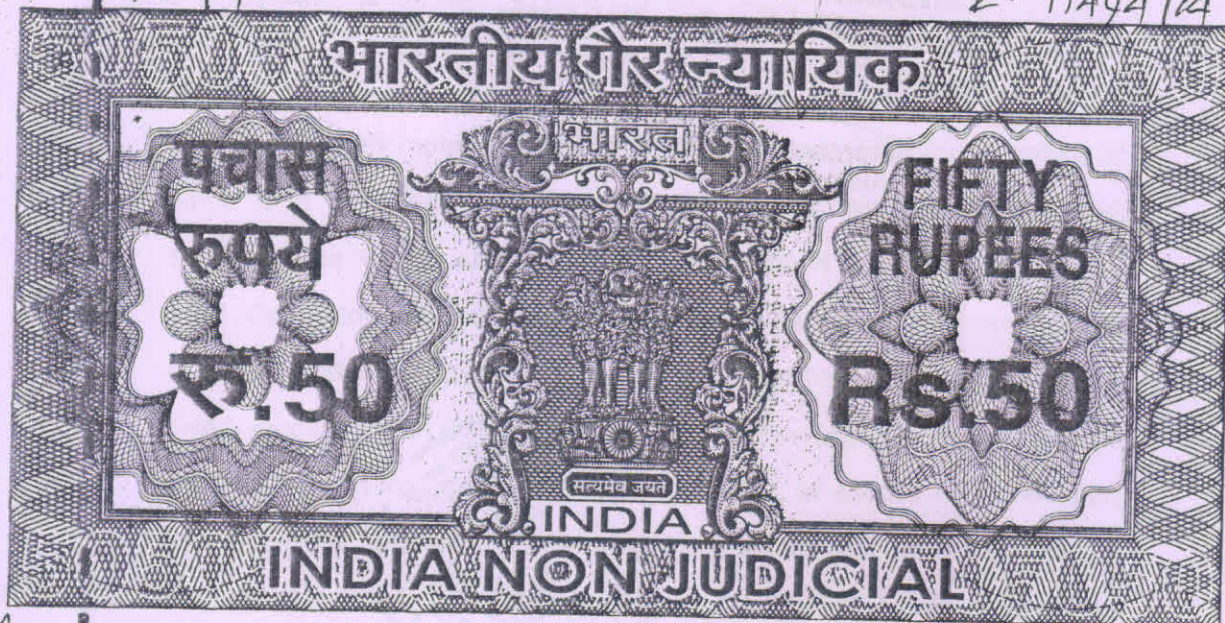


(12)

11816/14

2- 11494/14



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

P 921320

07/11/14
9/24/08/14

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

District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2014

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we , (1) SK. AKBAR ALI, (2) SK. GOLAM ALI & (3) SK. AYUB ALI, all sons of Sk.Golam Kuddus, by faith Islam, by occupation-Business residing at 2/1, Parui Pucca Road, P.S. Behala, Kolkata -700 061 ,hereinafter referred to as the OWNERS/PRINCIPALS send greetings.

Serial.....1535.....Date.....05/11/14.....
Name.....M/S. Loknath Construction.....
Address.....56/B. Nandapally South Roy Nagar.....
Rs.....50/-.....Kol-70

A. K. PURKAYASTHA (Stamp Vendor)
Alipore Police Court, Kol-27



District Sub-Register-II
Alipore, South 24 Parganas

SK Anwar Hossain
S/o - Late Golam Hossain
Dakshin Behala Road
Kolkata - 61
P.S - Thakurpukur
Retired

- 7 NOV 2014

WHEREAS by an Indenture, dated 09.04.1951, registered in the office of Sadar Joint Sub-Registrar at Alipore, 24-Parganas, and recorded in Book No. I, Volume No. 36, pages from 205 to 206, Deed No. 2270, for the year 1951, One Moulavi Aziz Ahmed son of Late Moulavi Fazle Ahmed, of 80, Jhaytala Road, in the town of Calcutta, sold, transferred and conveyed ALL THAT piece and parcel of homestead land measuring 20 decimals be the same a little more or less structure, situated at Mouza – Basudevpur, Pargana -Balua, Touzi No.351, being Holding No. 214/37, Parui Pucca Road, comprised in Dag No. 245, appertaining to C.S. Khatian No. 65, now within the limits of the Kolkata Municipal Corporation, ward No. 128, under P.S.Behala, Sub-Registry/A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas, more fully described in the First Schedule hereunder written, unto and in favour of the mother of the Owners herein namely Badarnechha Bibi, for a valuable consideration mentioned therein.

