building to be constructed on the said Property mentioned in First Schedule hereunder written to any intending Purchaser/s at such price which the said Attorney in its absolute discretion think fit and proper and/or to cancel or repudiate the same save and except the allocation and consideration of the Owners more particularly mentioned and particularly described in the Second Schedule hereunder written.
20. To receive from the intending Purchaser or Purchasers full consideration money and/or any earnest money and/or advance or advances and also the balance of the consideration money at or before the completion of such sale of flats, units, shops, car parking spaces and other areas together with undivided impartible proportionate share or interest in land underneath the building to be constructed including undivided impartible proportionate share or interest in all common areas pertaining to the Developer's Allocation more particularly mentioned and described in the Development Agreement dated 18-11-2020 being Deed No. 4305 and also in the Third Schedule hereunder written and to give good, valid receipt and discharge for the same

*Pranab Kumar Das*

*Soalf Kumar Das*

which will protect the Purchaser or Purchasers without seeing the application of the money.

21. Upon such receipt as aforesaid in our names and as our acts and deeds to sign, execute and deliver any Conveyance or Conveyances in relation to the Developer's Allocation only in favour of the said Purchaser or Purchasers or his/her/their nominees or assignees.
22. To sign and execute all other deeds, instruments and assurances which our said Attorney will consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Developer's Allocation or any part or parts thereof as we could do myself.
23. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which the said Attorney shall consider necessary for conveying the said Developer's Allocation at the said Property or any part or parts thereof to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.
24. To insure the property against all risks such as fire, tempest, riots, civil commotion, malicious acts, explosions, bombs, short circuits, bursting of gas cylinders, floods, earthquakes or otherwise causing any damage the building or any portion thereof for the full value of the said building and other assets and lives therein as the said Attorney may think fit and proper.
25. To apply for and obtain temporary and/or permanent connections of all services, water, electricity, telephone, gas, power, drainage, sewerage, generator, transformers, lifts, septic tanks, security systems, dish antenna, towers, electronic or technical connections, etc., and/or other utilities inputs and facilities from the appropriate authorities and statutory bodies or private bodies or service providers and/or to make alterations therein and to close down and/or have disconnected the same.
26. To grant consent and No Objection Certificate and permit the buyers of Flats/Units, Car Parking Spaces and other constructed areas (including proportionate land share) comprised in the Developer's Allocation to take loans or finances from any Banks or Financial Institutions.



27. To deal with the Government of West Bengal or any department or authority in connection with the compliance of any existing or new laws or provisions affecting the Subject Property.
  28. To apply for, obtain, accept and receive any original or copies of clearances, certificates, permissions, no objections, licenses, notices summons and services of papers from any Court, Tribunal, postal authorities and/or other authorities and/or persons.
  29. To ask, receive and realize from all Occupiers or Purchasers of flats, units, shops, car parking spaces and other areas, charges, expenses, rates, cesses and other sums due or that might become due and payable by him/her/them and on non-payment to take appropriate steps for realization thereof.
  30. To accept writ or summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent us and in connection therewith sign, submit and/or file vakalatnamas, applications, petitions, plaints, written statements, appeals or revision or representation and appoint Advocates and Lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats, units, shops, car parking spaces and other areas or spaces pertaining to the Developer's Allocation more particularly mentioned and described in the Third Schedule hereunder written.
  31. To sign, affirm, verify and execute all vakalatnamas, pleadings, affidavits, verifications, declarations, petitions, plaints, written statements, written objections, representations, applications, appeals, revision and review petitions in connection with any suit, proceeding, appeal, revision and review before any Officer, Notary Public, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer or any other person for and on our behalf.
  32. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefor and to amalgamate the said property to any other adjacent plot or plots of land, if necessary.
- Generally to do and perform all acts, deeds, matters and things necessary for all or any of the aforesaid purposes and to give full effect thereto.

AND 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 purposes.

We hereby agree to ratify and confirm whatsoever the said Attorney shall lawfully do in relation to the property by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.

