

1915/17.9 - 1797/17 - 1775/17 - 1733/17



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

X 867171

15067/182640/17

Certified that the document is submitted to registration. The Signature Sheet and endorsement, if any, attached to the document are also now on this document.

Additional District Sub-Registrar
Coimbatore, Dum Dum, 24-Pgs. (North)

4 MAR 2011

DEVELOPMENT POWER AFTER REGISTERED
DEVELOPMENT AGREEMENT

18.

IN IN =

13 MAR 2017

RL No. 41130 DATE _____
 NAME _____
 ADD _____
 AMT 1000

A. KALA
 Advocate
 High Court Calcutta

Chal

LICENSING AUTHORITY
 LICENSED STAMP VENDOR
 KOLKATA REGISTRATION OFFICE



Addl. District Sub- Registrar
 Kolkata Cum-Dura 24 Pgs (M)

4 MAR 2017

Anil Chandra Dey

BE IT KNOWN TO ALL CONCERNED that I, SRI TAPAS BISWAS (PAN-ACWPB7304E) son of Late Subodh Chandra Biswas, by faith Hindu, by Nationality Indian, by Occupation—Service, residing at 33/71, Nabin Chandra Das Road, Kolkata—700090, District North 24 Parganas, hereinafter called the "LAND OWNER" has entered into a Registered Development Agreement registered at A.D.S.R. Cossipore Dum Dum Being No. ~~1776~~ ¹⁷⁷⁶ for the year 2017 with **CHARIOT RELATY & INFRA-LLP** having office at 9, Mata Monmohini Nagar, Kolkata -700108, District North 24 Parganas represented by **SRI ASHIM KUMAR DEY (PAN-AECPD6632B)** son of Late Anil Chandra Dey, by faith Hindu, by occupation – Business, residing at 9, Mata Monmohini Nagar, Kolkata -700108, District North 24 Parganas, in respect of my Property mentioned in the Schedule hereunder for Development of the same by raising construction of Multi stories(G+3) building in accordance with the building plan which to be approved by the Baranagar Municipality under certain terms and conditions in the said Agreement.

Tapas Biswas

WHEREAS I am absolute owner of the plot of land measuring 2 Cottahs 8 Chittacks more or less together with two storied bricks structure building measuring about 1400 Sq.ft more or less together lying and situated at Mouza Noapara, P.S Baranagar, Touzi no. 173, Khatian no. 113, Dag no. 122 & 124, within the local limit of Baranagar Municipality Holding no. 180, Premises No. 33/71, Nabin Chandra Das Road, Kolkata-700090, Ward No.16, in the District 24 Parganas (North), details of which mentioned in the schedule hereunder.

AND WHEREAS that in the said Agreement Between me that I will hand over the vacant and peaceful possession of land to the **CHARIOT RELATY & INFRA-LLP** having its office at 9, Mata Monmohini Nagar Kolkata -700108, District North 24 Parganas, represented by **SRI ASHIM KUMAR DEY(PAN-AECPD6632B)** son of Late Anil Chandra Dey, by faith – Hindu, by occupation – Business, residing at 9, Mata Monmohini Nagar Kolkata-700108, District North 24 Parganas, said Promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Baranagar Municipality and as total Building except my allocation i.e. owner, s allocation will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned Schedule Property.

3.

AND WHEREAS I am engaged with my Business and also multifarious work for the conveyance it become necessary for me to appoint **SRI ASHIM KUMAR DEY** son of Late Anil Chandra Dey, by faith- Hindu, by occupation -Business, residing at 9, Mata Monmohini Nagar, Kolkata-700108, District North 24 Parganas, as my Constituted Attorney to act on my behalf and to look after and to control all affairs in respect of the Schedule land as per terms and condition to joint Venture Agreement.

NOW YE BY THESE PRESENTS I, SRI TAPAS BISWAS (PAN-ACWPB7304E) son of Late Subodh Chandra Biswas, by faith Hindu, by Nationality Indian, by Occupation— Service, residing at 33/71, Nabin Chandra Das Road, Kolkata700090, District North 24 Parganas, do hereby appoint **SHRI ASHIM KUMAR DEY(PAN-AECPD6632B)** son of late Anil Chandra Dey, by faith Hindu, by occupation business, residing at 9, Mata Monmohini Nagar, Kolkata-700108, District North 24 Parganas to act for me and in my name on my behalf and to execute, exercise and perform all and every acts, deeds, matters, things as mentioned hereinafter follows: -

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after the said land and to control all the areas for the development of the said land and construction of a multi storied building(G+3) thereon as per sanctioned plan which to be approved by the concerned authority.
2. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanctions, modifications and/or alterations of Development plans by the local Municipal and other appropriate authorities.
3. To appear and represent me before any necessary Authorities including the Calcutta Metropolitan Developments Authority, Fire Brigade, West Bengal Police, the Competent Authority under the urban land Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary Authorities as to expedient for sanctions, modifications and/or alterations of 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 subcontractors for the aforesaid purpose as the said attorney shall think fit and proper.