AND WHEREAS after such purchase, the said Badarennsa Bibi recorded her name in the office of the District Collector, 24-Parganas in respect of the said land and during the period of finally published Revisional Survey settlement, the said land was recorded as R.S. Khatian no. 253 in the name of the said Badarnechha Bibi as the absolute owner thereof.

AND WHEREAS out of natural love and affection, the said Badarennsa Bibi granted, transferred and conveyed by way of gift, a portion of the said land measuring 9 cottahs 6 chittaks more or less together with dwelling house standing thereon, of Dag No. 245, appertaining to C.S. Khatian No. 65, corresponding to R.S. Khatian no. 253, situated at said Mouza – Basudebpur, more fully described in the First Schedule hereunder written,



District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2014

by a Bengali Deed of Gift, dated 26.04.1984, registered in the office of Jt. Sub-registrar at Behala and recorded in Book No. 1, Volume No. 2, pages from 447 to 452, Deed No. 1276 for the year 1984, unto and in favour of her three sons, the Owners / Principals herein. AND WHEREAS thereafter the owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land with building, which has since been known and numbered as Municipal Premises No.214, Parui Pucca Road, vide Assessee No.411281702145, having its postal address 2/1, Parui Pucca Road, Kolkata – 700 061, upon payment of rates and taxes thereto.

AND WHEREAS thus the Owners herein thus seized and possessed the said land measuring 9 cottahs 6 chittaks be the same a little more or less together with dwelling house standing thereon, more fully described in the First Schedule hereunder written having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS with a view to develop by constructing a G+III, storied building on a portion of the said land measuring 6 cottrahs be the same a little more or less, which is still lying vacant, and kept their own possession the land measuring 3 cottahs 6 chittaks more or less together with the said dwelling house thereon, the owners /principals herein entered into an agreement for development on even date with the Developer namely **M/S.LOKNATH CONSTRUCTION**, a Partnership Firm, having its office at 56/B, Nabapally, near Natun Bazar, South Roy Nagar, P.S.& P.O. Bansdroni, Kolkata – 700 070, (1) **SRI NISITH KUMAR SAHA**, son of Late Anil Kumar Saha, by faith Hindu, residing at 56/B, Nabapally, near Natun Bazar, South Roy Nagar, P.S.& P.O. Bansdroni, Kolkata – 700 070, (2) **SRI BIPLAB PODDER**, son of Late Broja Podder, by faith Hindu, by occupation – Business, residing at D/79, Rabindra Palli, P.S. Patuli, Kolkata – 700 086



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

- 7 NOV 2010

(3) **SRI SRIDHAM PAUL** son of Late Mon Mohan Paul, by faith Hindu, by occupation – Business, residing at 6/34A, Sahid Nagar, P.O. Haltu, P.S. Garfa, Kolkata – 700 078 and (4) **SMT.RUMA SAHA**, wife of Late Biswanath Saha, residing at 639/A,Rajapur (West), Swami Vivekananda Road Ext. P.S.Jadavpur,Kolkata–700032, in respect of the said land as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement , it is mutually settled and agreed by and between the Owners /Principals herein and the Developer, that the Owners herein will be entitled to get ALL Two number of 2 BHK flats on First floor 750 sq.ft. super built up area more or less (one front side & other Back side) ,entire Third floor and three shop rooms , each having 90 sq.ft. on the ground floor front side, one car parking space measuring 120 sq.ft. on the ground floor and a double bed room flat on the ground floor back side of the proposed G+III storied building to be constructed on the said land ,together with undivided proportionate share in the land as the Owner's allocation and the Developer will be allotted the save and except the owners' allocation , as stated in the said clause no. 1.6 , the other two no. of flats on first floor, middle and back side and entire Second floor and remaining or rest area on the ground floor of the proposed G+III storied building together with undivided proportionate share in the said land shall be allotted to the Developer herein as Developer allocation.

