भारतीय गेर न्यायिक रुक सो रुपये RS. 10 ONE

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# भारत INDIA INDIA NON JUDICIAL

পশ্চিমবজা पश्चिम बंगाल WEST BENGAL

AL 154512

Certified that the document is a limited to endorsement sheet or sheets etached the this document are the

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Adelhicos Duract Sub-Registres, Raischat, Hen Tower, Haeth 34-Pgs

18 APR 2022 DEVELOPMEN

AFTER
REGISTERED DEVELOPMENT

AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I.

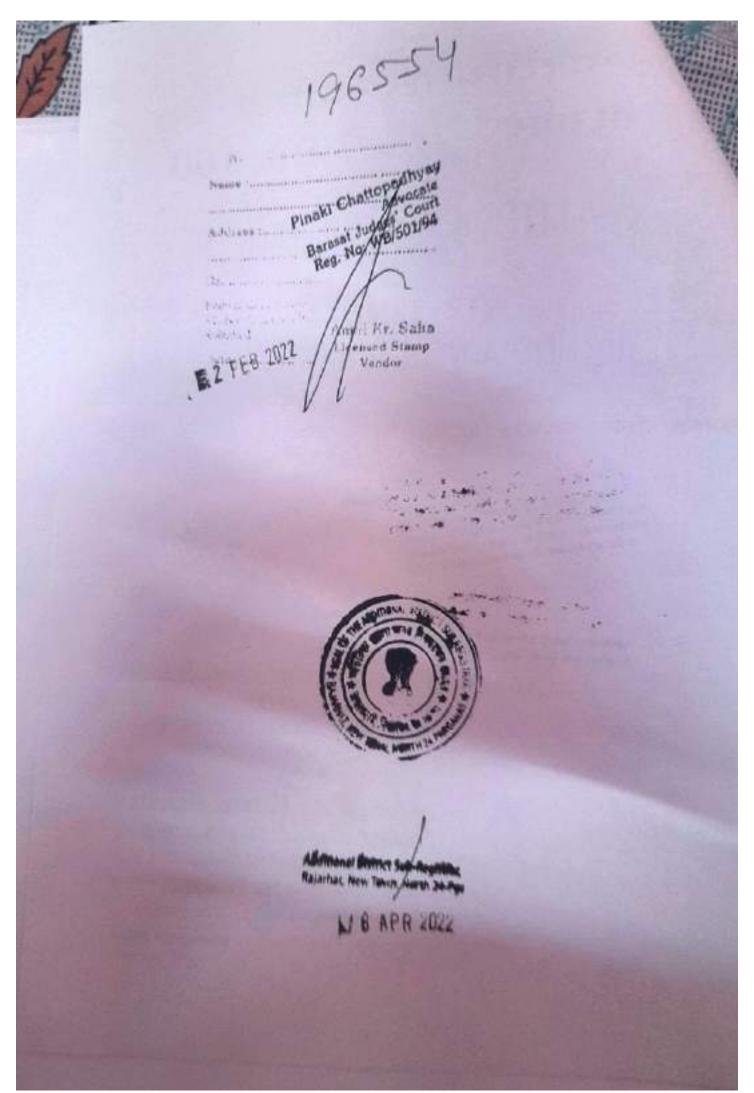
SABITA BALA NASKAR IPAN :

ANDPNB677NI, IAADHAAR NO. 3948 8536

04301 & IMOBILE NO. 80173844041, wife of

Harendra Nath Naskar, by faith - Hindu, by

becupation - House wife, by nationality - Indian,



West Bengal, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint DIGANTA CONSTRUCTION

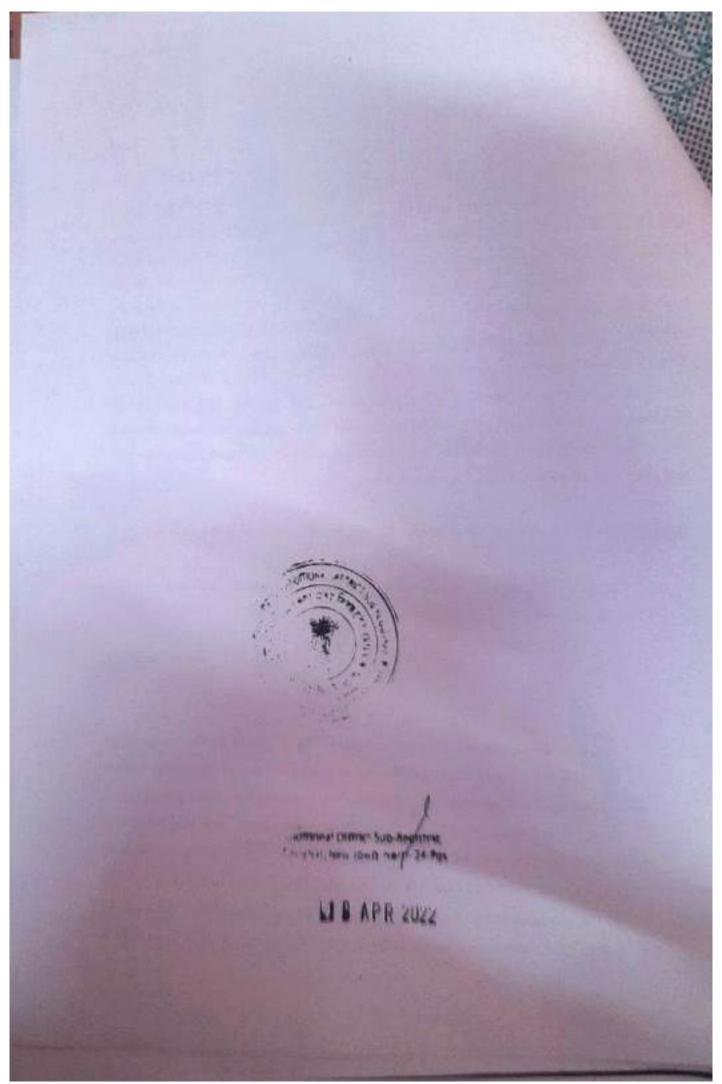
[PAN: ADXPN9286F], a Proprietorship Concern, having its office address at BF-23, Krishnapur, Hanapara, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal, represented by its Proprietor, ABHIJIT NASKAR [PAN: ADXPN9286F],

[AADHAAR NO. 889591098805] & IMOBILE NO. 9830640906], son of Late Haradhan Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BF-23, Krishnapur, Hanapara, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

# WHEREAS I am the absolute owner of ALL THAT piece and parcel of land measuring :

R.S./L.R.	R.S. Khatian	L.R. Khatian	Total Land in Dag	Nature of	Land Area
Dag No.	No.	No.	[In Decimal]	Land	[In Decimal]
1087	34	836	88	Bastu	14
1090	34	836	88	Bastu	29
		,			43

