

5-3613

2-3184/17

भारतीय गैर न्यांयिक

एक सौ रुपये

ক. 100



Rs. 100

ONE HUNDRED RUPEES

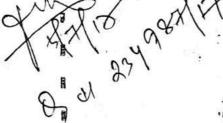
सत्यमेव जयते

भारत INDIA

NON JUDICIAL SELECTION OF THE PROPERTY OF THE

পশ্চিম্বঙ্গ पश्चिम बंगाल WEST BENGAL

X 947912



Sub-Registra

ertified that he document is admitted to registration. The cignature sheet and the endorse are the document of the document.

Addl. District Edu dispiction Sonarour, South 24 Parcenas

DEVELOPMENT POWER OF ATTORNEY: --

KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI SACHINDRA NATH DAS, PAN - ADSPD2430Q, (2) SRI ROHITASWA DAS, PAN - AIOPD0379F, (3) SRI SUBHAS MONDAL ALIAS SUBHAS CHANDRA DAS, PAN - ANPPM9676A, Son of Annada Prasad Das, by faith - Hindu, by occupation - Retired & Business, all Residing at - G-2/1

Acharya Prafulla Nagar, P.O. & P.S. - Sonarpur, Kolkata - 700150, hereinafter called and referred to as the "LAND OWNER", DO HEREBY SEND GREETINGS: -

That we are the owner of **ALL THAT** piece and parcel of land measuring about 8 Cottahs out of 304 Decimals Bastu land in R.S. & L.R. Dag No. 1088, under L.R. Khatian No. 3596, 3460 & 3459, Khatian No. 290, at Mouza - Gorkhara, J. L. No. 22, within the limits of Rajpur - Sonarpur Municipality, Ward No. 11, Holding Nos. 172, P.S. & A.D.S.R.O. at Sonarpur, District - 24 Parganas (S), morefully and particularly described in the schedule below.

That We are the owner of aforesaid property and have entered into a Development Agreement on 05.07.2017, Registered at Sonarpur Sub Registry Office, being Deed No. 3158, for the year 2017 for construction of a multistoried building on our said land on such terms and condition contained therein with A.S. CONSTRUCTION, a Partnership Firm duly registered under the Indian Partnership Act, 1932 having its office at Khiristala, P.O. & P.S. Sonarpur, having PAN: ABEFA8697G, represented by its partners (1) Shri Arindam Chowdhury son of Shri Snatak Ranjan Chowdhury, by faith: Hindu, by occupation: Business, residing at Village: Hasanpur, P.O. Champahati, P.S. Sonarpur, District: South 24-Parganas, Pin - 743330, and (2) Shri Suman Dasgupta, son of Himansu Dasgupta, by faith: Hindu, by occupation: Business, residing at Village & P.O. Champahati, P.S. Baruipur, District: South 24-Parganas, Pin - 743330.

That we are the owner of the aforesaid property and with view to construct multistoried on the said property do hereby constitute, nominate and appoint the said A.S. CONSTRUCTION, a Partnership Firm duly registered under the Indian Partnership Act, 1932 having its office at Khiristala, P.O. & P.S. Sonarpur, having PAN: ABEFA8697G represented by its partners (1) Shri Arindam Chowdhury son of Shri Snatak Ranjan Chowdhury, by faith: Hindu, by occupation: Business, residing at Village: Hasanpur, P.O. Champahati, P.S. Sonarpur, District: South 24-Parganas, Pin - 743330, and (2) Shri Suman Dasgupta, son of Himansu Dasgupta, by faith: Hindu, by occupation: Business, residing at Village & P.O. Champahati, P.S. Baruipur, District: South 24-Parganas, Pin - 743330 to be my true and lawful attorney to do or cause to be done any or all of the following acts, deeds and things in my names and on our behalf as follows:

To enter into the said land for taking measurment of the land for preparation of necessary building plan for construction of the proposed multistoried building/buildings and to sign the proposed building plan/plans, applications, undertakings, declarations and other papers in connection herewith and to submit the same to the Rajpur - Sonarpur Municipality and to obtain the said building plan/plans sanctioned and also to obtain permission from all other authorities required for the same.

