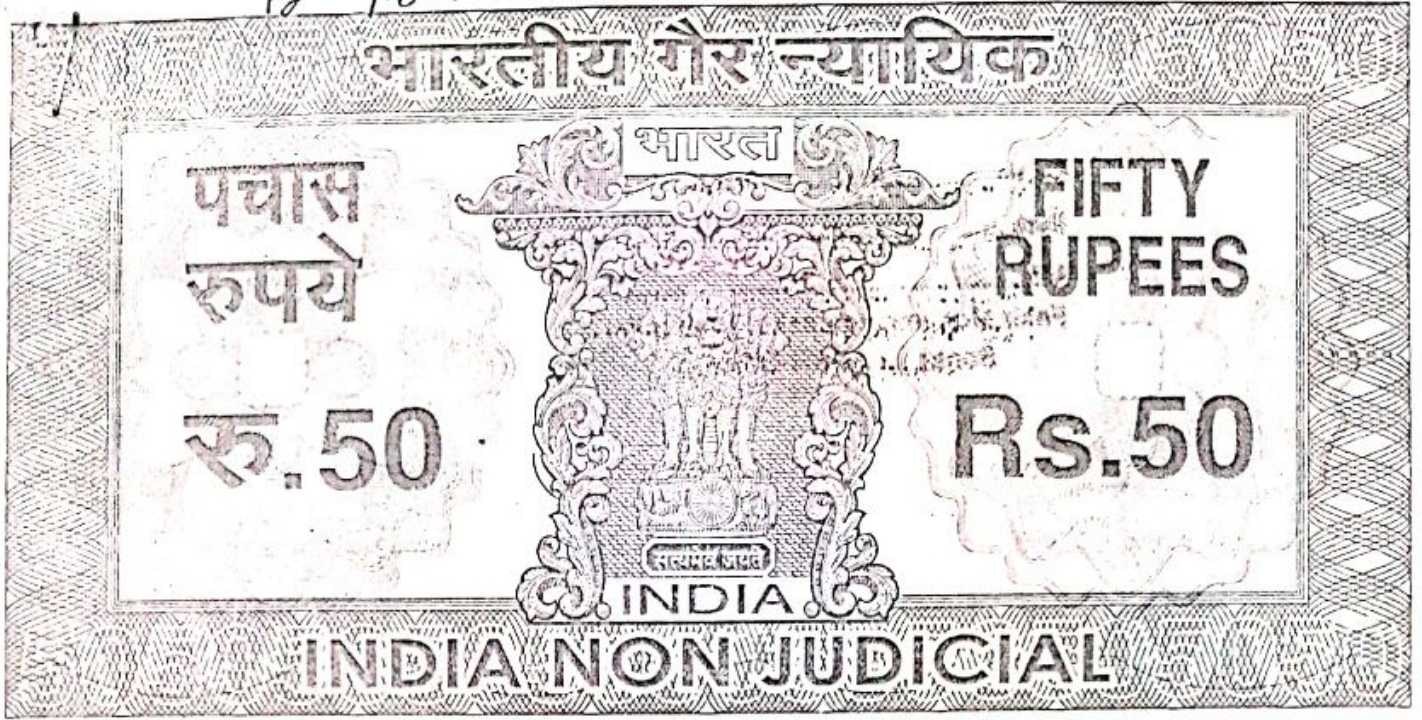


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पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

W 672672

A-1-241643/18
29/08/18, 1.45

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

Additional District Sub-Registrar,
Gana South 24 Parganas

9 AUG 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. SUBHRA CHAKRABORTY, (PAN : BWXPC3413P), wife Late of Dakshinaranjan Chakraborty, by Occupation - Housewife, by Nationality - Indian, (2) PARTHA CHAKRABORTY, (PAN: AKBPC8738Q) son of Dakshinaranjan Chakraborty, by Occupation - Business, by Nationality - Indian, both residing at Village-

Srinagar Paschim Para, Post Office Panchasayar, Police Station Sonarpur, District South 24-Parganas Kolkata -700 094, hereinafter called hereby **SEND GREETINGS**.

WHEREAS Dakshinaranjan Chakraborty, purchased plot of land measuring more or less 2 (two) Cottahs 4 (four) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271, J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No. 7, R.S. Dag No.6, L.R. Khatian No.750 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1, **Holding No.20 Srinagar** on 25.04.1994 by virtue of sale deed being Book No.I, Volume No.29, pages 68 to 76, being deed no.1964 for the year of 1999 in the office of the Additional Sub Register Sonarpur, from Smt. Padma Naskar wife of Sri Ram Chandra Naskar and Sri Ram Chandra Naskar son of Late Bhadreswar Naskar. After purchasing the said plot of land the said land owner mutated his name before the Rajpur Sonarpur Municipality and BL & LRO office of the said jurisdiction.

AND WHEREAS the said Dakshinaranjan Chakraborty died intestate on 07.07.2011 leaving behind his wife namely Subhra Chakraborty and one son Partha Chakraborty.