We hereby further declare that the powers and authorities hereby granted till the said Property is fully and properly developed as per the Development Agreement and in accordance with the statutory provisions, rules and regulations and that the transfer and/or conveyance of the flats, units, shops, car parking spaces and/or other areas or spaces pertaining to the said Developer's Allocation particularly mentioned and described in the Third Schedule hereunder written is conveyed to the Purchaser/s.

**THE FIRST SCHEDULE REFERRED TO ABOVE:**

(Said Premises)

**ALL THAT** piece and parcel of bastu land measuring about 1 (one) Cottah 9 (nine) Chittaks and 35 (thirty five) Square Feet be the same a little more or less TOGETHER WITH a 60 years old and dilapidated two storied residential building standing thereon containing 1698 Sq.ft. covered area (having 788 Sq.ft. covered area in its ground floor, 757 Sq.ft. covered area in its first floor and 153 Sq.ft. covered area on the roof of first floor) with cemented flooring lying and situate at and being municipal Premises No. 8F, Umakanta Sen Lane, Kolkata – 700030 within the jurisdiction of Chitpur Police Station and A.D.S.R., Sealdah under the local limits of Kolkata Municipal Corporation in Ward No. 4 in the District of South 24 Parganas and the said premises is butted and bounded as:-

**ON THE NORTH** : By Plot No. 6

**ON THE EAST** : By 30 feet wide K.M.C. Road;

**ON THE SOUTH** : By Plot No. 4;

**ON THE WEST** : By Plot No. 7;

**OR HOWSOEVER OTHERWISE** the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.



THE SECOND SCHEDULE REFERRED TO ABOVE:

(Owners' Allocation)

ALL THAT piece and parcel two residential flats and two car parking spaces allocable to the owners in the manner hereinafter appearing in a good finished and habitable condition and constructed as per specification mentioned in the Fourth Schedule of said Development Agreement dated 18-11-2020 for their exclusive use and enjoyment together with undivided proportionate common rights in common portions and common amenities as per Fifth Schedule written thereunder together with undivided impartible proportionate share of freehold right in the demised land written hereunder in the First Schedule.

SRI PRADIP KUMAR DAS : Out of the said Owners' Allocation, said Sri Pradip Kumar Das will be allotted with one self contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Drawing/Dining cum Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on second floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

SRI PRANAB KUMAR DAS : Out of the said Owners' Allocation, said Sri Pranab Kumar Das will be allotted with one self contained residential Flat containing 722 Sq.ft. super built up area be the same a little more or less consisting of 2 (two) Bedrooms, 1 (one) Living cum Dining, 1 (one) Kitchen, 1 (one) W.C., 1(one) Toilet and 1 (one) Balcony on third floor, north side of the new building including one car parking space having 125 Sq.ft. built up area on ground floor, north side of the new building.

THE THIRD SCHEDULE REFERRED TO ABOVE:

(Developer's Allocation)

ALL THAT piece and parcel of DEVELOPER'S ALLOCATION shall mean and include rest of the constructed areas of the new building along with undivided and proportionate share of the land together with proportionate rights on all common service areas, amenities, passages, open spaces and facilities available thereto and which shall absolutely belong to the Developer and/or its nominee/s or assign/s and/or transferee/s.

Pranab Kumar Das  
Pradip Kumar Das

IN WITNESS WHEREOF we, PRADIP KUMAR DAS and PRANAB KUMAR DAS  
being the Principal herein, have set and subscribed our hands on this the 18<sup>th</sup> day  
of November, 2020.