In total a demarcated plot of Bastu land measuring 43 (Forty Three) Decimals be the same a little more or less including one cement flooring pucca two storied residential building standing thereon in total measuring 1500 sq.ft. more or less (Ground Floor - 700 sq.ft. & 1st Floor - 800 sq.ft.), lying and situated at Mouza - Kadampukur, J.L. No. 25, Re. Sa. No. 83, Touzi No. 173, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag Nos. 1087 & 1090, under R.S. Khatian No. 34 corresponding to Khatian No. 145, L.R. Khatian No. 836 (in the name of Sabita Bala Naksar, Landowner herein), A.D.S.R.O. Rajarhat, New Town, within

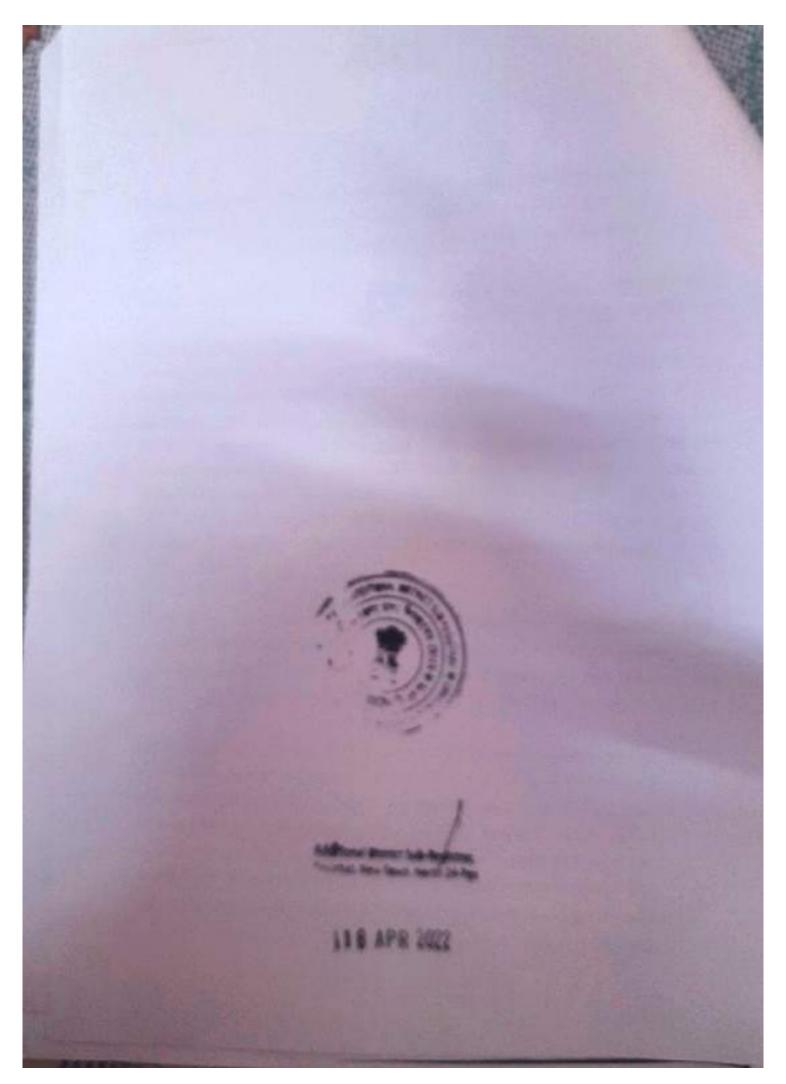


the local limit of Patharghata Gram Panchayer, in the District North 24 Parganas, Pin No. 700135, in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Property/Said Premises".

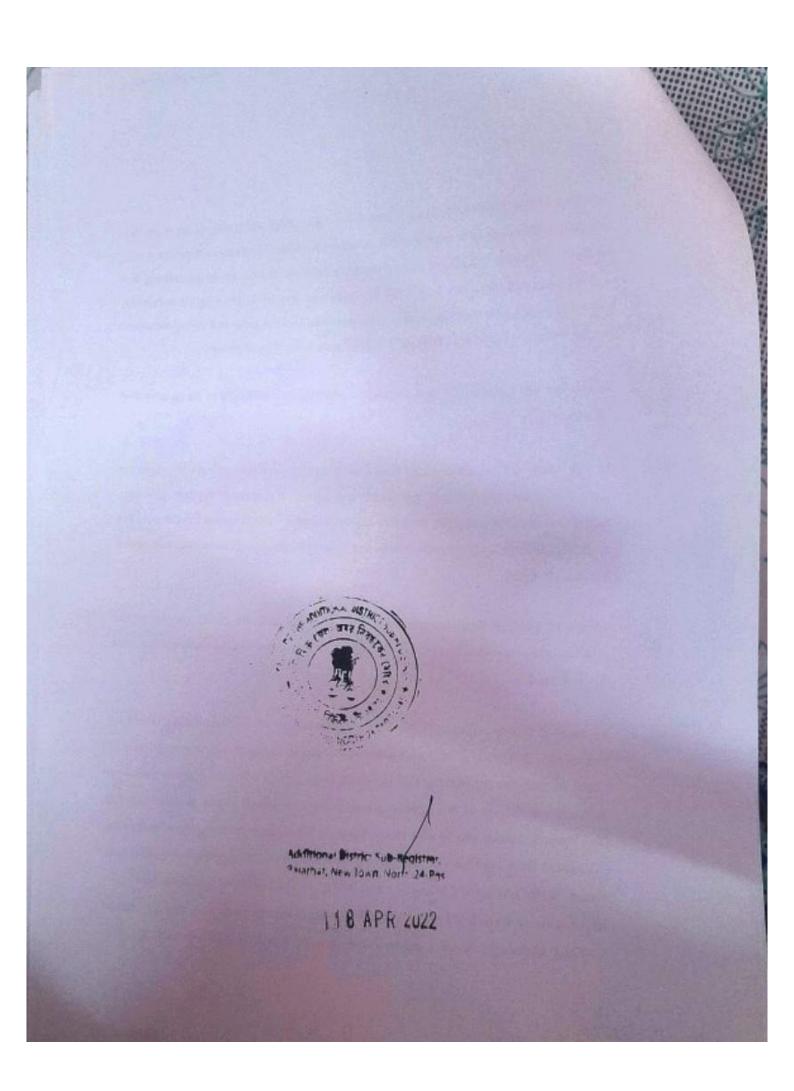
AND WHEREAS I, the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me with the said DIGANTA CONSTRUCTION IPAN NO. ADXPN9286FI, a Proprietorship Firm, having its office address at BF-23, Krishnapur, Hanapara, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal, represented by its Proprietor, ABHIJIT NASKAR IPAN NO. ADXPN9286FI, IAADHAAR NO. 8895918988051 & IMOBILE NO. 98306409061, son of Late Haradhan Naskar, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at BF-23, Krishnapur, Hanapara, P.O. Prafulla Kanan, P.S. Baguiati, Kolkata - 700101, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 18-04: 2022 in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, being Deed No. 1523-06871... for the year 2022.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth evelopment work, I, the Principal/Landowner appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

Panchayer, NKDA, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats, shops, garage spaces of Developer's Allocation.