- To make sign and verify all building plans, applications or to file the same to appropriate authority, Rajpur Sonarpur Municipality for sanction and all other process etc. required by law and to follow up the matters in the office of the respective office/offices and to collect the sanctioned building plan and or final document from the said office/offices on our behalf.
- To apply for mutation of the said property in the office of the B.L. & L.R.O and in the office of the Rajpur Sonarpur Municipality and any other appropriate authorities concern on our behalf.
- 4) To construct the proposed building from the said attorney's financial sources on the Schedule building plan to be sanctioned by the Rajpur Sonarpur Municipality.
- 5) To apply for and to obtain permission for steel, cement bricks and other building materials to be required for construction of the said proposed new building.
- To enter into the said land and make construction of the proposed building by appointing Engineer/Architect/Supervisor/Contractor/carpenter/plumber/electrician etc.

- 7) To procure all raw materials for such construction and store the same on the said holding/premises.
- 8) To apply for and obtain electric connection, water, sewerage, drainage, telephone connection and for other such facilities that the Developer may think fit and generally required for such building from the appropriate authority.
- 9) The Developer shall be entitled to appoint marketing agent and to prepare brochure, advertisement inviting purchasers for purchasing the flat/flats/shop/car parking space/spaces in the building to be constructed in the said premises/holding.
- To put and or affix sign board on the premises/holding displaying the particulars of the building and to publish notification and publication in the daily news paper.
- otherwise and to promote for selling of the flat/flats/shop/car parking space/car parking spaces etc. and to select prospective purchaser/purchasers either individual or groups (for Developer's allocation only).

- To apply and to make any correspondance for new Electric Connection before the WBSEDCL/CESC and to get electric connection in the said new building/buildings and in every flat/flats and separate electric meter for each flat/flats/shop etc.
- To appear and sign all papers before the competent authority, the Rajpur Sonarpur Municipality, the public works department and other Govt. office or Authority body or other authorities and to do all things necessary for better utilisation of our said property.
- 14) To Amalgamate the adjacent property or neighbouring property for the interest of the building and for better utilisation of our said property on which our residential Building situated.

tod mode bell of

- To appear and represent the owner before the Rajpur Sonarpur Municipality or before any other authority.
- To apply for obtaining permission of the competent Authority under provision of the Urban land (Ceiling & Regulation) Act, 1976 for better utilisation of the property and to appear before the competent authority.
- 17) To apply to concerned authorities including all the departments of Rajpur - Sonarpur Municipality such as building, Water, Sanitary,

Drainage, Conservancy, Executive Engineer, Health, Assessment, Collection and to obtained varrious permission and all connection for electricity, Gas, Water, Swerage and any other utilities.

- To negotiate in terms with the prospective buyers and to enter into Agreement for Sale for the Developer's allocation and any portion if adjusted.
- 19) To receive earnest money, booking money and to receive consideration in part or full for sale of any portion and/or portions for the developer's allocation only.
- 20) To sign and or execute any agreement for sale, sale deed or deed of conveyance/conveyances and to submit the same before the registering authority and to do all acts, deeds and things which our said attorneys shall consideration necessary for conveying any portion and/or portions of the building pertaining to the developer's allocation.
- 21) To sign and or execute and register any Agreement for sale, sale deed or deed of conveyance/conveyances on our behalf for Developer's allocation and to submit the same before the Registering Authority for registration of the sale deed and to admit their

respective execution thereof and acknowledge receipts of the total consideration money thereof and appropriate the same to submit the conveyance deeds before the A.D.S.R. Sonapur, District Registrar Alipore, Registrar of Assurance Kolkata or any other Registrar having authority for and to have the said Deed or Deed of Conveyance/Conveyances registered and to do all acts deeds and things which the said attorneys shall consider necessary for conveying any portion/or portions of the property concerning the developer's allocation.