4.

5. To receive the excess amount of fees, if any, paid for the purpose of sanction, modification and/or alteration of the development plans to any authority or authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish, and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute, and submit all papers, applications, documents, and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.
8. To apply for and obtain building materials from the concerning authorities for construction of the building on the said premises as aforesaid.
9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said attorney may deem fit and proper.
10. To pay all rates, taxes, charges, expenses, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
11. To appear and represent me before all authorities for fixation and/or finalisation of the normal valuation of the said premises and for that purpose to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said attorney may deem fit and proper.
12. To negotiate with others for sale of the flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at any terms and conditions as the said attorney shall think fit and proper.
13. To collect advance or part payment or full payment or full consideration from intending purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement and the said attorney shall appropriate the sales proceeds.

5.

14. To advertise in different newspapers and display hoardings in different places, engage agency or agencies for selling of flats along with the proportionate share of land in out/by them as the said attorney shall think fit and proper.

15. To file and submit declarations, statements, applications and/or returns to the competent authority or any other necessary authority on connection with the matters herein contained.

16. To transfer, flats of the proposed along with the proportionate share of land, which are lying there at the said allocated portion of the developer represented by my attorney at my premises or any part thereof on such terms and conditions as my said attorney shall think fit and proper.

17. To take steps for registration of flats/appurtenances of the allocated portions of the developer along with the proportionate share of land represented by my attorney under the west Bengal housing cooperative society act or the apartment ownership act or any other law or laws as the case may be.

18. To present any deed of sale conveyance of other documents for registration and when executed by them in my name on behalf of the additional District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have them registered according to law and to do all other acts and deeds in respect of the aforesaid property or portions of it which my said attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.

19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any other part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to judgement or become non suited in any such action or proceeding or aforesaid before any court civil or criminal, revenue including the rent controller.

20. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.

6.

21. To compromise suit appeals or other legal proceedings in any court tribunal or other authority whatsoever and to sign and verify applications thereof.

22. To sign, declare and/or affirm any plaint written, statements, petition, affidavit, verification, vakalatnama, warrant or attorney, appeal or any other document connected therewith.

23. To deposit and withdraw fee documents and manage in and from any court or courts and/or any other person or persons or authority and give valid receipts and discharge therefore.

24. To effect mutation of premises in the office of the collector and/or municipal records and to do all acts on my behalf at Mouza, Noapara, P.S. Baranagar, Touzi no. 173, Khatian no.113, Dag no. 122 & 124, within the local limits of Baranagar Municipality being Municipal premises No.33/71, Nabin Chandra Das Road, Kolkata-700090, Ward No. 16, in the district 24 Parganas, which is fully described in the schedule herein below.

25. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/ revised plan building/site plan and to receive the completion Certificate from the competent authority.

26. To delegate such of the powers as the said attorney in their absolute discretion shall think fit and proper and upon such delegation the said power of attorney shall be deemed to have been granted by the Guarantor in favour of the said delegate or delegates as the case may be.

27. To sign verify and file applications for execution of decree or order of any court and to sign submit and obtain the completion certificate from the concerned authorities.

28. To withdraw and receive documents or money from any court office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said attorney appointed under this Power of attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents

including in such conditions and other works will be completion of the whole deed/transaction as per the said agreement.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 2 Cottahs 8 Chittacks more or less together with two storied bricks structure building measuring about 1400 Sq.ft more or less lying and situated at Mouza, Noapara, P.S. Baranagar, Touzi no. 173, Khatian no. 113, Dag no. 122 & 124, within the local limit of Baranagar Municipality, Holding no. 180, Premises No. 33/71, Nabin Chandra Das Road, Kolkata-700090, Ward No.16, in the District 24 Parganas (North), together with all easement right or rights appertaining thereto butted and bounded in the manner following: -

ON THE NORTH : 16' ft wide Municipal Road.
 ON THE SOUTH : 12' ft wide Municipal Road and House of Sri Hari Pada Achrya.
 ON THE EAST : 12' wide Municipal Road.
 ON THE WEST : House of Smt. Jharna Kanjilal.