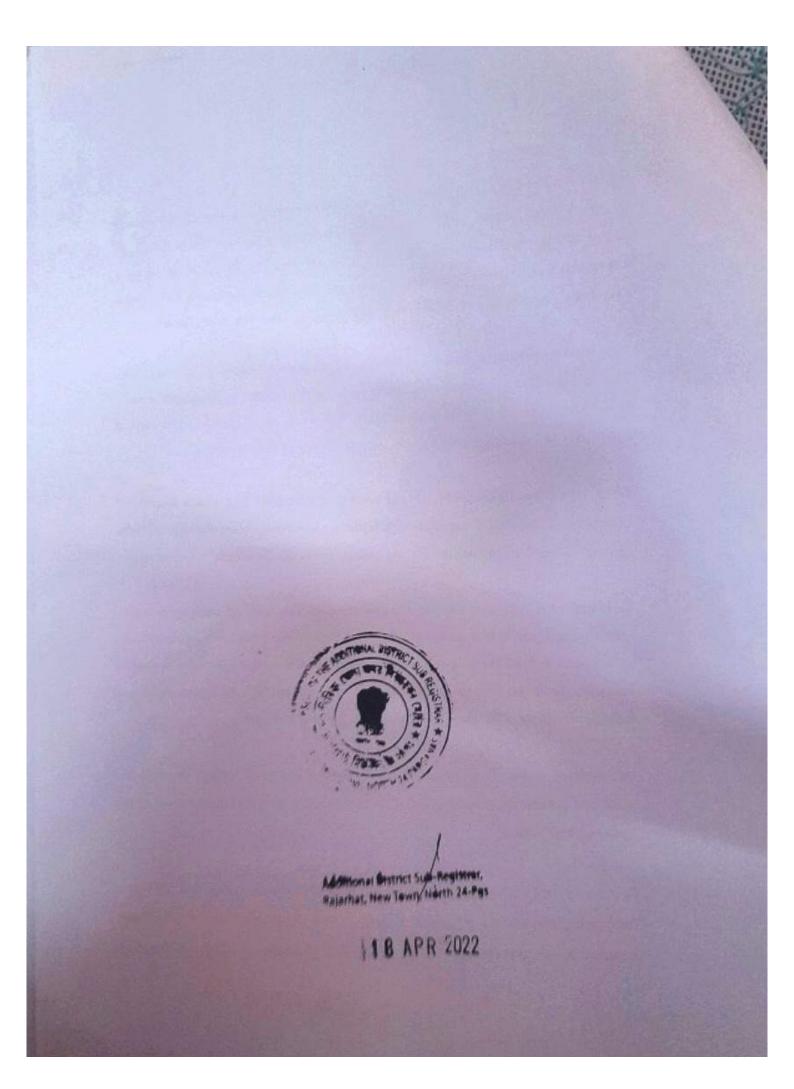


- To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
  - To manage and maintain the said premises including the building/s to be constructed thereon.
  - 4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of my said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
  - To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
  - 6. To enter in to any Agreement for Sale, Memorandum of Understanding, Deed of Conveyance and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of



Declaration/Deed of Rectification and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in my name and on my behalf.

- 7. To receive the consideration money in cash or by cheque/draft and/or in any other mode from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
- 8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
- To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
- 10. To commence, prosecute, enforce, defend; answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
- 11. To sign, declare and/or affirm any Plaint, Written Statement, Petition, Affidavit, Verification, Vokalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected



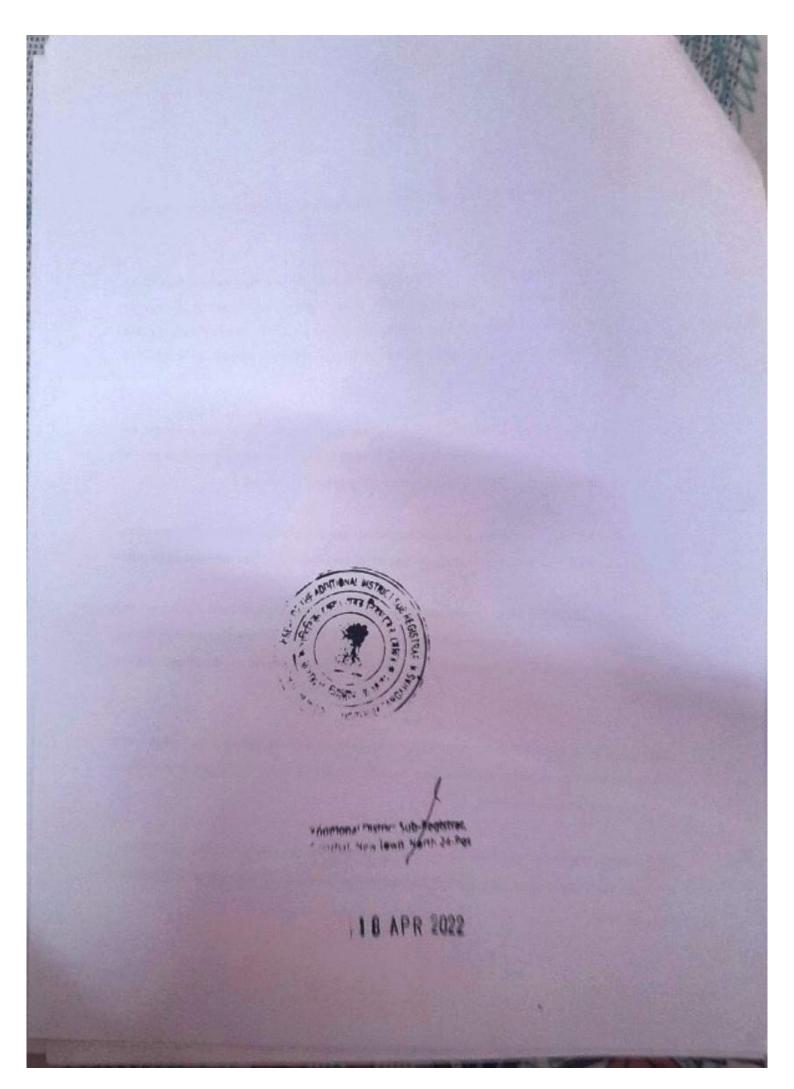
therewith, arising out of the agreements and relating to the construction to be made in the premises.

- 12. That my Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers only for Developer's Allocation, according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
  - 13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
  - 14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorney in relation to all matters touching the said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.