AND WHEREAS the said Subhra Chakraborty wife of late Dakshinaranjan Chakraborty and one son Partha Chakraborty son of Late Dakshinaranjan Chakraborty want to construct a multi storied building upon the said plot of land by but due to paucity of fund and knowledge the said land owners herein executed a Development Agreement with the said developer.

AND WHEREAS the present land owners are the absolute Owners of the aforesaid property by way of inheritance more fully described in Schedule - A and paying taxes and charges their name before the Rajpur Sonarpur Municipality and enjoying the said premises free from all encumbrances.

AND WHEREAS the Owners herein made a proposal to the Developer for formulating a scheme for development of their said premises described in the Schedule 'A' hereunder written and construct a straight three residential building thereon consisting of several self contained residential flats, car parking spaces and shops and after careful consideration the Owners and the Developer have become satisfy about the benefits and advantages arising out of the said construction and thereafter the Developer has agreed to construct the said two storied building consisting several self-contained residential flats, car parking spaces on the said premises

Sonarpur, District South 24-Parganas, Kolkata -700 094, represented by its partners **(1) SWAPAN KUMAR DAS (PAN: ADTPD1804F)** son of Bharat Chandra Das, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at 1649, Chakgaria, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094, **(2) PALASH BARAN BISWAS (PAN: AJQPBO295D)** son of Pronay Ranjan Biswas, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Dhalua Paschim Para, P.O. Panchpota, P.S. Sonarpur, Kolkata - 700 152, **(3) SIDDHARTHA SANKAR DASROY (PAN: CRNPD5234K)** son of Amar Dasroy, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094 and **(4) PRABIR KUMAR DEB (PAN: AGPPD6142B)** son of Bhupesh Chandra Deb, by faith Hindu, by Nationality - Indian, by occupation- Business, residing at Srinagar Purba Para, P.O. Panchasayar, P.S. Sonarpur, Kolkata - 700 094.

NOW KNOWN ALL MEN BY THESE PRESENTS We **(1) SMT. SUBHRA CHAKRABORTY**, wife of Dakshinaranjan Chakraborty, by Occupation - Housewife, by Nationality - Indian, **(2) PARTHA CHAKRABORTY**, son of Late Dakshinaranjan Chakraborty, by Occupation - Business, by Nationality - Indian, both residing at Village- Srinagar Paschim Para, Post Office Panchasayar, Police

together proportionate share in the land and all common facilities and amenities of the said premises and of the said proposed building to be constructed at the said premises of the Owner has mentioned in the Schedule "A".

4. To receive money from any intending purchaser or purchasers of earnest money and/or advance or advances and also the balance of the purchase money and our attorney holder to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers.
5. Upon such receipt as aforesaid in our names and as our act and deed to sign, execute and deliver any conveyance or conveyances of the developer's allocation in favour of the said Purchaser or Purchasers or his /her nominee or assignee.
6. To sign and execute all other deeds, instruments and assurances which will consider necessary and to enter into any agreement to such covenants and conditions as mentioned aforesaid as we could do ourselves, if personally present.

7. To present any such conveyance or conveyances for registration, rectification, to admit execution and receipt of consideration as mentioned aforesaid before the any Sub-Registrar or registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things (developer's allocation) which may be said attorney shall consider necessary or purchaser as fully and effectually in respect as I could do the same ourselves.

8. To sign mutation document or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Rajpur Sonarpur Municipality and to sign all applications and objections relating thereto.

9. To appear for and represent to us before the Judge, competent authority, Urban Land Ceiling, BL & LRO, Office, Municipality Office, Magistrate, Munsif and all Government Offices, Rajpur Sonarpur Municipality or any other authority in all matter and things relating to the said property or its affairs ancillary thereof.

10. To appear for and represent me in all Courts, Civil or Criminal as also original Revisional or Appellate Court, within the jurisdiction and to sign execute verify and file complaints, written statements, petition and also to prefer appeals to any Court and to accept service of all summons, notices and other process of law relating to the concerning with the said premises.
11. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, Gas, power as also to apply for and obtain permanent drainage and sewerage connection at the said property for and on our behalf as our authorized agent.
12. To appoint, engage on our behalf pleaders, advocates, Supervisor Counsel or solicitors wherever our said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.
13. To withdraw and receive documents or money from courts or registration office of the developer's allocation.

14. Be it noted that this Power of Attorney is being granted in favour of the said attorneys to develop the said land and to sell the developer's allocation as per the sanctioned building plan.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matters or things as mentioned aforesaid of the Power of Attorney which is in the opinion of our said Attorney ought to be done, execute and performed in relation to the said matter or incidental thereto as fully and effectually as we could do the same by ourselves if personally be present.

