


-L 21/1/2020 I-754/2020 I-751/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 291231

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.


Addl. Dist Sub-Registrar
Alipore, South 24 Parganas

13 FEB 2020

GENERAL POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENT that I, SRI NARAYAN CHANDRA SAHA, (PAN AMAPS2255H), (AADHAR NO. 851849561575), son of Late Nakul Chandri Saha, by Nationality Indian, by faith Hindu, by occupation Business, residing at Q-31, Kamdahari Purbapara, Post Office Gara, Police Station - formerly Regent Park presently Bansdrani, Kolkata 700084, am the sole and absolute owner of ALL THAT piece and parcel of bastu land measuring 07 Cottuks 08 Chittuks 00 Sq.ft. more or less together with 400 Sq.ft R.T. Shed

16051500
273236/2570
13.1.2020

18 JAN 202

structure standing thereon, lying and situated at Mouza **Kamdahari**, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dng No. 837/1570, 837/1571, 837/1572 comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. **91, Kamdahari Purbapara**, Assessee No. 311111200912, Police Station -formerly-Regent Park now **Bansdroni**, P.O. Garia, Kolkata-700084, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas.

AND WHEREAS I have entered into a registered **DEVELOPMENT AGREEMENT** on February, 2020 for construction of a **G+IV Storied Building** upon my said premises with "**SOUMYA CONSTRUCTION**", a Proprietorship Firm, having its registered office at T-21, Subhas Pally Post Office Garia, Police Station Bansdroni, Kolkata 700084, is being represented by its Proprietor namely **SRI SOUMYAJIT MAITI, (PAN AYNPM6694H)**, (AADHAR NO. 4119 0735 4650), son of Sri Ranjit Kumar Maity, by Nationality Indian, by faith - Hindu, by occupation Business, residing at T-21, Subhas Pally, Post Office Garia, Police Station Bansdroni, Kolkata 700084 AND the said Development Agreement was duly registered on **13th** February, 2020 at the Office of A.D.S.R, Alipore, South 24 Parganas and recorded at Book No. 1, Being No. ~~745~~⁷⁵³ for the year 2020.

Soumyajit Maity

AND WHEREAS I, do hereby nominate, constitute and appoint said "**SOUMYA CONSTRUCTION**", a Proprietorship Firm, having its registered office at T-21, Subhas Pally, Post Office Garia, Police Station Bansdroni, Kolkata 700084, is being represented by its Proprietor namely **SRI SOUMYAJIT MAITI, PAN AYNPM6694H**, son of Sri Ranjit Kumar Maity, by Nationality Indian, by faith Hindu, by occupation Business, residing at T-21, Subhas Pally, Post Office Garia, Police Station Bansdroni, Kolkata 700084 to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me in my name and on my behalf.

Soumyajit Maity

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said property" on my behalf.
- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted under Developer's Allocation as mentioned in the Development Agreement dt 13.02.20 for and on my behalf.

Soumyajit Maity

3) To apply for and obtain on my behalf temporary connections of water, electricity as also to apply for and obtain in my name and on my behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, including "Completion Certificate" to be issued by **Kolkata Municipal Corporation** and other documents in connection therewith for and on my behalf as my authorised agent on my behalf.

4) To represent me before all the office/offices concerned and also like such **Kolkata Municipal Corporation** and to sign all papers, documents on my behalf for mutation of my name in respect of relevant papers of the **Kolkata Municipal Corporation** and to appear in all hearing before the authorities of the said **Kolkata Municipal Corporation** for such mutation, filing objections and/or appearing on my behalf against the excess valuation assessed by the **Kolkata Municipal Corporation** and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf and/also to sign building plans thereof

5) To prepare and/or submit the plan or any revision plan or altered building plans have been and agreed by both by the said Attorney on my behalf

6) To apply for and obtain all necessary sanction clearances of the said building for and on my behalf.

7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc for the purpose of completion of the same.

8) To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on my behalf.

9) To institute any case or defend any suit, proceedings, appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on my behalf

10) To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekranamias, Show-causes petitions etc. for the aforesaid purposes on my behalf.

