

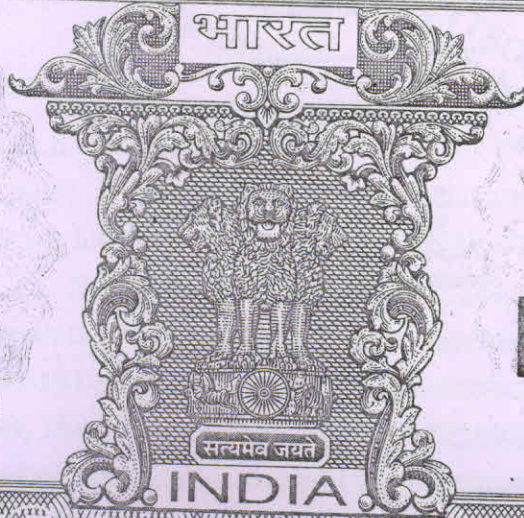
8944/18

I 7859/17

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

Certified that the document is submitted in registration. The signature above's and the accompanying stamps attached with this document are the part of this document.

V 486507

1.53
1/11/2507

Acted for the Registrar
Registrar, South 24 Parganas

15 DEC 2017

: DEVELOPMENT POWER OF ATTORNEY :


BY THIS POWER OF ATTORNEY, I, SRI AJOY NASKAR, Son of Lt. Kalicharan Naskar, By Faith-Hindu, By Occupation- Service, PAN-AIMPN1671L, residing at 60A, Ashoke Road, Kendua, Police Station - Patuli, Kolkata- 700084, do hereby empower, nominate, constitute and appoint SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, PAN-AGPPC8432R, the Sole Proprietor of "M/S.CHANDA CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, as my true and lawful ATTORNEY for me in my name, on my behalf to do inter alia amongst others the following acts, deeds and things viz. :-

000656

- 1 AUG 2017

No.....Date.....
Sold to.....
of.....
Rupees.....

S. CHAKRABORTY
Advocate, Alipore Judges Court
Kolkata - 27


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol. 27



Signature.....


19 5 DEC 2017

ADBL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Bipul Das

1 - Mrs. Krishna Das

20, Rifle club area

১৭০

W H E R E A S the EXECUTANT herein is at present the absolute Owner of ALL THAT piece or parcel of danga land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, within the limits of Kolkata Municipal Corporation, at Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1, Police Station-Previously Jadavpur now Patuli, Kolkata - 700084, District-24-Pargans, by way of PURCHASE the Property more fully described in the Schedule below and I the Executant herein do hereby nominate, empower, constitute and appoint SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, the Sole Proprietor of "M/S.CHANDA CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, as my true and lawful Attorney to do and execute, sign and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

- 1} On my behalf to make sign and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- 2} On my behalf to effect mutation or separation/amalgamation of holding in the Revenue Settlement Offices or Competent, KMC, BL&LRO Authorities and sign all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf.
- 3} On my behalf to appear for and represent me before the Board of Revenue, Collector of the District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L.R.O.'S Offices, and on all Government Offices, Kolkata-Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to my estate or its affairs.

4} On my behalf to appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and process of law.

5} On my behalf to appear before the Kolkata Municipal Corporation and execute, sign for obtaining the Sanction building Plan from Kolkata Municipal Corporation and to submit to the Kolkata Municipal Corporation and receive the same in my name and in my favour for multi stored building and to do all formalities, for modification and/or alterations of Plan renew and sign execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit execute, sign and present to any Registering Authority and to have the said documents and/or sign, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Office and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessary in my name and in my favour to negotiate in my name and to do whatsoever necessary for the same in my name or on my behalf as I could do personally by myself.

6} On my behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} Improvement Trust, K.M.D.A., CESC/WBEDCL, Fire Brigade, Housing Board West Bengal and any local and all Government Offices and to sign on my behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

7} On my behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which she think deem fit and proper.