### THE SCHEDULE ABOVE REFERRED TO

## ALL THAT piece and parcel of land measuring :

R.S./L.R.	R.S. Khatian	L.R. Khatian	Total Land in Dag	Nature of	Land Area
Dag No.	No.	No.	[In Decimal]	Land	[In Decimal]
1087	34	836	88	Bastu	14
1090	34	836	88	Baştu	29
					43

the same a little more or less including one cement flooring pucca two storied residential building standing thereon in total measuring 1500 sq.ft. more or less (Ground Floor - 700 sq.ft. & 1st Floor - 800 sq.ft.), lying and situated at Mouza - Kadampukur, J.L. No. 25, Re. Sa. No. 83, Touzi No. 173, Pargana - Kalikata, P.S. Rajarhat, comprised in R.S./L.R. Dag Nos. 1087 & 1090, under R.S. Khatian No. 34 corresponding to Khatian No. 145, L.R. Khatian No. 836 (in the name of Sabita Bala Naksar, Landowner herein), A.D.S.R.O. Rajarhat, New Town, within the local limit of Patharghata Gram Panchayet, in the District North 24 Parganas, Pin No. 700135, in the State of West Bengal. The said plot of land is butted and bounded as follows:

ON THE NORTH : 60 ft. Wide Road.

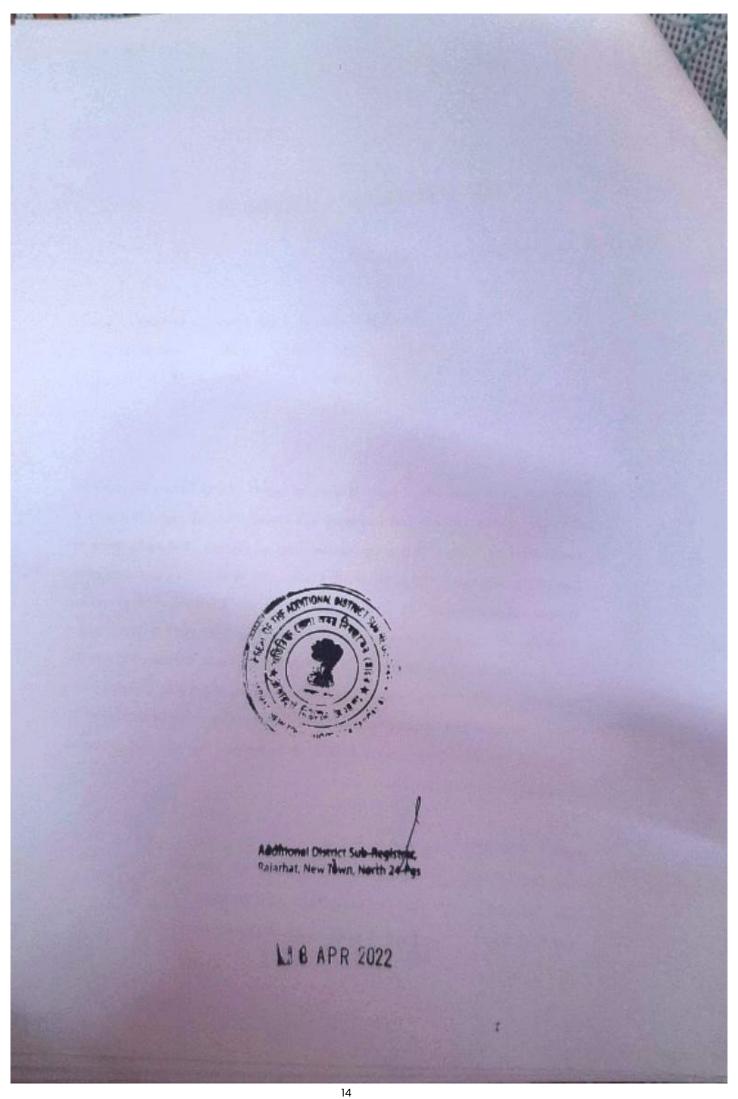
ON THE SOUTH : Land under R.S./L.R. Dag Nos. 1109 & 1111.

ON THE EAST : Land of Sashadhar Naskar & Others.

ON THE WEST : Land of Rabin Naskar & Others.

Contd.....8

-



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands presence of witnesses.

### SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of :

1. Huims Bipway

Rom Newfore Bree Born

PRST PZ GRAND PUT

(2022) 136

2. Peurbooka Das 6 MO, Proitinagar Kol-700114

Rychluse lange

Landowner/Principal

Prafted By: Navoyan Juanahart July 12011 (But Barara) For Pinaki Chattopadhyay & Associates

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph.: 2570 8471.