11) To sign, execute, submit or deliver all complaints, written statements, objections, memorandums of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.

12) To visit on my behalf and represent me before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of my said property as stated and written in the schedule hereunder on my behalf

13) To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the Schedule below.

14) To apply for and obtain electricity, water, sewerage/drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on my behalf.

15) To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying several properties only of the Developer's Allocation only upon the said premises on my behalf which is mentioned in the Development Agreement dated

16) To sign, make and present any Deed of Conveyance or Conveyances or other documents for registration in respect of the Developer's Allocation as mentioned in the Development Agreement dt. 13.02.20 when to be executed by my said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on my behalf.

17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said Development Agreement dt. 13.02.20 on my behalf in favour of the intending purchaser or purchasers name/names

স্বাক্ষরিত হইবে

স্বাক্ষরিত হইবে

and to receive all the consideration money part consideration money thereof for those portions only.

18) To sign all the receipt or receipts which to be registered by my said Attorney in respect of the Developer's portion stated above in favour of the intending purchaser or purchasers in respect of my said property on my behalf and also to hand over the same to the said purchaser or purchasers on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in their absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/condition/specification as mentioned in the said registered Development Agreement dt. 13.02.20.

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorney shall lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring 07 Cottahs 08 Chittaks 00 Sq.ft. more or less together with 400 Sq.ft. RT. Shed structure standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, District Collectorate Touzi No. 14, R.S. No. 200, appertaining to R.S. Dag No. 837/1570, 837/1571, 837/1572 comprised in R.S. Khatian No. 291, presently within the limits of the Kolkata Municipal Corporation, Ward No. 111, K.M.C. Premises No. 91, Kamdahari Purbapara, Assessee No. 311111200912, Police Station formerly Regent Park now Bansdrani, P.O. Garia, Kolkata-700084, District Sub-Registrar and Additional District Sub-Registrar at Alipore, District South 24 Parganas. It is butted and bounded as follows :

So unmyright Hindi

ON THE NORTH : 16'-0" ft. wide Road;

ON THE SOUTH : Land of Plot No. 836;

ON THE EAST : Land of Plot No. 838;

ON THE WEST : Others Land;

WITNESS WHEREOF we hereby execute this Development Power of Attorney after registration of development agreement on this the 13th day of February 2020.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Suchanil Acharyya
 Sp. S.K. Acharyya
 U.I. + P.O. - Dwara
 P.C. - Jaynagar
 Dist - 28 (Page 5)
 PIN - 743327.

2. Bodhisatwa Basu
 (Advocate)
 Alipore Police Court
 Cal - 27

NARAYAN CHAKRABORTY
 SIGNATURE OF THE EXECUTANT/PRINCIPAL

SOURYA CONSTRUCTION
Souryajit Hait
 Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me and
 Prepared in my chamber

Bodhisatwa Basu

BODHISATWA BASU
 Advocate,
 WB-2138/2009,
 Alipore Police Court,
 Kolkata - 700027.
 Mob: 9831528996/8777290339
 Email: advocatebodhi1985@gmail.com

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ..NAC. K. S. SAHA

Signature ..Nac. K. Saha



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name ..SON. M. Y. M. MAITI

Signature ..Son. M. Y. Maiti

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Narayan Chandra Saha.



ভারত সরকার
GOVERNMENT OF INDIA

নারায়ণ চন্দ্র সাহা
Narayan Chandra Saha
পিতা : নকুল চন্দ্র সাহা
Father : NAKUL CHANDRA SAHA
জন্ম বর্ষ / Year of Birth : 1954
পুরুষ / Male



8518 4956 1575

- সাধারণ মানুষের অধিকার

Narayan cha Saha.