SIGNED, SEALED AND DELIVERED  
by the EXECUTANTS at Kolkata  
in the presence of :-

1) Bilal Mandal  
S/O M. Mandal  
11/H/124 S. K. Road  
Kolkata - 700037

Pradip Kumar Das

Pranab Kumar Das

2) Kunal Mukherjee  
S/O S. Nait  
11/H/11 Park Plaza Row  
Kolkata - 700037

Signature of the Executants

& N. CONSTRUCTION

----- Mahar Das

Partner  
& N. CONSTRUCTION

----- Sanjay Prasad

Partner  
& N. CONSTRUCTION

----- Prakash Karan

Partner  
& N. CONSTRUCTION

----- Prakash Mali

Partner  
& N. CONSTRUCTION

----- Kaulik Karan

Partner

Accepted the Power  
by the Attorney

DRAFTED BY :-

Kuntal Mukherjee  
KUNTAL MUKHERJEE  
ADVOCATE  
HIGH COURT, CALCUTTA  
Erl. No. WB/799/2011



SPECIMEN FORM FOR TEN FINGERPRINTS



PRADIP KUMAR DAS		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Pradip Kumar Das



PRANAB KUMAR DAS		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Pranab Kumar Das



MALAY DAS		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	LEFT HAND					
		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND						

Signature Malay Das



SPECIMEN FORM FOR TEN FINGERPRINTS



SANJAY PRASAD	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature: Sanjay Prasad



PRABIR KARAN	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature: Prabir Karan



PRAKASH MALI	LEFT HAND	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
	RIGHT HAND	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Signature: Prakash Mal



SPECIMEN FORM FOR TEN FINGERPRINTS



KAUSHIK KARAN

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

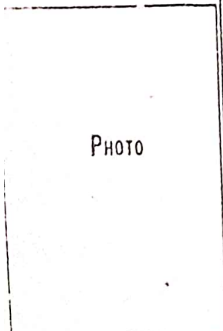
Signature Kaushik Karan



SANJAY MALI

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature Sanjay Mali



PHOTO

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
RIGHT HAND					

Signature \_\_\_\_\_

## Major Information of the Deed

	1-1902-04467/2020	Date of Registration	24/11/2020
	1902-8001504230/2020	Office where deed is registered	1902-8001504230/2020
	18/11/2020 6:02:23 PM		
<b>Name, Address Details</b>	Kuntal Mukherjee High Court Cal, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830699424, Status : Advocate		
<b>Transaction</b>	Sale, Development Power of Attorney after Registered Development Agreement		Additional Transaction
<b>Set Forth value</b>	Rs 2,00,000/-		Market Value
<b>Stamp duty Paid(SD)</b>	Rs 50/- (Article:48(g))		Rs. 75,30,768/-
<b>Remarks</b>	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190204305/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		Registration Fee Paid Rs. 73/- (Article:E, M(a).)

### Land Details :

District: South 24-Parganas, P.S:- Chitpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Umakanta Sen Lane, Road Zone : (Umakanta Sen Lane -- Umakanta Sen Lane) , , Premises No: 8F, , Ward No: 004 Pin Code : 700030

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	1 Katha 9 Chatak 35 Sq Ft	1,00,000/-	67,66,668/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				2.6583Dec	1,00,000 /-	67,66,668 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1698 Sq Ft.	1,00,000/-	7,64,100/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 788 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 757 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 153 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 60 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		1698 sq ft	1,00,000 /-	7,64,100 /-	



Name, Address, Photo, Finger print and Signature

**MR ADIP KUMAR DAS**

Son of Late Girindra Nath Das 8F, Umakanta Sen Lane, Ground Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:- South 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx3E, Aadhaar No: 58xxxxxxxx0475, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020  
Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2020  
Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Pvt. Residence

**Mr PRANAB KUMAR DAS (Presentant )**

Son of Late Girindra Nath Das 8F, Umakanta Sen Lane, 1st Floor, P.O:- Ghugudanga, P.S:- Chitpur, District:- South 24-Parganas, West Bengal, India, PIN - 700030 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx6K, Aadhaar No: 37xxxxxxxx9917, Status :Individual, Executed by: Self, Date of Execution: 18/11/2020  
Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 18/11/2020  
Admitted by: Self, Date of Admission: 18/11/2020 ,Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>L N CONSTRUCTION</b> 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 , PAN No.: AAxxxxxx2C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Mr MALAY DAS</b> Son of Late Nakul Das 33/8, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx6E, Aadhaar No: 34xxxxxxxx1495 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)
2	<b>Mr SANJAY PRASAD</b> Son of Mr Prithbi Chand Prasad 97C, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFxxxxxx6N, Aadhaar No: 90xxxxxxxx7562 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)
3	<b>Mr PRABIR KARAN</b> Son of Mr Sambhu Karan 11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ASxxxxxx6J, Aadhaar No: 25xxxxxxxx8299 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)
4	<b>Mr PRAKASH MALI</b> Son of Late Ghanshyam Mali 45/5/H/6, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: CYxxxxxx2D, Aadhaar No: 24xxxxxxxx3895 Status : Representative, Representative of : L N CONSTRUCTION (as Partner)