AND WHEREAS for the purpose of construction of the proposed multi-storied building on the said land and to sell and/or transfer of the said Developer's allocation of the proposed multi-storied building together with undivided proportionate share in the land, and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute , authorise and appoint the said Developer **M/S.LOKNATH CONSTRUCTION**, a Partnership Firm, having its office at 56/B, Nabapally,



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District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2017

070, (1) **SRI NISITH KUMAR SAHA**, son of Late Anil Kumar Saha, by faith Hindu, residing at 56/B, Nabapally, near Natun Bazar, South Roy Nagar, P.S. & P.O. Bansdroni, Kolkata – 700 070, (2) **SRI BIPLAB PODDER**, son of Late Broja Podder, by faith Hindu, by occupation – Business, residing at D/79, Rabindra Palli, P.S. Patuli, Kolkata – 700 086 and (3) **SRI SRIDHAM PAUL** son of Late Mon Mohan Paul, by faith Hindu, by occupation – Business, residing at 6/34A, Sahid Nagar, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, (4) **SMT. RUMA SAHA**, wife of Late Biswanath Saha, residing at 639/A, Rajapur (West), Swami Vivekananda Road Ext. P.S. Jadavpur, Kolkata–700032, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things.

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing their names on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To prepare any revise and/or modify plan for any deviation in the construction(if any may be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and obtain the same from the Kolkata Municipal Corporation on our behalf and in our names.



District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2014

- 5 To apply for and obtain connection of electric line ,meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for sale, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate our said Attorney shall deem fit and proper save and except the Owners' allocation.
- 7 My Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces from Developer's allocation of the proposed multi-storied building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces from the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.



District Sub-Register-II
Alipore, South 24 Parganas

1-7 NOV 2017

- 9 To commence, prosecute, defend all suits , actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.
- 10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer' allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as we were personally present and done the same myself .

AND we do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney ,which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 6 cottahs be the same a little more or less with 100 sq. ft. of tile shed structure , situated at Mouza – Basudevpur, Pargana -Balua, Touzi No.351, being Holding No. 214/37, Parui Pucca Road, comprised in Dag No. 245, appertaining to C.S. Khatian No. 65, corresponding to R.S. Khatian No. 253, now within the limits of the Kolkata Municipal Corporation, ward No. 128, being Part of Municipal Premises No.214, Parui Pucca Road, having its postal address 2/1, Parui Pucca Road, Kolkata – 700 061, under P.S. Behala, Sub-Registry /A.D.S.R. office at Behala, in the District of 24-Parganas, since South 24-Parganas,



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District Sub-Registrar-II
Alipore, South 24 Parganas

- 7 NOV 2014

together with all easements rights and appurtenances thereto attached
being butted and bounded as follows :-

On the North : Land of Sanjib Deb Nath.

On the South : 16'-6" Parui Pacer Road,

On the East : Land of Akhtar Hossain.

On the West : Land of Abdul Muklesia Last Land of owner

IN WITNESS WHEREOF we, the Principals / Owners named above, have
hereunto set and subscribed my hand on the day, month and year first
above written.

SIGNED & DELIVERED

In presence of :-

1. SK Anwar Hossain
Dakshin Behala Road
Kolkata - 61.

SK Anwar Ali
PAN-ACFPA 1078H

✓ GSV 2175110121 011701
PAN-BDQPA 7139E

SK. Ayub. Ali PAN-AROPA 1952G.
PRINCIPALS/OWNERS

2. Ashimkar
Alipore Police Court
Kolkata - 22

This Power accepted by us.

Nisith Kumar Saha.

Sridhar Paul.

Biplab podder.
Ruma Saha

DEVELOPER

Drafted by :-

Anwar Kumar 203

23/378/81.

Advocate,

Alipore Police Court,

Kolkata - 700 027.

GSV 2175110121 011701

SK. Ayub. Ali

SK Anwar Ali

Ruma Saha
Biplab podder.

Sridhar Paul.
Nisith Kumar Saha.



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District Sub-Register-II
Alipore, South 24 Parganas

- 7 NOV 2014



Government Of West Bengal
Office Of the D.S.R. - I I SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11494 of 2014
(Serial No. 11816 of 2014 and Query No. 1602L000024108 of 2014)

On 07/11/2014

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.

Payment of Fees:

Amount By Cash

Rs. 39.00/-, on 07/11/2014

(Under Article : ,E = 7/- ,H = 28/- ,M(b) = 4/- on 07/11/2014)

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.-58,30,000/-

Certified that the required stamp duty of this document is Rs.- 50 /- and the Stamp duty paid as: Impresive Rs.- 50/-

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

Presented for registration at 14.04 hrs on :07/11/2014, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Nisith Kumar Saha , one of the Claimants.