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
ফিউআই, কামদাহারি পুর্ব পাড়া,
খড়িহা, কোলকাতা, পশ্চিমা, সাতশ
১৪ পরগণা, পশ্চিমবঙ্গ, ৭০০০৬৪

Address:
Q31, KAMDAHARI PURBA
PARA, GARIA, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700064

1947
1800 120 1247

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001



भारत सरकार
GOVERNMENT OF INDIA



সৌম্যজি মাইতি
Soumyajit Maiti
পিতা : রঞ্জিত কুমার মাইতি
Father : RANJIT KUMAR MAITI
জন্ম তারিখ / Year of Birth: 1973
পুং / Male



4119 0735 4656

आधार - সাধারণ মানুষের অধিকার

Soumyajit Maiti



भारतीय विशिष्ट पहिचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
টি-২১, সুভাষ পল্লী, কোলকাতা
পশ্চিম, পশ্চিম ২৪ পরগণা,
পশ্চিমবঙ্গ, ৭০০০৫৪

Address:
T-21, SUBHASH PALLY,
Kolkata, Garia, South Twenty
Four Parganas, West
Bengal, 700054



১৯৮
১৯৮১ ১৯৮১



help@uaid.gov.in



www.uaid.gov.in



P.O. Box No. 1947,
Bangalore 560 001



भारतीय निर्वाचन आयोग
 भारत में
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD

XCZ1631084



निर्वाचक का नाम : सुभाषित आचार्य
 Voter's Name : Subhashit Acharyya
 पता का : पुरातन पुरावा
 Father's Name : सुभाषित आचार्य
 प्रो/डॉ : N/A
 जन्म तिथि : 22/10/1982
 Date of Birth : 22/10/1982

Subhashit Acharyya

XCZ1631084

State
 राज्यों, प्रदेशों, संघों, केंद्र शासित प्रदेशों, राष्ट्रीय राजधानी क्षेत्रों, जम्मू और कश्मीर, अण्डमान, निकोबार द्वीप समूह

Address:
 BARDAR, GHOSHAL, ACHARYA, BHARMA,
 NDAI, RAJUR, CHAKRABARTY
 PARA, CHANDRANESHWAR, JOYTIKAR, SON
 TN 34 PARGANAS-743257

[Signature]
 Date: 07/12/2014

117-संख्या ११ (अधिसूची) अधिसूचना निर्वाचन आयोग
 निर्वाचन आयोग अधिसूचना संख्या ११/११
 Facsimile Signature of the Electoral
 Registration Officer for
 137-Banspur Purba (SC) Constituency

ध्यान दें: यदि आप अपने पता को बदलना चाहते हैं तो आपको एक नया फॉर्म भेजना होगा जिसमें आपका पता और पुराना पता दोनों शामिल होंगे।
 In case of change in address mention the Card No. in the address form for including your name in the roll at the changed address and to obtain the card with your name.

Major Information of the Deed

Deed No :	I-1605-00754/2020	Date of Registration	13/02/2020
Query No / Year	1605-1000273236/2020	Office where deed is registered	
Query Date	13/02/2020 2:44:29 PM	A D S R. ALIPORE, District. South 24-Parganas	
Applicant Name, Address & Other Details	B Basu Alipore Police Court, Thana Alipore, District South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831528996, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs 69,95,255/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs 7/- (Article E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160500745/2020 Received Rs 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :

District South 24-Parganas, P S - Regent Park, Corporation, KOLKATA MUNICIPAL CORPORATION, Road KAMDAHARI PURBA PARA, Premises No: 91, Ward No: 111 Pin Code : 700084

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	7 Katha 8 Chatak		68,75,255/-	Width of Approach Road: 16 Ft, Project Name
Grand Total :				12.376Dec	0/-	68,75,255/-	

Structure Details :



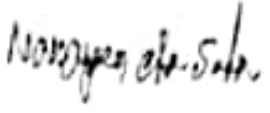
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft	0/-	1,20,000/-	Structure Type Structure

Gr Floor Area of floor 400 Sq Ft, Residential Use Cemented Floor, Age of Structure: 0Year, Roof Type Tiles Shed, Extent of Completion: Complete

Total :	400 sq ft	0/-	1,20,000/-
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Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr NARAYAN CHANDRA SAHA Son of Late NAKUL CHANDRA SAHA Executed by: Self, Date of Execution: 13/02/2020 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place Office	 13/02/2020	 LTI 13/02/2020	 13/02/2020

