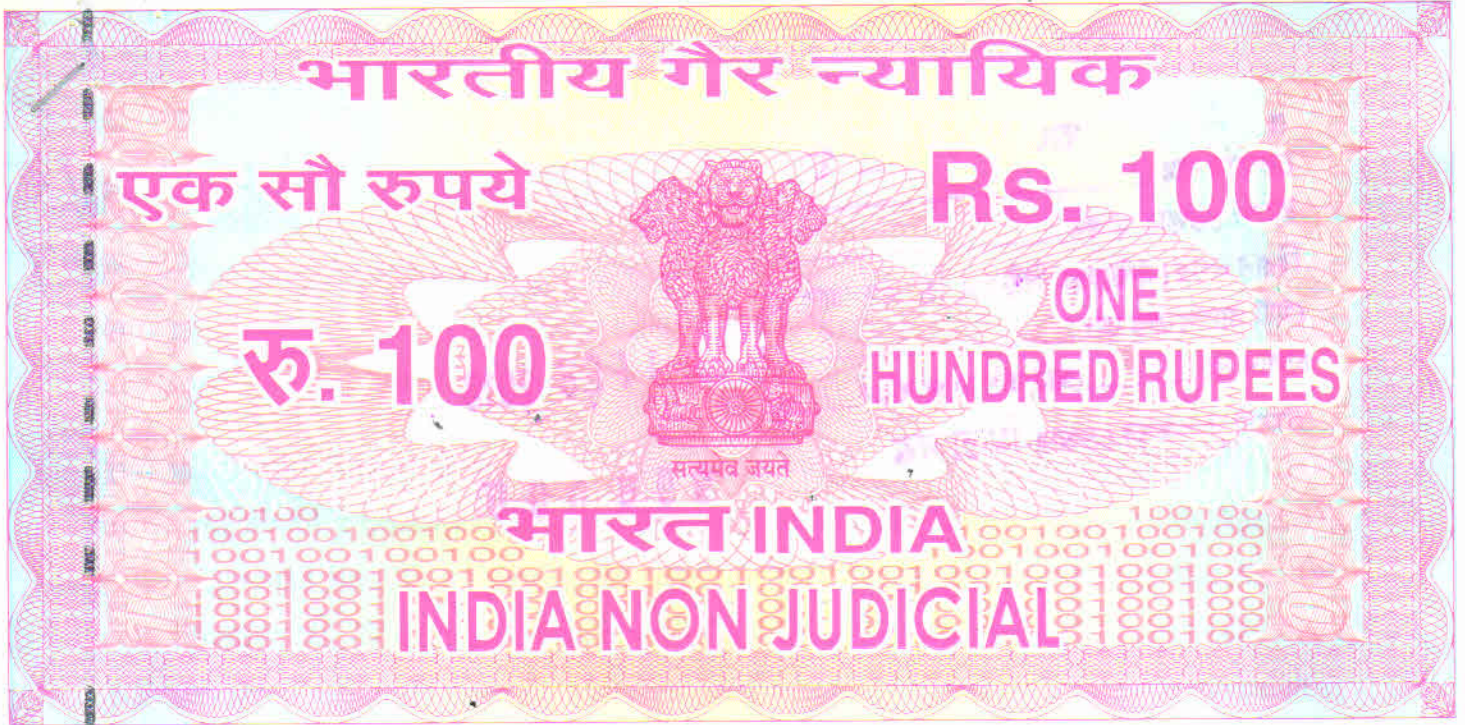


1301

I-01238/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 959365

28.2.18
 97 64935/18

...with the document is
 admitted to registration. The
 signature sheet / sheets & the
 endorsement sheet / sheets
 attached with this document
 are the part of this document

Additional District Sub-Registrar
 Sodepur, North 24 Parganas

28 FEB 2018

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT

AGREEMENT

...
 28 FEB 2018

KNOW ALL MEN BY THIS PRESENTS THAT I, SMT. MALABIKA KUNDU [PAN CZYPK1683E] wife of Late Ashok Kundu, by occupation House wife, by faith Hindu by Nationality Indian , residing at Kalyannagar, P.O. Kalyannagar Via Panshila P.S. Khardah, Dist. North 24 Parganas, Kolkata- 700118, do hereby declare as follows:-

WHEREAS Ajit Kumar Kundu and Uma Rani Kundu gifted a piece and parcel of land measuring about 2 Cottahs situated at District North 24 Parganas, P.S. Khardah, A.D.S.R.O. Sodepur, Mouza Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172 comprised in Dag No. 193 under Khatian No. 87 to Ashok Kundu son of Ajit Kundu by a registered Bengali Gift Deed i.e. Subho Dan Patra registered dated 27.08.2007 before A.D.S.R.O. Barrackpore recorded in Book No. I, Volume NO. 19, pages from 760 to 776, being No. 05249 for the year 2008.

AND WHEREAS after accepted the aforesaid land Ashok Kundu recorded his name before Khardha Municipality and constructed 400 sqft building .

AND WHEREAS Ashok Kundu died intestate on 08.08.2016 leaving behind his wife Malabika Kundu as his only legal heir and successor of his property .