grow myuph

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

AbbritiF NOSVEZ

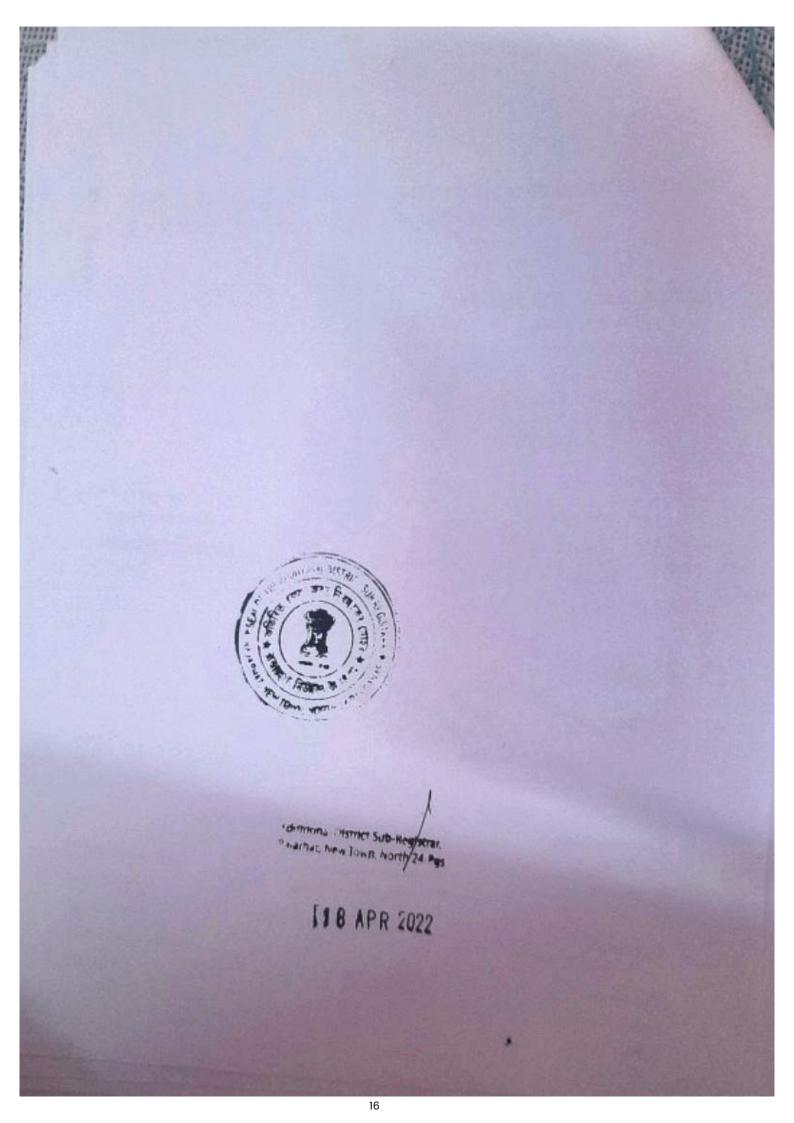
Abhijit Naskar

Proprietor of

Diganta Construction

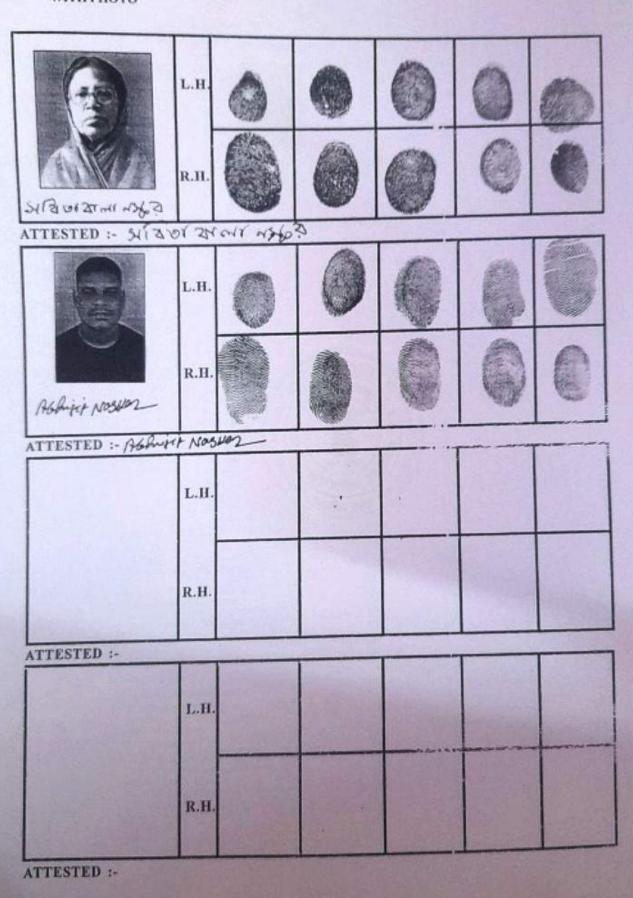
Attorney

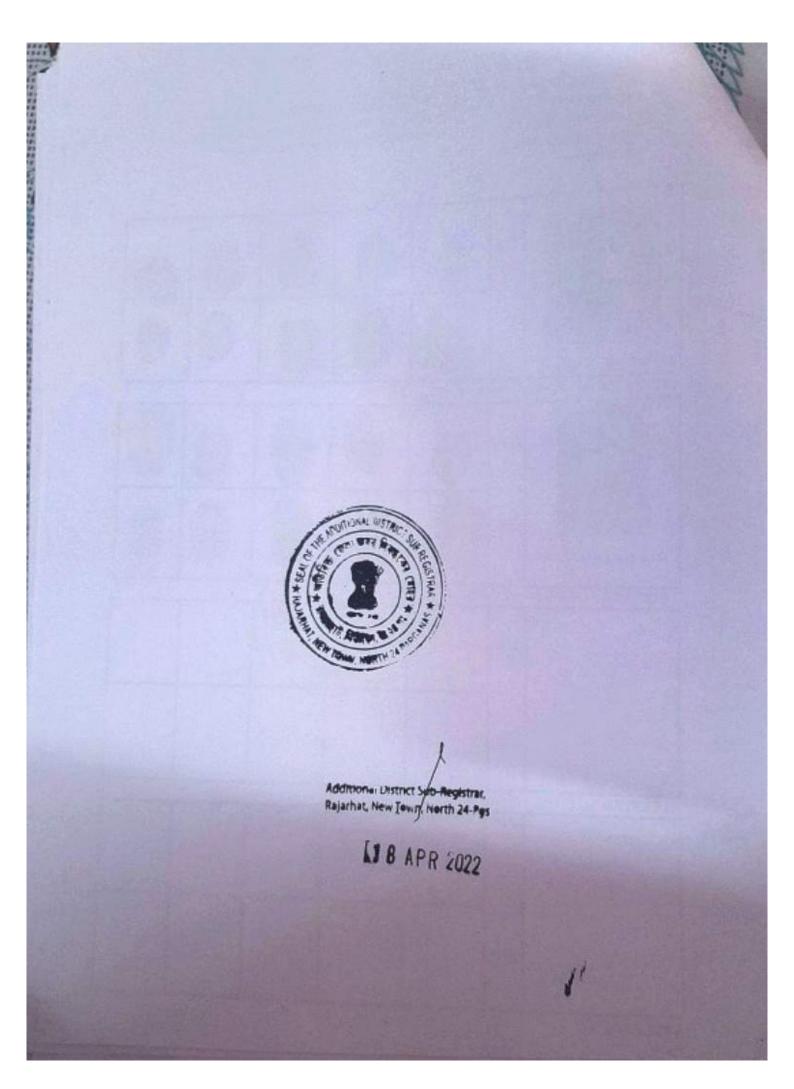
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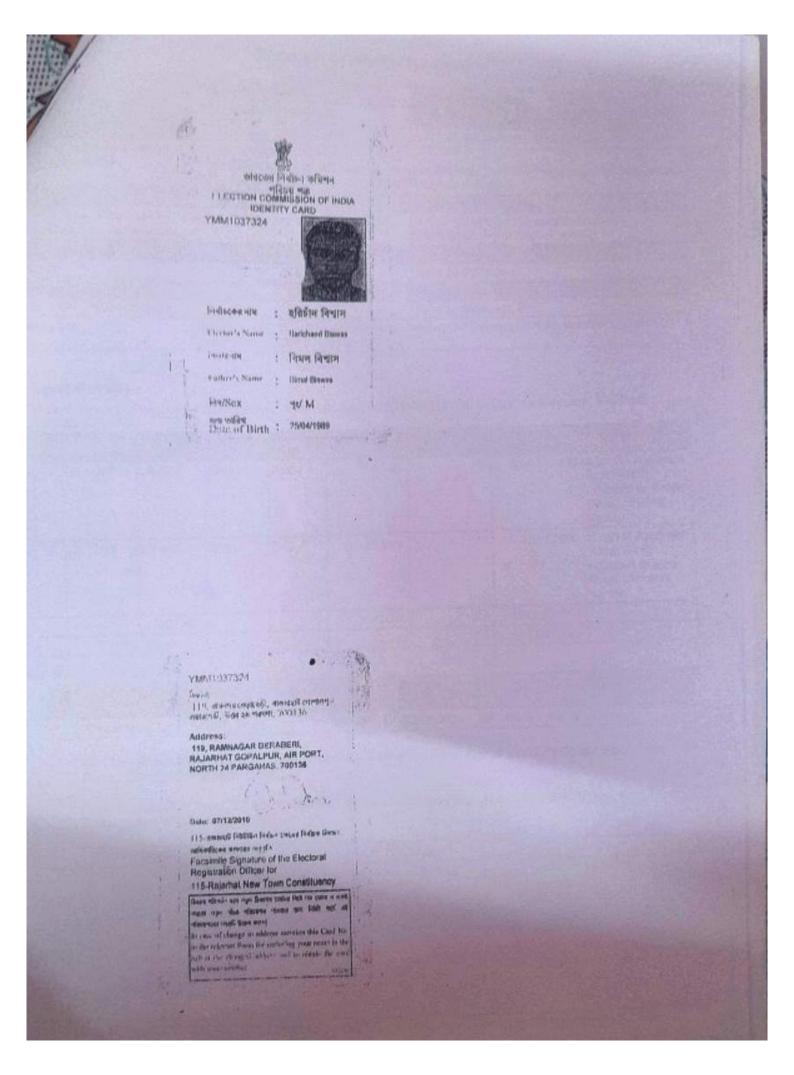