Q-31 KAMDAHARI PURBA PARA, P.O:- GARIA, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : AMAPS2255H, Aadhaar No: 85xxxxxxxx1575, Status :Individual, Executed by: Self, Date of Execution: 13/02/2020
 , Admitted by: Self, Date of Admission: 13/02/2020 ,Place : Office

Attorney Details :



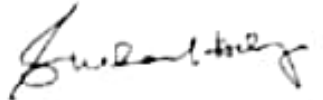
Sl No	Name,Address,Photo,Finger print and Signature
1	SOUMYA CONSTRUCTION T-21, Subhas Pally P.O:- GARIA, P.S. - Bansdrani, District -South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No AYNPM6694H,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SOUMYAJIT MAITI (Presentant) Son of Mr RANJIT KUMAR MAITI Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission 13/02/2020, Place of Admission of Execution Office </td> <td>  Feb 13 2020 4:21PM </td> <td>  LTI 13/02/2020 </td> <td>  13/02/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SOUMYAJIT MAITI (Presentant) Son of Mr RANJIT KUMAR MAITI Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission 13/02/2020, Place of Admission of Execution Office	 Feb 13 2020 4:21PM	 LTI 13/02/2020	 13/02/2020
Name	Photo	Finger Print	Signature						
Mr SOUMYAJIT MAITI (Presentant) Son of Mr RANJIT KUMAR MAITI Date of Execution - 13/02/2020, , Admitted by: Self, Date of Admission 13/02/2020, Place of Admission of Execution Office	 Feb 13 2020 4:21PM	 LTI 13/02/2020	 13/02/2020						

T-21 SUBHASH PALLY, P.O - GARIA, P.S.- Bansdrani, District-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No AYNPM6694H, Aadhaar No: 90xxxxxxxx0745 Status : Representative, Representative of SOUMYA CONSTRUCTION (as Sole Proprietor)

calls :

	Photo	Finger Print	Signature
nasish ACHARYYA Mr S K Acharyya P.O:- Dhosa, P.S:- Joynagar, District:- South 24-Parganas, West Bengal. Pin:- 743337			
	13/02/2020	13/02/2020	13/02/2020

Identifier Of Mr NARAYAN CHANDRA SAHA, Mr SOUMYAJIT MAITI

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA SAHA	SOUMYA CONSTRUCTION-12 375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr NARAYAN CHANDRA SAHA	SOUMYA CONSTRUCTION-400.00000000 Sq Ft

13-2-2020

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 13:55 hrs on 13-02-2020, at the Office of the A.D.S.R ALIPORE by Mr SOUMYAJIT MAITI

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 69,95,255/-

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

Execution is admitted on 13/02/2020 by Mr NARAYAN CHANDRA SAHA, Son of Late NAKUL CHANDRA SAHA, O-31 KAMDAHARI PURBA PARA, P.O: GARIA, Thana Bansdrani, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Identified by Mr Snehasish ACHARYYA, Son of Mr S K Acharyya, Dhosa, P.O: Dhosa, Thana Joynagar, South 24-Parganas, WEST BENGAL, India, PIN - 743337, by caste Hindu, by profession Others

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

Execution is admitted on 13-02-2020 by Mr SOUMYAJIT MAITI, Sole Proprietor, SOUMYA CONSTRUCTION T-21 Subhas Pally, P.O - GARIA, P.S - Bansdrani, District - South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Snehasish ACHARYYA, Son of Mr S K Acharyya, Dhosa, P.O: Dhosa, Thana Joynagar, South 24-Parganas WEST BENGAL, India, PIN - 743337, 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 100/-

Description of Stamp

1. Stamp Type Impressed, Serial no 916856, Amount Rs 100/-, Date of Purchase 18/01/2020, Vendor name I Chakraborty

Sukanya Talukdar

Sukanya Talukdar
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 1605-2020, Page from 28304 to 28321
being No 160500754 for the year 2020.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2020.02.14 17:13:14 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/14 05:13:14 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)