IN WITNESS WHEREOF the owner have hereunto set and subscribed their hands on this

14th day of March, 2017.

SIGNED, SEALED & DELIVERED

In the presence of:

1. Amarendra Kala
 Arr. H. Cer. Cal.

Tapas Biswas
SIGNATURE OF THE LAND OWNER.

2. P. K. Bandyopadhyay
 Adv.

For CHARIOT REALTY & INFRA.
Ashish K. Das
Partner

SIGNATURE OF THE ATTORNEY.

DEED PREPARED BYME

Amarendra Kala
 Arr. H. Cer. Cal.
 WB/480/79

Major Information of the Deed

Deed No :	I-1506-01797/2017	Date of Registration	17/03/2017
Query No / Year	1506-1000082640/2017	Office where deed is registered	
Query Date	14/03/2017 2:57:32 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9830514364, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 2/-	Rs. 40,50,001/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150601718/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



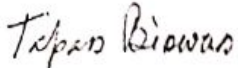
District North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: N.C. Das Road, Mouza: Noapara, Premises No. 33/71, Ward No: 16

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-122	RS-113	Bastu	Bastu	2 Katha 8 Chatak	1/-	30,00,001/-	Width of Approach Road: 16 Ft.,
Grand Total :					4.125Dec	1/-	30,00,001/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	1/-	10,50,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1400 sq ft	1/-	10,50,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Shri Tapas Biswas Son of Late Subodh Chandra Biswas Executed by: Self, Date of Execution: 14/03/2017 , Admitted by: Self, Date of Admission: 14/03/2017 ,Place : Office	 14/03/2017	 LTI 14/03/2017	 14/03/2017




17/03/2017 Query No:-15061000082640 / 2017 Deed No :- 150601797 / 2017, Document is digitally signed.

Nabin Chandra Das Road, P.O:- Noapara, P.S:- Baranagar, District:-North 24-Parganas,
West Bengal, India, PIN - 700090 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of:
India. PAN No.: ACWPB7304E Status : Individual

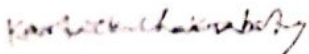
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Chariot Realty And Infra Llp 9 Mata Manmohini Nagar , Bonhooghly, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India. PIN - 700108 PAN No :AAIFC7760P Status : Organization

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ashim Kumar Dey (Presentant) Son of Late Anil Chandra Dey Date of Execution - 14/03/2017, , Admitted by: Self, Date of Admission: 14/03/2017, Place of Admission of Execution: Office			
		Mar 14 2017 4:58PM	LTI 14/03/2017	14/03/2017
9 MATA MANMOHINI NAGAR , BONHOOGHLY, P.O:- NOAPARA, P.S:- Baranagar, District:-North 24 -Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of. India, PAN No.:AECPD6632B Status : Representative, Representative of : Chariot Realty And Infra Llp (as REPRESENTED)				

Identifier Details :

Name & address	
Kartick Chakraborty Son of Late K C Chakraborty Nimta, P O - Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Shri Tapas Biswas, Shri Ashim Kumar Dey	14/03/2017
	

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Biswas	Chariot Realty And Infra Llp-4.125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Biswas	Chariot Realty And Infra Llp-1400 Sq Ft

Endorsement For Deed Number : I - 150601797 / 2017

On 14-03-2017

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

Presented for registration at 14.00 hrs on 14-03-2017, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Ashim Kumar Dey .

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 40,50,001/-.

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

Execution is admitted on 14/03/2017 by Shri Tapas Biswas, Son of Late Subodh Chandra Biswas, 33/71 , Nabin Chandra Das Road, P O Noapara, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu. by Profession Service

Identified by Kartick Chakraborty, , Son of Late K C Chakraborty, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 14-03-2017 by Shri Ashim Kumar Dey, REPRESENTED, Chariot Realty And Infra Llp, 9 , Mata Manmohini Nagar , Bonhooghly, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Identified by Kartick Chakraborty, , Son of Late K C Chakraborty, Nimta, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

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

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1 Stamp Type: Impressed, Serial no 867171, Amount: Rs.100/-, Date of Purchase: 13/03/2017, Vendor name: M Ghosh



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

On 17-03-2017

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.



Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

... of Registration under section 60 and Rule 69.
... in Book - I
... volume number 1506-2017, Page from 51382 to 51394
... being No 150601797 for the year 2017.



Mm

Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2017.03.17 11:59:21 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 17-03-2017 11:59:20
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Accusants / Presentants



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			



Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			

Little	Ring	Middle	Fore	Thumb
	(Left Hand)			
Thumb	Fore	Middle	Ring	Little
	(Right Hand)			