AND WHEREAS after demise of Ashok Kundu, his wife Malabika Kundu is the absolute owner of the land measuring about 2 Cottahs with 400 sqft building situated at District North 24 Parganas, P.S. Khardah, A.D.S.R.O. Sodepur, Mouza Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172 comprised in Dag No. 193 under Khatian No. 87, Holding No. 41/552, Ward No. 8, Kalyannagar under Khardah Municipality and she has been absolute right to any type of transfer, conveyed, sell, gift, title and interest without any encumbrances from any corner whatsoever till date.

AND WHEREAS the said property is free from all encumbrances, charges, liens, lispensens, attachments, trusts etc. whatsoever or howsoever and the OWNER have marketable title to the said property with right to assign and transfer their title to the third parties.

AND WHEREAS I , the executant do hereby nominate, appoint and constitute " M/S. HIGHWAY CONSTRUCTION, a proprietorship firm, having its registered office at Narmada Apartment, 32/1, B.T. Road, P.O. & P.S. Khardaha, District North 24 Parganas, represented by it's proprietor SRI ARCHANA PROSAD NANDI [PAN ABQPN0762K] son of Late Birendra Lal Nandi , by Occupation Business, by faith Hindu, by Nationality Indian, residing at Kalyan Nagar, P.O. Panshila, P.S. Khardah, Dist. North 24 Parganas as our true

and lawful attorney, in my name and on my behalf to do inter alia the following acts, deeds and things etc.

- 1] To negotiate on terms for and to agree to and enter into and conclude any agreement for sale from the **Developer's Allocation i.e. except owners' allocation** of the Newly constructed building of the below schedule mentioned property to any purchaser or purchasers at such price which my said attorney, in his absolute discretion, thinks proper and/or to cancel and/or repudiate the same.
- 2] To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money and to give good, valid receipt and discharge for the same by the Developer in his own name which will protect the purchaser or purchasers without seeing the application of the money on **only developer's Allocation i.e. except owners' allocation**.
- 3] To sign and execute Sale Deeds/ Deed of Conveyance on **only Developer's allocation**, instruments and assurances which he shall 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 as mentioned in the schedule written hereunder, as I could do ~~executive, if personally present.~~
- 4] To present any such conveyance or conveyances for registration, or execute any sale deed or to admit execution and receipt of consideration before the sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds, and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers **on developer's allocation i.e. except owners' allocation** as fully and effectually in all respects as I could do the same my self, if personally present.
- 5] To institute, commence, prosecute, carry on or defend or resist all suits and others actions and proceedings to be added as a party or being non-suited or withdraw the same concerning my said property or concerning any thing in which WE may be a party in any court in Civil, Criminal, revenue or revisional Jurisdiction including special Jurisdiction of the High Court under Article 226 of the constitution of the India, before the Supreme Court, before Rent control, Income Tax, Sales Tax, B.L. & L.R.O., Municipalities, C.M.D.A., C.E.S.C./W.B.S.E.D.C.L and police station and to sign and verify and affirm all points written statement, affidavits, accounts, petitions, to accept service of all summons, notice and others and to appoints and engage any solicitor, Advocates and to sign and execute any Vokatatnama of other authority to act and plead on my behalf and the executants shall bear the necessary expenses for the same.

6] To sign and submit all papers, documents, statements undertaking declaration and plans as may required for having the plan and/or plans sanctioned on the portion thereof and to have the same sanctioned modified and/or altered by the competent municipality and or other authorities and in connection with to make, sign, execute and submit necessary application and declaration, give undertaking and fees, obtain sanction and such orders and permissions as be expedient and to sign and submits all papers for amalgamation of holding.

7] To construct multi storied building consisting of several flats and shop and garage upon the undermentioned schedule property of land as per the plan to be sanctioned by the municipality and to negotiate on transfer and to agree to and shall any flat with proportionate share of land out of the undermentioned schedule of property [**Except owner's Allocation**] any intending purchaser/purchasers at such price or prices which my said attorney in his absolute discretion thinks fit and proper to agree upon and to enter into any agreement or agreements for such sale or sales and or cancel and or repudiate the same.

8] To appear and to act in any court or Govt. Department or Local Municipality.

9] To sign and verify plaints, written statement, petitions and application of all kind and to file them in any such court or office in our names and on our behalf.

10] GENERAL TO DO AND PERFORM all acts. Deeds, matters and things necessary and convenient for all of the purpose aforesaid and for giving full effect to the authorities herein before contain as full and effectually as I could do.

11] I, hereby agree the all acts deeds and things lawfully done by my said Attorney will be construed as sale deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said attorney will lawfully do or cause to be done for our virtue of this DEVELOPMENT POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

12] That the Development Agreement registered dated 28 / 2 / 2018 , being No. I-1524 02197 for the year 2018 .