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

Execution is admitted on 07/11/2014 by

1. Sk Akbar Ali, son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
2. Sk Golam Ali, son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
3. Sk Ayub Ali, son of Sk Golam Kuddus , 2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste Muslim, By Profession : Business
4. Nisith Kumar Saha
Partner, Loknath Construction, 56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070.
, By Profession : Business
5. Biplob Podder
Partners, Loknath Construction, 56/b Nabapally, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070.
, By Profession : Business





Government Of West Bengal
Office Of the D.S.R. -II SOUTH 24-PARGANAS
District:-South 24-Parganas

Endorsement For Deed Number : I - 11494 of 2014
(Serial No. 11816 of 2014 and Query No. 1602L000024108 of 2014)

6. Sridham Paul
Partners, Loknath Construction, 56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700070.
, By Profession : Business

7. Ruma Saha
Partners, Loknath Construction, 56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South
24-Parganas, WEST BENGAL, India, Pin :-700070.
, By Profession : Business

Identified By Sk Anwar Hossain, son of Lt Golam Hossain, Dakshin Behala Rd, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061, By Caste: Muslim, By Profession:
Retired Person.

(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II











Government of West Bengal
Department of Finance (Revenue), Directorate of Registration and Stamp Revenue
Office of the D.S.R. - I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11816 / 2014

I . Signature of the Presentant

Name of the Presentant	Photo	Finger Print	Signature with date
Nisith Kumar Saha 56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	 07/11/2014	 LTI 07/11/2014	Nisith Kumar Saha 07/11/14

II . Signature of the person(s) admitting the Execution at Office.







Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
1	Sk Akbar Ali Address -2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Sk Akbar Ali
2	Sk Golam Ali Address -2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Golam Ali
3	Sk Ayub Ali Address -2/1 Parui Pucca Rd, Thana:-Behala, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700061	Self	 07/11/2014	 LTI 07/11/2014	Sk. Ayub. Ali
4	Nisith Kumar Saha Address -56/b Nabapally , South Roy Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700070	Self	 07/11/2014	 LTI 07/11/2014	Nisith Kumar Saha



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11816 / 2014

II . Signature of the person(s) admitting the Execution at Office.

SI No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Biplab Podder Address -D/79 Rabindra Palli, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self		 LTI	<i>Biplab podder</i>
			07/11/2014	07/11/2014	
6	Sridham Paul Address -6/34a Sahid Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self		 LTI	<i>Sridham Paul,</i>
			07/11/2014	07/11/2014	
7	Ruma Saha Address -639/a Rajapur (west) Swami Vivekananda Rd Ext, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self		 LTI	<i>Ruma Saha</i>
			07/11/2014	07/11/2014	

Name of Identifier of above Person(s)

Sk Anwar Hossain
Dakshin Behala Rd, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700061

Signature of Identifier with Date







Sk Anwar Hossain
07-11-2014.



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -I I SOUTH 24-PARGANAS

Government of West Bengal
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue
Office of the D.S.R. -I I SOUTH 24-PARGANAS, District- South 24-Parganas
Signature / LTI Sheet of Serial No. 11816 / 2014

II . Signature of the person(s) admitting the Execution at Office.

Sl No.	Admission of Execution By	Status	Photo	Finger Print	Signature
5	Biplab Podder Address -D/79 Rabindra Palli, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700086	Self	 07/11/2014	 LTI 07/11/2014	<i>Biplab podder</i>
6	Sridham Paul Address -6/34a Sahid Nagar, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700078	Self	 07/11/2014	 LTI 07/11/2014	<i>Sridham Paul,</i>
7	Ruma Saha Address -639/a Rajapur (west) Swami Vivekananda Rd Ext, Thana:-Jadavpur, District:-South 24-Parganas, WEST BENGAL, India, Pin :-700032	Self	 07/11/2014	 LTI 07/11/2014	<i>Ruma Saha</i>

Name of Identifier of above Person(s)
Sk Anwar Hossain
Dakshin Behala Rd, Thana:-Thakurpukur,
District:-South 24-Parganas, WEST BENGAL, India, Pin
:-700061

Signature of Identifier with Date

Sk Anwar Hossain
07-11-2014.



(Malay Chakraborty)
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -I I SOUTH 24-PARGANAS

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I
CD Volume number 15
Page from 10320 to 10335
being No 11494 for the year 2014.



(Malay Chakraborty) 10-November-2014
DISTRICT SUB-REGISTRAR-II
Office of the D.S.R. -II SOUTH 24-PARGANAS
West Bengal