8} On my behalf to appoint engage Pleaders, Advocates, whenever my said Attorney shall think proper to do so and to discharge and/or terminate her appointment in respect of the Property mentioned in the Schedule below.

9} On my behalf to evict all trespassers and other unauthorized Occupiers and she has the right to evict the Tenants, Licensees through Court of law and/or negotiate with him in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10} On my behalf to negotiate on terms for and to agree to and sell the Property or part thereof collateral by covering to covenants of even dated (from developer's allocation) which seized and possessed of now and hereafter belongs to me mentioned and described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorneys, thinks fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same.

11} On my behalf to receive from the Intending Purchaser or Purchasers for selling of the Schedule below properties in whole or in part with others i.e. from Developer's allocation accordingly to the registered Development agreement dated 15/12/2017, any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same and deposit the said money which will protect the Purchaser or Purchasers on her account.

12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of any part or whole of the said Property in favour of such Purchaser or Purchasers or her nominee or nominees or assignee or assignees.

13} To sign and execute all other deeds, instruments and assurances which she consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Property either in part or in full as I personally could do myself, if personally present.

14} To present any such deed or deeds of Sale, Conveyance or Conveyances or other document or documents for Registration of Developers allocation flats/car parking/shop areas and to admit execution and receipt of consideration before the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things which the said Attorneys shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as we could do the same ourselves.

15} To enter into any Agreement with any person or persons or Firm and/or Agreement to sell or otherwise dispose of any of the Property or Properties or portion or portions of the Developer's allocation thereof and to transfer and sell the same and to execute, sign and register any document or documents in that behalf. The Attorneys are duty bound to pay the sale proceeds to the principals with proper acquaintance.

16} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.

17} That I the executant have also executed a registered Development Agreement in favour of SMT. SUKLA CHANDA, Wife of Sri Ajoy Kumar Chanda, residing at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, District South 24-Parganas, registered at ADSR Alipore, Vide Book No.I, Deed No. 7839 for the year 2017.

AND I, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorney, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I was present even notwithstanding the fact that no special power in that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of bastu land measuring 7 Cottahs 00 Chittaks 30 Square Feet a bit more or less together with 100 Square Feet Tali Shed Structure thereon, in Khatian No.620, Dag No.784, of Mouza-Baishnabghata, J.L. No.28, Touzi No.260, R.S. No.244, within the limits of Kolkata Municipal Corporation, at Premises No.248, Kendua Main Road, Ward No.101, Assessee No.31-101-13-0248-1, Police Station-Previously Jadavpur now Patuli, Kolkata - 700084, District - 24-Pargans, and butted and bounded by :-

<u>ON THE NORTH</u>	:	Land of Dipak Kumar Naskar.
<u>ON THE SOUTH</u>	:	Dag No.883.
<u>ON THE EAST</u>	:	Dag No.882.
<u>ON THE WEST</u>	:	12' feet wide K.M.C. Road.

IN WITNESSES WHEREOF, I SRI AJOY NASKAR, have set and subscribed my respective signatures and hands and seals on the 15th day of DECEMBER, TWO THOUSAND SEVENTEEN, Anno Domini.

SIGNED SEALED AND DELIVERED
BY THE EXECUTANT AT KOLKATA
IN THE PRESENCE OF:

1) Bijul Das
220, Rifle Club East
KO-70

2) Ajoy M. Chanda
231M/12, Navatala
Road, KOL-47

Ajoy Naskar

SIGNATURE OF THE EXECUTANT.

For M/s. CHANDA CONSTRUCTION

Susla Chanda

Proprietor

SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME:

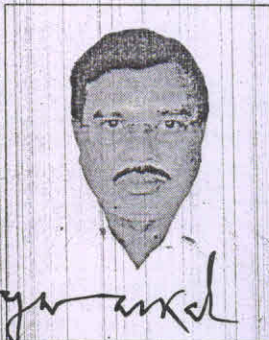
[Signature]
{ ADVOCATE }

ALIPORE JUDGES' COURT, KOL-27.

TYPED BY ME.