- To put the intending purchaser and /or purchasers in possession of any part or portions of the said premises/holding pertaining to the developer's allocation.
- 23) To appoint Advocate and other legal agents, and to sign, declares and/or affirm any vakalatnamas, plaints, writs, written, statements, petitions, consents, including application, affidavits, undertakings, declaration, vakalatnamas, memorendum or Appeal or any other documents or papers any may be required from time to time and to defend and prosecute any legal action or procedings including filling of writ application, to appear and give evidence, to prefer any appeal revisions or reviews from any order or decree as the case may be which our knowledge and consent.

and confirm and agree to ratify and confirm all and whatsoever the attorneys under these presents and also not specifically mentioned and required shall lawfully do or cause to be done into or about the said property by virtue of these presents and also such powers and/or authority being granted separately to be read with this without any further act deed or thing on the part of the owner.

--: THE SCHEDULE ABOVE REFERRED TO: --

ALL THAT piece and parcel of land measuring about 8 Cottahs out of 304 Decimals Bastu land in R.S. & L.R. Dag No. 1088, under L.R. Khatian No. 3596, 3460 & 3459, Khatian No. 290, at Mouza - Gorkhara, J. L. No. 22, within the limits of Rajpur - Sonarpur Municipality, Ward No. 11, Holding Nos. 172, P.S. & A.D.S.R.O. at Sonarpur, District - 24 Parganas (S).

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINCER	FINGER
	RIGHT HAND		H			
	LEFT HAND			. P 8		

NAMESIGNATURE.....

::

*	PRESENTANT/ EXECUTANT	-	THUMB	FORE FINGER	MIDDLE	RING: FINGER	LITTLE FINGER
		RIGHT HAND				*	
100		LEFT HAND		N. and St.			

NAME SIGNATURE DORNAME POR KILL

NAME

PRESENTANT/ EXECUTANT	П	THUMB	FORE FINGER	MIDDLE	RING FINGER	MINGER
	IGHT HAND					
	E ILAND R		1.11			

SIGNATURE CETTE TOOL TO

PRESENTANT/ EXECUTANT	(4	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	FINGER
	RICHT HAND					
	B QUELLET					

NAME SIGNATURE SUBLIS LICITION

PRESENTANT/ EXECUTANT		тномв	FORE FINGER	MIDDLE	RING FINGER	LITTLE
	RIGHT HAND	4.				
	LEFT HAND	1	2			

NAMESIGNATURE

PRESENTANT/ EXECUTANT	THUMB	FORE FINGER	MIDDLE FINGER	RING: FINGER	LITTLE FINGER
	RIGHT HAND				
	LEFT HAND			a to	

NAME Azindam Chandlung SIGNATURE Azindan Chandlung

PRESENTANT/ EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
(E)	RIGHT HAND		*	etter.	18	
, t	EFT HAND					63

NAME SUMAN DAS GVPT HONATURE Summes grots

PRESENTANT/. EXECUTANT		THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
15 22.00 1	RIGHT HAND					
	LEFT HAND	45.				

NAME SIGNATURE

IN WITNESS WHEREOF We, the Executors herein sign this Power of Attorney, this the 5% th day of July in the year of Two Thousand and Seventeen.

WITNESSES : -

1. Avjil Om G-2/1, A.P. flagar, Sonanpur, Kol-150

2. Bikash sdo Sonor Puz. Kal-700150 ichalital winger -

Situato menilay

SIGNATURE OF THE EXECUTANTS

Arimadan: Chowdhury

Sumaroas grota

SIGNATURE OF THE ATTORNEY

Drafted By Me:

MB1 1691 1986

Typed By Me : -

Subhalas Making Sonarpur Sub Registry Office.