SIGNATURE OF THE PRESENTANT / EXECUTANT / SELLER / BUYER / CLAIMANT WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS







## Major Information of the Dead

********	meder unermanen er	the Deed	
77.500	1-1523-06902/2022	Onte of Registration 18/04/2022	
Year	1523-8001171880/2022	Office where idead to registered	
mate	18/04/2022 4:10:36 PM	A.D.S.R. RAJARHAT, District: North 24-Pargentin	
Applicant Name, Address & Ceher Detalls	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, There Be PIN - 700089, Mobile No.: 70032847	guall, Dietrict : North 24-Parganas, WEST BENGAL 24, Stetus : Advocate	
nanagelon .	The second second second	International Transaction	
p135] Sale, Development pevelopment Agreement	Power of Attorney after Registered	[4305] Other than Immovable Property. Declaration [No of Declaration : Z]	
at Fothisope	THE RESERVE OF THE PARTY OF THE	District to wife	
ts. 3/-		Re. 6,67,75,313/-	
Sampoulty Paid(SD)	STATE OF CHILD SHOW SHOW SHOW	Kagistration Fee Paid	
S. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Altorney afti No/Year] - 152306871/2022	r Registered Development Agreement of [Deed	

District: North 24-Perganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur, Pin Code:

013 uhi	Plat	Number	Proposed	ROR	To be the second second	Value (in Rs.)	Value (In Rs.)	Width of Approach
1	Number LR-1087	LR-836	Bastu	Bastu	14 Dec	1/-		Adjacent to Metal Road, Project Name:
				4/.	4,43,51,665/-	Width of Approach		
1.2	LR-1090	LR-836	Bastu	Bastu	29 Dec	1/-		Road: 60 Ft., Adjacent to Metal Road., Project Name:
				43Dec	21	657,62,813		
		TOTAL			43060	21	The second secon	

Structure Details :	-	Customb *	Markativalue	Other Details
Sch Structure	Area of Structure	Setforth Value (In Rs.)	(ln Ra.)	Structure Type: Structure
51 On Land L1, L2	1500 5q FL	1/-	10,12:500/-	Outdoor Pool Type:

Gr. Floor, Area of floor: 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor: 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completen: Complete

Pucca, Extent of Compassur. Compass	
Total: 1500 sq ft 1/-	10,12,500 /-

29/04/2022 Query No:-16238001171880 / 2022 Deed No 1 - 162000902 / 2022, Document is digitally signed.

#### Mrs SABITA BALA NASKAR

Wife of Mr HARENDRA NATH NASKAR

Executed by: Self, Date of Execution: 18/04/2022 , Admitted by: Self, Date of Admission: 18/04/2022 Place

: Office



Eder Welle Broke

KADAMPUKUR, City:- Not Specified, P.O.- New Town, P.S.-New Town, District:-North24-Parganas, West Bengal, India, PIN: - 700135 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ANxxxxxx7N, Aadhaar No: 39xxxxxxxxx0430, Status :Individual, Executed by: Self, Date of Execution: 18/04/2022

, Admitted by: Self, Date of Admission: 18/04/2022 ,Place : Office

#### Attorney Details:

Name Address Photo Finger print and Signature No.

DIGANTA CONSTRUCTION

BF 23, KRISHNAPUR, HANAPARA, City:- Not Specified, P.O:- Prafulla Kanan, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PiN:- 700101 , PAN No.:: ADxxxxx6F, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative

Representative Details:

Name Address Photo, Finger print and Signature

Mr ABHUIT NASKAR (Presentant)

Son of Late HARADHAN NASKAR Date of Execution -18/04/2022, , Admitted by: Self, Date of Admission: 18/04/2022, Place of

Admission of Execution: Office



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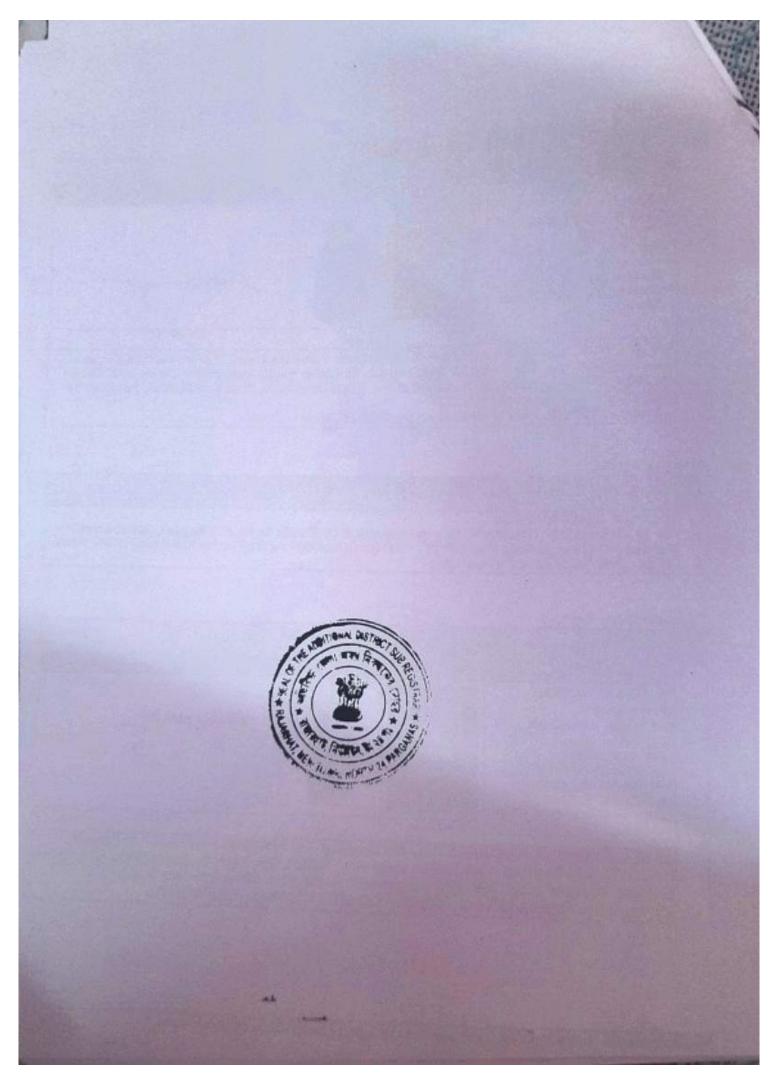
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1854255