KARAN 11/H/13, Paikpara Row, P.O:- Belgachia, P.S:- Chitpur, District:-South 24-  
 West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business,  
 PAN No.:: BGxxxxxx4B, Aadhaar No: 27xxxxxxxx5294 Status : Representative,  
 Representative of : L N CONSTRUCTION (as Partner)

SANJAY MALI  
 Ramesh Mali 45/1, Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-  
 Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business,  
 PAN No.:: DBxxxxxx0K, Aadhaar No: 60xxxxxxxx3971 Status : Representative,  
 Representative of : L N CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Mrityunjay Naskar Son of Mr Sambhu Naskar 7 Bidhan Pally, P.O:- Ghugudanga, P.S:- Dum Dum, District:-North 24- Parganas, West Bengal, India, PIN - 700030			

Identifier Of Mr PRADIP KUMAR DAS, Mr PRANAB KUMAR DAS, Mr MALAY DAS, Mr SANJAY PRASAD, Mr PRABIR KARAN, Mr PRAKASH MALI, Mr KAUSHIK KARAN, Mr SANJAY MALI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DAS	L N CONSTRUCTION-1.32917 Dec
2	Mr PRANAB KUMAR DAS	L N CONSTRUCTION-1.32917 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP KUMAR DAS	L N CONSTRUCTION-849.00000000 Sq Ft
2	Mr PRANAB KUMAR DAS	L N CONSTRUCTION-849.00000000 Sq Ft



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

registration at 19:00 hrs on 18-11-2020, at the Private residence by Mr PRANAB KUMAR DAS, one of

of Market Value(WB PUVI rules of 2001)

that the market value of this property which is the subject matter of the deed has been assessed at Rs

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

Execution is admitted on 18/11/2020 by 1. Mr PRADIP KUMAR DAS, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, Ground Floor, P.O: Ghugudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person, 2. Mr PRANAB KUMAR DAS, Son of Late Girindra Nath Das, 8F, Umakanta Sen Lane, 1st Floor, P.O: Ghugudanga, Thana: Chitpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Retired Person

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 18-11-2020 by Mr MALAY DAS, Partner, L N CONSTRUCTION, 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr SANJAY PRASAD, Partner, L N CONSTRUCTION, 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr PRABIR-KARAN, Partner, L N CONSTRUCTION, 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, india, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr PRAKASH MALI, Partner, L N CONSTRUCTION, 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr KAUSHIK KARAN, Partner, L N CONSTRUCTION, 58/1A Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

Execution is admitted on 18-11-2020 by Mr SANJAY MALI, Partner, L N CONSTRUCTION, 58/1A, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Identified by Mr Mrityunjay Naskar, . . Son of Mr Sambhu Naskar, , 7 Bidhan Pally, P.O: Ghugudanga, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by profession Law Clerk

*Md Shadman*

Md Shadman

ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA

Kolkata, West Bengal

missibility(Rule 43,W.B. Registration Rules 1962)

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

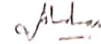
**of Fees**

that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M  
) and Registration Fees paid by Cash Rs 73/-

**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 16169, Amount: Rs.50/-, Date of Purchase: 02/03/2020, Vendor name: A DAS



Md Shadman  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2020, Page from 195243 to 195289  
being No 190204467 for the year 2020.



Digitally signed by ABHIJIT BASU  
Date: 2020.12.24 16:17:37 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Basu) 2020/12/24 04:17:37 PM  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - II KOLKATA  
West Bengal.

(This document is digitally signed.)

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