Major Information of the Deed

			05/07/2017	
Deed No:	1-1608-03184/2017	Date of Registration		
Query No / Year	1608-1000234987/2017	Office where deed is r	egistered	
Query Date	05/07/2017 1:37:14 PM	A.D.S.R. SONARPUR, District. South 24- Parganas		
Applicant Name, Address & Other Details	Arindam Chowdhury Sonarpur, Thana: Sonarpur, District: 9433357135, Status: Buyer/Claimant		ST BENGAL, Mobile No.	
Transaction		Additional Transaction		
	Power of Attorney after Registered			
***************		Market Value		
Set Forth value		Rs. 1,32,00,000/-		
Rs. 6,00,000/-	The second secon	Registration Fee Paid		
Stampduty Paid(SD)		D= 7/ (Article:F)		
Rs. 100/- (Article:48(g))	6.44		Agreement of [Deed	
Remarks	Development Power of Attorney after No/Year]:- 160803158/2017 Receiv issuing the assement slip.(Urban are		from the applicant for	
	, , , , , , , , , , , , , , , , , , ,			

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Gorkhara-(022)

Sch	Plot	Khatian	Land	USG	Area of Land	SetForth Value (In Rs.)	Value un Ma.	harden of Approach
No	Number	Number	Proposed		8 Katha	6,00,000/-	1 32 00 000/-	AMOUNT OF WASHINGS
	LR-1088	LR-3596	Bastu	Bastu 8 Katha 0,00,000	Road: 40 Ft., Adjacent to M Road,			
1					13.2Dec	6,00,000 i-	132,00,000 /-	

Principal Details:

Name,Address,Photo,Finger p		***************************************	Signature
Name	Photo	Fringerprint	Warrand Cold Manager V
Mr Sachindra Nath Das (Presentant) Son of Mr Annada Prasad Das Executed by: Self, Date of Execution: 05/07/2017 , Admitted by: Self, Date of Admission: 05/07/2017 ,Place			Nachindrav (all Chs
: Office	05/07/2017	LT1 05/07/2017	ur, District:-South 24-Parganas, We

Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADSPD2430Q, Status :Individual, Executed by: Self, Date of Execution:

05/07/2017

, Admitted by: Self, Date of Admission: 05/07/2017 ,Place: Office

Name	Photo	Fringerprint	Signature
Ar Rohitaswa Das Son of Mr Annada Prasad Sas Executed by: Self, Date of Execution: 05/07/2017 Admitted by: Self, Date of Edmission: 05/07/2017, Place Office		The same of the sa	Roll besser Das
	05/07/2017	L.TI 05/07/2017	osiotrizota South 24-Parganas, Wes

G-2/1 Acharya Prafulla Nagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Pargar Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AIOPD0379F, Status :Individual, Executed by: Self, Date of Execution: 05/07/2017

, Admitted by: Self, Date of Admission: 05/07/2017 ,Place: Office

3	Name	Photo	Fringerprint	Signature
	Mr Subhas Mondal, (Alias: Mr Subhas Chandra Das) Son of Mr Annada Prasad Das Executed by: Self, Date of Execution: 05/07/2017 , Admitted by: Self, Date of Admission: 05/07/2017 ,Place			Sumbora Well
	: Office	05/07/2017	LTI 05/07/2017	o5:07/2017 Printing:-South 24-Parganas, West

G-2/1 Acharya Prafulla Nagar, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANPPM9676A, Status :Individual, Executed by: Self, Date of Execution: 05/07/2017 , Admitted by: Self, Date of Admission: 05/07/2017 ,Place: Office

Attorney Details:

Atto	orney Details:
No	Name, Address, Photo, Finger print and Signature
1	A.S Construction Sonarpur Khiristala, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150, PAN No.:: ABEFA8697G, Status:Organization, Executed by: Representative

Representative Details:

0	Name	Photo	Finger Print	Signature
	Mr Arindam Chowdhury Son of Mr Snatak Ranjan Chowdhury Date of Execution - 05/07/2017, , Admitted by: Self, Date of Admission: 05/07/2017, Place of Admission of Execution: Office			Mandan Olyan Shury
		Jul 5 2017 3:29PM	LTI 05/07/2017	1-Parganas, West Bengal, India, PIN