BF 23, KRISHNAPUR, HANAPARA, City:- Not Specified, P.O.- PRAFULLA KANAN, P.S.-Baguiati, District-North 24-Parganas, West Bengal, India, PIN:- 700101, Sex: Male, By Caste: Hindu, Occupation Business, Citizen of India, , PAN No... ADxxxxxxx6F, Aadhaar No: 88xxxxxxxxxxx8805 Status ; Representative, Representative of : DIGANTA CONSTRUCTION (as PROPRITOR)

25/04/2022 Query No: 15/238/001171880 / 2022 Deed No: 1 - 15/2306902 / 2022. Document is digitally signed

13 of 16



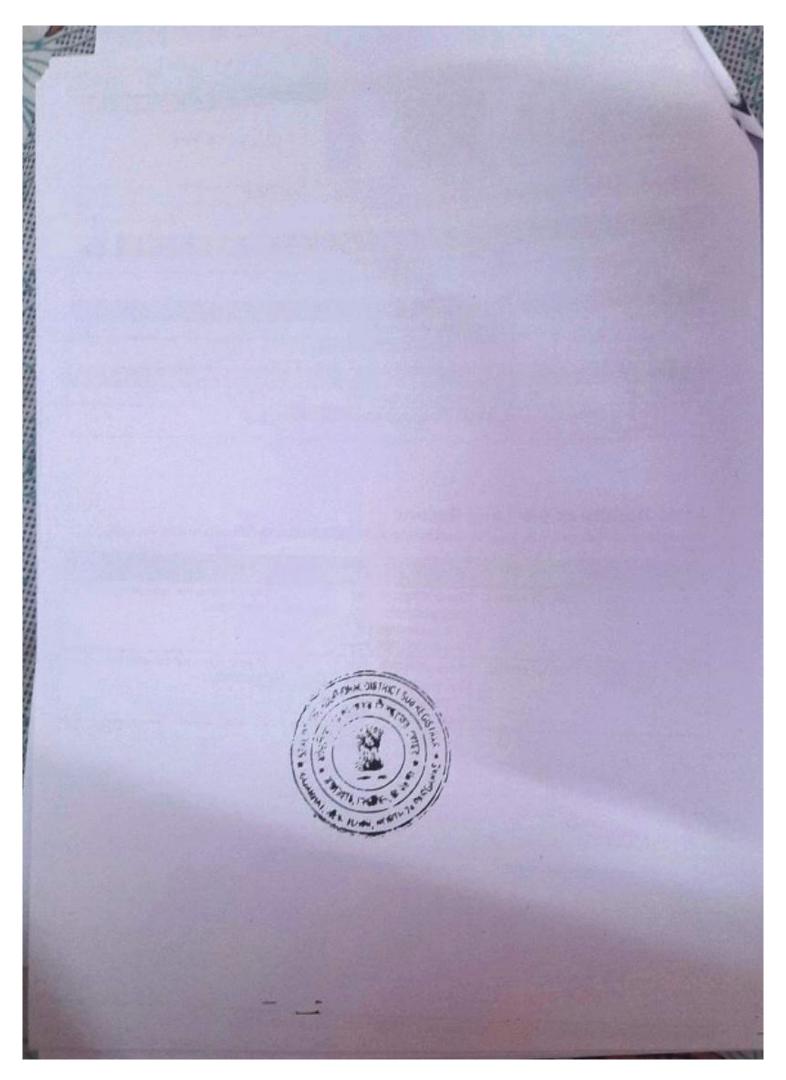
atalis :	Photo William	Finger Print	Signature
RI GHAND BISWAS RI G BISWAS RI B BISWAS RI B BARA BERI, City:- Not RO. R GOPALPUR, P.S:- RICHARD BISWAS RICHARD			fluingaignos
(Section 1)	18/04/2022	18/04/2022	18/04/2022

SI.No	er of property for L1 From	To, with area (Name-Area)
1	Mrs SABITA BALA NASKAR	DIGANTA CONSTRUCTION-14 Dec
Trans	fer of property for L2	DESCRIPTION OF THE WAY AND PROPERTY.
Secretary and	From	To. with area (Name-Area)
1	Mrs SABITA BALA NASKAR	DIGANTA CONSTRUCTION-29 Dec
Trans	sfer of property for S1	· · · · · · · · · · · · · · · · · · ·
	From	To with area (Name-Area)
1	Mrs SABITA BALA NASKAR	DIGANTA CONSTRUCTION-1500,000000000 Sq Ft

# Land Details as per Land Record

District. North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: PATHARGHATA, Mouza: Kadampukur, Pin Code:

135 ch	Plot & Khotian	Details Of Lang.	as selected by Applicant	
L1	LR Plot No:- 1087, LR Khatian No:- 836	Gurdian:হরেন্ডনাথ নভন, Address:নিজ , Classification:বাস্ত,	Owner Name not selected by	
L2	LR Plot No:- 1090, LR Khatian No:- 836	Owner:সবিভাষালা নয়র, Gurdian:হরেন্দ্রনাথ নয়র, Address:নিজ , Classification:বার্ড, Area:0.29000000 Acre,		



Endotsement For beed Humber : I : 163366662 / 2022

## aumissibility Rule 43,WIB Registration Rules (bas)

or under rule 21 of West Bengal Registration Rule, 1982 Buly elemined under schedule 1A. Article number: 48 Stamp Act 1899

# attronjunder Section 52 & Rule 22A(3) 48(1) W.B. Ratternellen Bulas (4864)

presented for registration at 17.59 hrs on 18.04.2022, at the Office of the A.D.S.H. BAJARHAT by Mr. ABHUST MASKAR

# Cardificate of Market Value (WB PUVI roles of 2001)

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

## Admission of Execution ( Under Section 68: W.H. Registration Buille: 1858)

Execution is admitted on 18/04/2022 by Mrs BABITA BALA NASKAR, Wills of Mr INSHERIPRA HATH MASKAR. KADAMPUKUR, P.O. New Town, Thana: New Town, , North 2d-Parganna, WEST BERVAL, INDIA, PRI-TONIAL by caste Hindu, by Profession House wife

Indeffied by Mr HARI CHAND BISWAS, ... Son of Lete B BIBWAS, RAM HAGAR BARA BERL P.D. R GCRACED Thana: Airport, . North 24-Pargenas, WEST BENGAL, India, PIN - 100116, by casts Hindu, by profession Others

# Admission of Execution ( Under Section 58, W.B. Registration Rules, 1967 ) [Representative]

Execution is admitted on 18-04-2022 by Mr ABHIJIT NASKAR, PROPRITOR, DIGASTA CONSTRUCTION, SE 22, KRISHNAPUR, HANAPARA, City.- Not Specified, P.O;- Prafulla Kanen, P.S. Bagnas, Davide Asses, 24-Pargares.