AND we hereby agree to ratify and confirm all and whatsoever other Act or acts our said attorney shall lawful do, execute or perform or cause to be done, executed or performed in connection with the sale of the developer's allocation as per the **Development Agreement on 29.08.2018 registered Book No.I, being Deed No. 162904195 for the year 2018 at the office of A.D.S.R. Garia.**

SCHEDULE "A" ABOVE REFERRED TO (LAND)

ALL THAT piece and parcel of 2 (two) Cottahs 4 (four) sq. ft. lying and situate at Mouza - Tentulberia, Resa No.8, Touzi No.271,

Subhara Chakraborty,
Partha Chakraborty

J.L. No.44, R.S. Khatian No.430, 467, 468, 469, 470, 471, 472, L.R. Dag No.7, R.S. Dag No.6, L.R. Khatian No.750 under Police Station Sonarpur, Additional District Sub-Registry office at Garia in the District of South 24-Parganas within the limits of Rajpur Sonarpur Municipality, Ward No.1, **Holding No.20 Srinagar** butted and bounded by:

ON THE NORTH : Land of Sikha Dutta;

ON THE SOUTH : Land of Plot of No. A;

ON THE EAST : Land of R.S. Dag No.6,

ON THE WEST : 12 feet common passage;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easement rights and ingress and egress and every part thereof.

SCHEDULE "B" ABOVE REFERRED TO

(Developer's Allocation)

The Developer's Allocation shall mean the space allocable to the Developer the remaining portion other than the Owners' Allocation of the New Building and **Developer's Allocation shall mean the entire new building as per sanction building plan (except the owner's allocation).**

IN WITNESS WHEREOF We, Subhra Chakraborty and Partha Chakraborty set and subscribed our hands on this 29th day of August Two Thousand Eighteen (2018),
 Subhra Chakraborty.

WITNESSES :-

1. Pamela Ashikari

E-05, Srinagar (W)
 Kol-94

2. Anup Upadhyaya.
 P/O Srinagar
 P.O - Panchasagar
 Kol-94

Partha Chakraborty
 SIGNATURE OF THE EXECUTORS

NIRMAN CONSTRUCTION

1. Swapan K. Das
 Partner

NIRMAN CONSTRUCTION

2. Palash Baran Bhowmik
 Partner

NIRMAN CONSTRUCTION

3. Siddhanta Sankar Dasgupta
 Partner

4. Prabin Kumar Deb
 Signature of the Developer

Drafted & Identified by me :

Subhendu Kumar Hota
 Subhendu Kumar Hota
 Advocate
 High Court, Calcutta
 Enrolment No. F/1077, 921 of 1999

Type by :

C. Das
 M.K.M. Type Centre
 10, Old Post Office Street,
 Kolkata-700001.



Know Your PAN

Pan Details

PAN	First Name	Middle Name	Surname	Indian Citizen	JURISDICTION	Remarks
BWNP03410P	SUBHRA		CHAKRABORTY	Yes	WARD 15(1) KOLKATA	Active

Back

Subhra Chakraborty.

Major Information of the Deed

Deed No :	I-1629-05056/2018		Date of Registration	05/11/2018
Query No / Year	1629-1000276942/2018		Office where deed is registered	
Query Date	11/10/2018 4:59:40 PM		A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subhendu Kumar Hota Srinagar Main Road, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700094, Mobile No. : 9017220092, Status : Advocate			
Transaction	Additional Transaction			
[0901] Declaration, Declaration relating to Immovable property				
Set Forth value	Market Value			
Rs. 4,00,000/-	Rs. 39,41,003/-			
Stampduty Paid(SD)	Registration Fee Paid			
Rs. 20/- (Article:4)	Rs. 7/- (Article:E)			
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)			

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Srinagar Main Road, Mouza: Tentulbedia, Holding No:20

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-7	LR-750	Bastu	Shali	2 Katha 4 Sq Ft	1,50,000/-	14,44,001/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
L2	LR-8	LR-3486	Bastu	Shali	3 Katha 7 Chatak 22 Sq Ft	2,50,000/-	24,97,002/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
		TOTAL :			9.0315Dec	4,00,000 /-	39,41,003 /-	
		Grand Total :			9.0315Dec	4,00,000 /-	39,41,003 /-	

Declarant Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mrs Subhra Chakraborty Wife of Mr Dakshinaranjan Chakraborty Srinagar Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BWXPC3413P, Status :Individual, Executed by: Attorney, Executed by: Attorney
2	Mr Partha Chakraborty Son of Mr Dakshinaranjan Chakraborty Srinagar Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AKBPC8738Q, Status :Individual, Executed by: Attorney, Executed by: Attorney
3	Mrs Sabitri Bose Wife of Mr Sainen Bose Garia Srinagar, Paschim Para, P.O:- Panchasayar, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700094 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Status :Individual, Executed by: Attorney, Executed by: Attorney

Major Information of the Deed :- I-1629-05056/2018-05/11/2018

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 10/- and Stamp Duty paid by Stamp Rs 20/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 681, Amount: Rs.20/-, Date of Purchase: 02/11/2018, Vendor name: Samiran Das



Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1629-05056/2018-05/11/2018

05/11/2018 Query No:-16291000276942 / 2018 Deed No :I - 162905056 / 2018, Document is digitally signed.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 152916 to 152953

being No 162905056 for the year 2018.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2018.11.05 15:50:50 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 05-Nov-18 3:50:12 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)