Name	Photo	Finger Print	Signature
Mr Suman Dasgupta son of Mr Himansu Dasgupta Date of Execution - 05/07/2017, Admitted by: Self, Date of Admission: 05/07/2017, Place of Admission of Execution: Office		***************************************	Suman gangula
Total Section 1997	Jul 8 2017 3:33PM	1.TI 00/07/2017	oeliotizott

Champahati, P.O:- Champahati, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, Inc. 743330, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Status : Representative, Representative of : A.S Construction (as partners)

Name & address	
Mr Bikash Saha Son of Late Monoranjan Saha Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, We	est Bengal, India, PIN - 700150, Sex: Male, B
Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Gas	ninora Natir Das, Will Communication
Sonarpur, P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, We Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Sac Subhas Mondal, Mr Arindam Chowdhury, Mr Suman Dasgupta	05/07/2017

Transi	fer of property for L1	
SI.No	From	To. with area (Name-Area)
1	Mr Sachindra Nath Das	A.S Construction-4.4 Dec
2	Mr Rohitaswa Das	A.S Construction-4.4 Dec
3	Mr Subhas Mondal	A.S Construction-4.4 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Gorkhara-(022)

Sch	Plot & Khatian Number	Details Of Land
L1	LR Plot No:- 1088(Corresponding RS Plot No:- 1088), LR Khatian No:- 3596	Owner:শচীন্দ্রনাখ দাস, Gurdian:অল্লদাপ্রসাদ, Address.নিজ, Classification বাস্ত Area:0.05000000 Acre,

Endorsement For Deed Number: 1 - 160803184 / 2017

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.

sentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962) resented for registration at 14:07 hrs on 05-07-2017, at the Office of the A.D.S.R. SONARPUR by Mr. Sachindra one of the Executants. Nath Das , one of the Executants

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 1,32,00,000/-

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

Execution is admitted on 05/07/2017 by 1. Mr Sachindra Nath Das, Son of Mr Annada Prasad Das, G-2/1 Acharya Prafulla Nagar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Retired Person, 2. Mr Rohitaswa Das, Son of Mr Annada Prasad Das, G-2/1 Acharya Prafulla Nagar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Rusiness, 2, Mc Control Day G-2/1 by Profession Business, 3. Mr Subhas Mondal, Alias Mr Subhas Chandra Das, Son of Mr Annada Prasad Das, G-2/1 Acharya Prafulla Nagar, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150,

Indetified by Mr Bikash Saha, , , Son of Late Monoranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 05-07-2017 by Mr Arindam Chowdhury, partners, A.S Construction, Sonarpur Khiristala,

P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Bikash Saha, , , Son of Late Monoranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 05-07-2017 by Mr Suman Dasgupta, partners, A.S Construction, Sonarpur Khiristala, P.O:-Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700150

Indetified by Mr Bikash Saha, , , Son of Late Monoranjan Saha, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

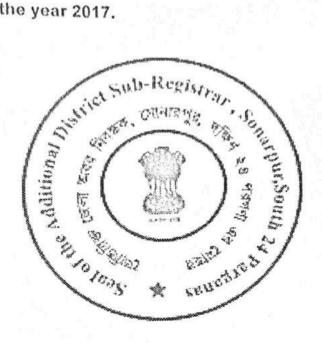
1. Stamp: Type: Impressed, Serial no 18, Amount: Rs.100/-, Date of Purchase: 03/07/2017, Vendor name: S Deb

Prasanta Mukhopadhyay ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SONARPUR South 24-Parganas, West Bengal

egistered in Book - I

Volume number 1608-2017, Page from 70353 to 70377

being No 160803184 for the year 2017.



Divil

Digitally signed by PRASANTA MUKHOPADHYAY Date: 2017.07.07 11:03:17 +05:30 Reason: Digital Signing of Deed.

(Prasanta Mukhopadhyay) 07-07-2017 11:03:16 ADDITIONAL DISTRICT SUB-REGISTRAR OFFICE OF THE A.D.S.R. SONARPUR West Bengal.

(This document is digitally signed.)