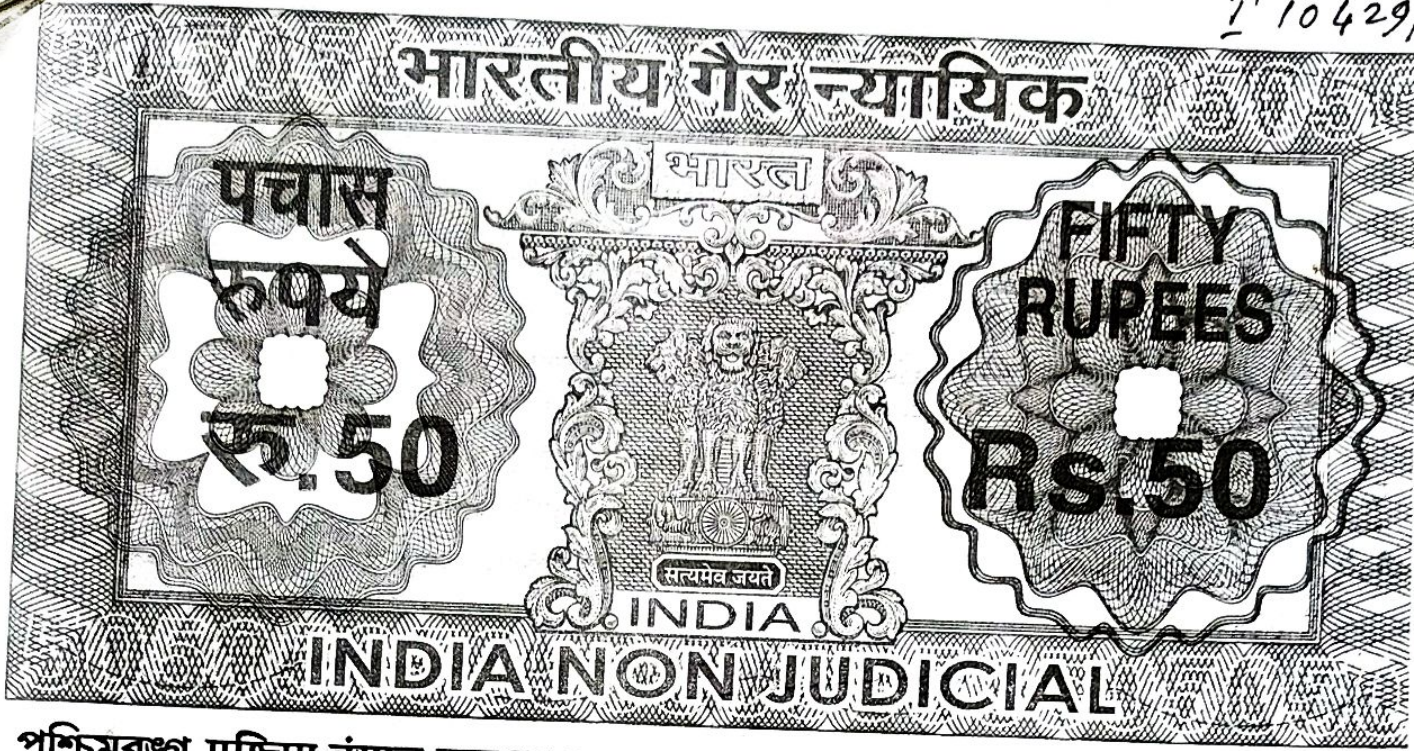


010073/18

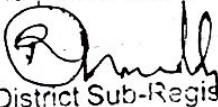
I 10429



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 391157

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

  
District Sub-Registrar-II,  
Alipore, South 24 Parganas

- 3 OCT 2018  
~~9 SEP 2018~~

**DEVELOPMENT POWER OF ATTORNEY**

**KNOWN ALL MEN BY THESE PRESENTS THAT I, SRI BISWANATH DAS, PAN - BWWPD1640N, son of Paritosh Kumar Das, by faith Hindu, by Nationality Indian, by occupation Business, residing at 11/1, Taramoni Ghat Road also known as Premises No. 143, Taramoni Ghat Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata 700 041, District South 24 Parganas, SEND GREETINGS.**

13-25  
19/09/18  
Q.N. 258190/18.



**WHEREAS** I am the principal herein is the absolute owner of **ALL THAT** piece and parcel of land measuring about 05 Cottah together with a 300 square feet structure standing thereon lying and situated at Mouza Paschim Putiary, J.L. No. 26, R.S. No. 275, Touzi No. 18 now 3313, Khatian No. 111, Dag No. 269, within the limits of the Kolkata Municipal Corporation being KMC Premises 143, Taramoni Ghat Road, KMC Ward No. 115, P.S. now Haridevpur, being Assessee No. 411151501430, Kolkata 700 041, District South 24 Parganas, free from all sorts of encumbrances whatsoever, more fully and particularly described in the **SCHEDULE** hereunder written.