Indetified by Mr HARI CHAND BISIVAS. . . Son of Late B BISWAS, RAM NAGAR BARA SERI, P.O. R SOPREPUR West Bengal, India, PIN:- 700101 Thena: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700136, by caste Hindu, by profession Cenars

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 199/-

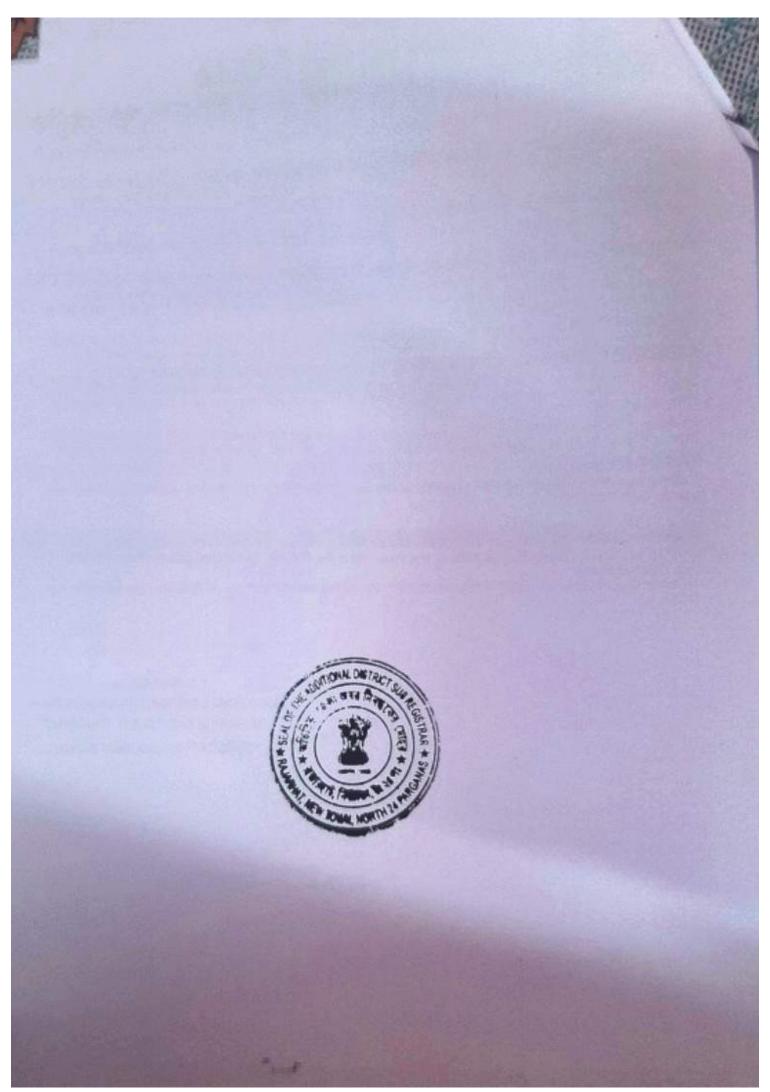
1. Stamp: Type: Impressed, Serial no 196554, Amount: Rs.100/-, Date of Purchase: 02/02/2022, Vendor name: A.K. SAHA

BARROW

Sanjoy Basak ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT North 24-Parganas, West Bengal

29/04/2022 Query Nov-1623600 (171660) / 2022 Good No. 1 / 152400000 / 2025 Description in engineer engineer.

CHAN ISW IR



Registration under section 60 and Rule 69.

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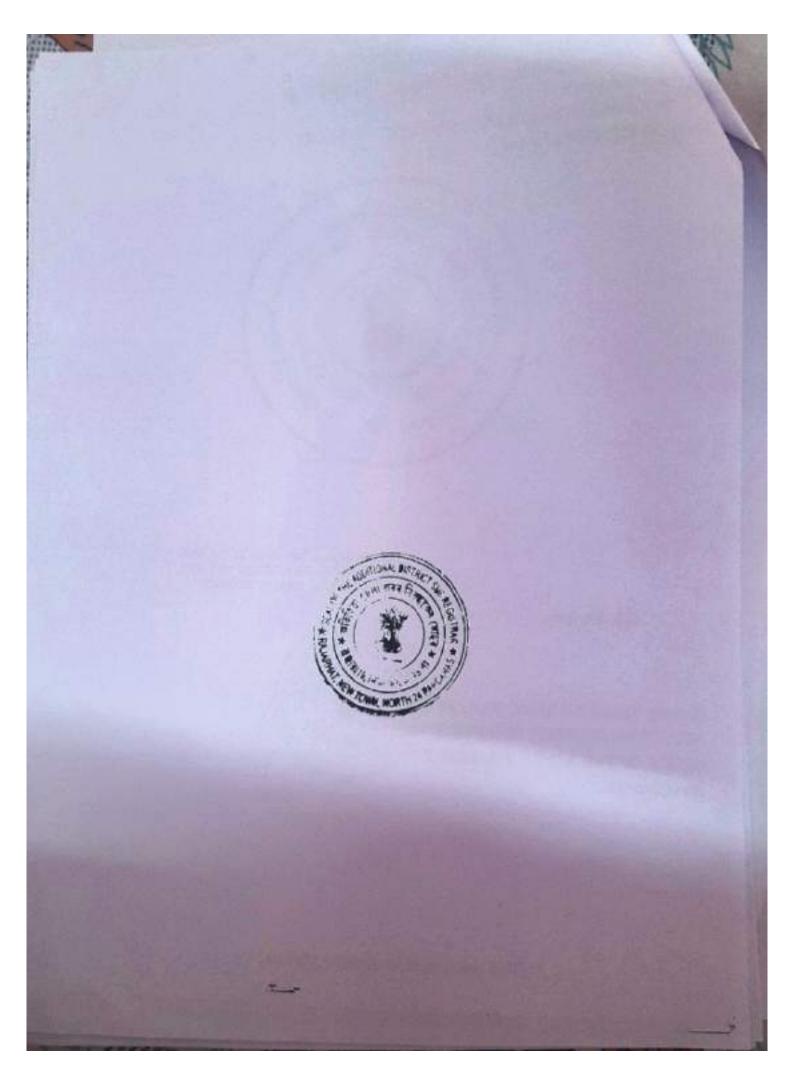


Digitally signed by SANJOY BASAK Date: 2022.04.29 17:05:39 +05:30 Reason: Digital Signing of Deed.

Baron

(Sanjoy Basak) 2022/04/29 05:05:39 PM ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. RAJARHAT West Bengal.

(This document is digitally signed.)



## DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

### BETWEEN

Sabita Bala Naskar Landowner/Principal

Abhijit Naskar Proprietor of Diganta Construction Attorney

Drafted By Pinaki Chattopadhyay & Associates Advocates

> Sangita Apartment, Ground Floor Teghoria Main Road Kolkata - 700 157 Ph.: 2570 8471

Composed By Gopa Dasgupta Teghoria Main Road Kolkata - 700 157