[Signature]
{ TYPIST }

Thumb 1st finger middle finger ring finger small finger



Ajoy Naskar

Left Hand					
Right Hand					

Name AJOY NASKAR

Signature *Ajoy Naskar*

Thumb 1st finger middle finger ring finger small finger



Sukla Chanda

Left Hand					
Right Hand					

Name SUKLA CHANDA

Signature *Sukla Chanda*

Thumb 1st finger middle finger ring finger small finger

Left Hand					
Right Hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1605-07859/2017	Date of Registration	15/12/2017
Query No / Year	1605-1000412507/2017	Office where deed is registered	
Query Date	15/12/2017 12:55:55 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sudipto Chakraborty Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831036678, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 93,81,030/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160507839/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kendua Main Road, , Premises No. 248, Ward No: 101

Sch No	Plot Number	Khatian Number	Land Use Proposed	Area of Land ROR	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	7 Katha 30 Sq Ft	1/-	93,51,030/-	Width of Approach Road: 12 Ft.,
Grand Total :					11.6188Dec	1 /-	93,51,030 /-



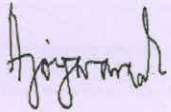
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure

Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

	Total :	100 sq ft	1 /-	30,000 /-
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Principal Details :



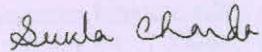
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr AJAY NASKAR Son of Mr Kalicharan Naskar Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office	 15/12/2017	 LTI 15/12/2017	 15/12/2017

60A, Ashoke Road, Kendua, P.O:- Garia, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AIMP1671L, Status :Individual, Executed by: Self, Date of Execution: 15/12/2017 , Admitted by: Self, Date of Admission: 15/12/2017 ,Place : Office


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MS CHANDA CONSTRUCTION 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070 , PAN No.:: AGPPC8432R, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SUKLA CHANDA (Presentant) Wife of Ajoy Kumar Chanda Date of Execution - 15/12/2017, , Admitted by: Self, Date of Admission: 15/12/2017, Place of Admission of Execution: Office	 Dec 15 2017 2:35PM	 LTI 15/12/2017	 15/12/2017
23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGPPC8432R Status : Representative, Representative of : MS CHANDA CONSTRUCTION (as Proprietor)				

Identifier Details :

Name & address	
Mr BIPUL DAS Son of Mr HARE KRISHNA DAS 220, RIFLE CLUB EAST, P.O:- BANSDRONI, P.S:- Ballygunge Circular, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700070, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Mr AJOY NASKAR, Mrs SUKLA CHANDA	15/12/2017
	

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr AJOY NASKAR	MS CHANDA CONSTRUCTION-11.6188 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr AJOY NASKAR	MS CHANDA CONSTRUCTION-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160507859 / 2017

On 15-12-2017

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.

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

Presented for registration at 13:53 hrs on 15-12-2017, at the Office of the A.D.S.R. ALIPORE by Mrs SUKLA CHANDA .

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 93,81,030/-

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

Execution is admitted on 15/12/2017 by Mr AJOY NASKAR, Son of Mr Kalicharan Naskar, 60A, Ashoke Road, Kendua, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr BIPUL DAS, , Son of Mr HARE KRISHNA DAS, 220, RIFLE CLUB EAST, P.O: BANSDRONI, Thana: Ballygunge Circular, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

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

Execution is admitted on 15-12-2017 by Mrs SUKLA CHANDA, Proprietor, MS CHANDA CONSTRUCTION, 23/M/12 Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700070

Indetified by Mr BIPUL DAS, , Son of Mr HARE KRISHNA DAS, 220, RIFLE CLUB EAST, P.O: BANSDRONI, Thana: Ballygunge Circular, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Others

Payment of Fees

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

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 000656, Amount: Rs.50/-, Date of Purchase: 01/08/2017, Vendor name: S Das



Amitava Chanda
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 216298 to 216310

being No 160507859 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.12.22 15:42:32 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 22/12/2017 15:42:26
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)