**ANDWHEREAS** the principal herein for development of the said land entered into a development agreement for promotion of the said land as per agreed terms and conditions on \_\_\_\_\_ with "**M/S ASCON**", a proprietor ship firm, having its office at Sreeram Apartment, 222 (108/5), Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata 700 082, represented by its sole proprietor **SRI SUSHANTA SARKAR**, PAN – BGGPS2923H, son of Samarendra Chandra Sarkar, by faith - Hindu, By occupation Business, residing at Sreeram Apartment, 222 (108/5), Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, which was registered before D.S.R. – II, Alipore and was recorded in Book No. I, Deed No. 9902 \_\_\_\_\_ for the 2018 with some terms and conditions as stated therein.

**ANDWHEREAS** as per the said agreement it was agreed and due to some valid reason mentioned in the development agreement the Principal herein do hereby appoint lawful Attorney to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in my name and on my behalf.

**NOW KNOW BY THESE PRESENTS** that I the above named Principal do hereby nominate, constitute and appoint "**M/S ASCON**", a proprietor ship firm, having its office at Sreeram Apartment, 222 (108/5), Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata 700 082, represented by its sole proprietor **SRI SUSHANTA SARKAR**, PAN – BGGPS2923H, son of Samarendra Chandra Sarkar, by faith - Hindu, By occupation Business, residing at Sreeram Apartment, 222 (108/5), Mahatma Gandhi Road, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, as my true and lawful constituted Attorney for me in my name and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, inter alia, as set forth herein below:-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my names and on my behalf.
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, and Tribunals and other Offices within Union of India and to do on my behalf all necessary works which requires to be done by me in respect of the said property or any part thereof.



- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of my said property and to pay and deposit all rates, taxes, maintenance charges etc. to the concerned authority which is now due and become payable by me from time to time in my name and on my behalf.
  
- 4) To accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals upto the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and my interest therein.
  
- ) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications,

documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said attorney.

- 6) To sign in the building plan or plans, revised plan if necessary on my behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.
- 7) To construct building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Development Agreement i.e. remaining portion after handing over the Owner's Allocation togetherwith proportionate share of land and common facilities.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of developer's allocation i.e. remaining portion after handing over the Owner's Allocation togetherwith proportionate share of land and common facilities as mentioned said development agreement from the intending



purchaser or purchasers and use the said amount as it think fit and proper.

- 10) To represent me before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.
- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect our interest in respect of the said land or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on my behalf.

**AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done execute and performed in relation to the said property standing in my name or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as I could do the same if I personally present.

**AND** I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of land measuring about 05 (Five) Cottah together with a 300 square feet asbestos shed structure standing thereon lying and situated at Mouza Paschim Putiary, J.L. No. 26, R.S. No. 275, Touzi No. 18 now 3313, Khatian No. 111, Dag No. 269, within the limits of the Kolkata Municipal Corporation being KMC Premises 143, Taramoni Ghat Road, KMC Ward No. 115, P.S. now Haridevpur, being Assessee No. 411151501430, Kolkata 700 041, District South 24 Parganas, which is butted and bounded in the manner as follows:-

**ON THE NORTH** : 10 Feet wide common passage.

**ON THE SOUTH** : Nitya Gopal Das & others land.

**ON THE EAST** : 12 Feet wide common passage.

**ON THE WEST** : Soudamini Roy & others land.

**IN WITNESS WHEREOF** the said I Executant have hereunto set and subscribed my hands and seals on this the 19<sup>th</sup> day of September, 2018.

**SIGNED, SEALED & DELIVERED**  
In these presence of **WITNESSES**:

1.

Somyu Das  
Sole proprietor  
Kad - 82

2. Ranyish Sule -  
Adv.  
Alipore Judges  
Court, No. 27

Biswanath Das

**SIGNATURE OF THE EXECUTANT**

The Power conferred as above accepted  
by me :

Drafted by :

Ranyish Sule -  
Advocate Adv.  
Alipore Judges' Court, WB/1074/93  
Kolkata - 700 027.

Computer typed by :

Sandip Das

Alipore Judges' Court,  
Kolkata - 700 027.

**ASCON**  
Sankar Sankar  
Proprietor












**SIGNATURE OF THE ATTORNEY**



		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					












Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature.....



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1602-1000258190/2018	Office where deed will be registered
Query Date	19/09/2018 1:21:59 PM	D S.R. -II SOUTH 24-PARGANAS, District: South 24 Parganas
Applicant Name, Address & Other Details	RAJESH DUTTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 9831703959, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
	Rs. 30,89,997/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209902/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip. (Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Taramoni Ghat Road, , Premises No. 143, Ward No. 115

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		5 Katha		29,99,997/-	Width of Approach Road: 12 Ft.,
Grand Total :					8.25Dec	0 /-	29,99,997 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	90,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	300 sq ft	0 /-	90,000 /-	
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## Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mr BISWANATH DAS Son of Mr PARITOSH KUMAR DAS11/1, TARAMONI GHAT ROAD, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWWPD1640N, Status :Individual, Executed by: Self , To be Admitted by: Self	Individual	Executed by: Self , To be Admitted by: Self

## Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	ASCON 222, MAHATMA GANDHI ROAD, P.O:- HARIDI VPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 , PAN No.:: BGGPS2923H, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

## Representative Details :

SI No	Name & Address	Representative of
1	Mr SUSHANTA SARKAR Son of Mr SAMARENDRA CHANDRA SARKAR222, MAHATMA GANDHI ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGGPS2923H	ASCON (as PROPRIETOR)

## Identifier Details :

Name & address	
Mr SANJU DAS Son of Mr HARU DAS ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr BISWANATH DAS, Mr SUSHANTA SARKAR	N

## Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr BISWANATH DAS	ASCON-8.25 Dec

## Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr BISWANATH DAS	ASCON-300.00000000 Sq Ft

## Major Information of the Deed

Deed No :	I-1602-10429/2018	Date of Registration	03/10/2018
Query No / Year	1602-1000258190/2018	Office where deed is registered	
Query Date	19/09/2018 1:21:59 PM	D.S.R. - I   SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	RAJESH DUTTA ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 7000 Mobile No. : 9831703959, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 30,89,997/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160209902/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Taramoni Ghat Road, , Premises No. 143, Ward No: 115

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1			Bastu		5 Katha		29,99,997/-	Width of Approa Road: 12 Ft.,
<b>Grand Total :</b>					8.25Dec	0 /-	29,99,997 /-	



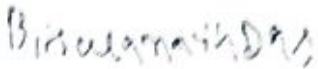
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tile Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>0 /-</b>	<b>90,000 /-</b>	








## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr BISWANATH DAS</b> <b>(Presentant)</b> Son of Mr PARITOSH KUMAR DAS Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office	 <small>19/09/2018</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
11/1, TARAMONI GHAT ROAD, P.O:- PASCHIM PUTIARY, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700041 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BWWPD1640N, Status :Individual, Executed by: Self, Date of Execution: 19/09/2018 , Admitted by: Self, Date of Admission: 19/09/2018 ,Place : Office				

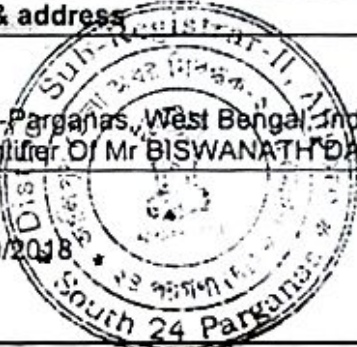
## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>ASCON</b> 222, MAHATMA GANDHI ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 , PAN No.:: BGGPS2923H, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SUSHANTA SARKAR</b> Son of Mr SAMARENDRA CHANDRA SARKAR Date of Execution - 19/09/2018, , Admitted by: Self, Date of Admission: 19/09/2018, Place of Admission of Execution: Office	 <small>Sep 19 2018 2:25PM</small>	 <small>LTI 19/09/2018</small>	 <small>19/09/2018</small>
222, MAHATMA GANDHI ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Pargana West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India PAN No.:: BGGPS2923H Status : Representative, Representative of : ASCON (as PROPRIETOR)				

## Identifier Details :

Name & address	
Mr SANJU DAS Son of Mr HARU DAS ALIPORE, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr BISWANATH DAS, Mr SUSHANTA SARKAR	

Major Information of the Deed :- I-1602-10429/2018-03/10/2018



19/09/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH DAS	ASCON-8.25 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr BISWANATH DAS	ASCON-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 160210429 / 2018**

On 19-09-2018

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

Presented for registration at 13:25 hrs on 19-09-2018, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr BISWANATH DAS, Executant.

**Certificate of Market Value (WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 30,89,997/-

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

Execution is admitted on 19/09/2018 by Mr BISWANATH DAS, Son of Mr PARITOSH KUMAR DAS, 11/1, TARAMONI GHAT ROAD, P.O: PASCHIM PUTIARY, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Indetified by Mr SANJU DAS, , , Son of Mr HARU DAS, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 19-09-2018 by Mr SUSHANTA SARKAR, PROPRIETOR, ASCON, 222, MAHATMA GANDHI ROAD, P.O:- HARIDEVPUR, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082

Indetified by Mr SANJU DAS, , , Son of Mr HARU DAS, ALIPORE, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-



Major Information of the Deed :- I-1602-10429/2018-03/10/2018



nt of Stamp Duty  
d that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
cription of Stamp  
Stamp: Type: Impressed, Serial no 1237, Amount; Rs.50/-, Date of Purchase: 18/09/2018, Vendor name: A K  
Samajpati

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

On 03-10-2018

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.

*Rina Chaudhury*

Rina Chaudhury  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



Major Information of the Deed :- I-1602-10429/2018-03/10/20