Molabika Kundu

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO:-

ALL THAT the piece and parcel of the undivided land measuring about 2 Cottahs with 400 sqft building situated at District North 24 Parganas, P.S. Khardah, A,D.S.R.O. Sodepur, Mouza Kerulia, J.L. No. 5, R.S. No. 11, Touzi No. 172 comprised in Dag No. 193 under Khatian No. 87, Holding No. 41/552, Ward No. 8, Kalyannagar under Khardah Municipality.

Total Land Butted and bounded by

ON THE NORTH :- House of Shadhan Debnath.

ON THE SOUTH:- House of Ranjit Roy.

ON THE EAST:- House of Lt. Apurba Mohan Ghosh.

ON THE WEST:- 10 ft wide Road.

WITNESS WHERE OF, I, the above named Executants, herein do hereby put my respective hands and signature on this DEED OF DEVELOPMENT POWER OF ATTORNEY in the presence of Witnesses on this 28th day of FEBRUARY, 2018, [Two Thousand Eighteen].

WITNESSES

1] Soumendra Nath Samanta
of Sukchar

SIGNATURE OF THE EXECUTANT

For Highway Construction

Anchana Prasad Nandi
Proprietor

2] S. Ghosh
Advocate

SIGNATURE OF THE ATTORNEY

DRAFTED BY

Subhasis Ghosh
SUBHASIS GHOSH, ADVOCATE

BARRACKPORE COURT

EN. NO. F-1230/1376/98

OFFICES OF THE A.D.S.R. - DISTRICT NORTH 24 PARGANAS
D.S.R. - BĀRASAT & R.A. - KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT

Name Malabika Kundu

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Malabika Kundu

2. LEFT HAND FINGER PRINT

Name Archana Prasad Nandi

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



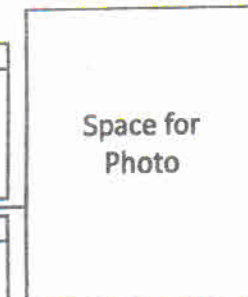
RIGHT HAND FINGER PRINT

SIGNATURE Archana Prasad Nandi

3. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



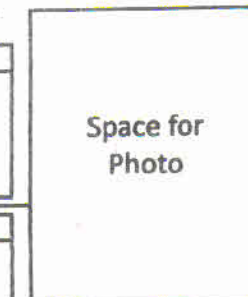
RIGHT HAND FINGER PRINT

SIGNATURE

4. LEFT HAND FINGER PRINT

Name

LITTLE	RING	MIDDLE	FORE	THUMB
THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE

आयकर विभाग
INCOME TAX DEPARTMENT
MALABIKA KUNDU



भारत सरकार
GOVT. OF INDIA

ANIL GHOSH

24/07/1986

Permanent Account Number
CZYPK1683E

Malabika Kundu

Signature



06042013

Malabika Kundu.

PERMANENT ACCOUNT NUMBER

ABQPN0762K



नाम / NAME
ARCHANA PRASAD NANDI

पिता का नाम / FATHER'S NAME
BIRENDRA LAL NANDI

जन्म तिथि / DATE OF BIRTH
24-06-1938

हस्ताक्षर / SIGNATURE

Archana Prasad Nandi

B. Das

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),
पी-7,
चौरंगी स्क्वायर,
कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to the issuing authority :
Joint Commissioner of Income-tax(Systems & Technical),
P-7,
Chowringhee Square,
Calcutta- 700 069.

Archana Prasad Nandi

Major Information of the Deed

Deed No :	I-1524-01238/2018	Date of Registration	28/02/2018
Query No / Year	1524-1000064935/2018	Office where deed is registered	
Query Date	28/02/2018 1:15:06 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	S Ghosh Bkp Court, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9831324760, Status : Advocate		
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. 1,00,000/-	Rs. 28,65,001/-		
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]:- 152401197/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Kalyannagar Road, Mouza: Keruliya

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	LR-1087	LR-87	Bastu	Bastu	2 Katha	50,000/-	25,65,001/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	50,000 /-	25,65,001 /-	



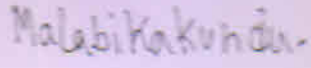
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	50,000/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	50,000 /-	3,00,000 /-	



Major Information of the Deed :- I-1524-01238/2018-28/02/2018




Personal Details :

Name,Address,Photo,Finger print and Signature				
SI No	Name	Photo	Fingerprint	Signature
1	Mrs MALABIKA KUNDU (Presentant) Wife of Late ASHOK KUNDU Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office	 28/02/2018	 LTI 28/02/2018	 28/02/2018
Kalyannagar, P.O:- Kalyannagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CZYPK1683E, Status :Individual, Executed by: Self, Date of Execution: 28/02/2018 , Admitted by: Self, Date of Admission: 28/02/2018 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M/S HIGHWAY CONSTRUCTION 32/1B T ROAD, P.O:- KHARDAHA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: ABQPN0762K, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Mr ARCHANA PROSAD NANDI Son of Late BIRENDRA LAL NANDI Date of Execution - 28/02/2018, , Admitted by: Self, Date of Admission: 28/02/2018, Place of Admission of Execution: Office	 Feb 28 2018 4:27PM	 LTI 28/02/2018	 28/02/2018
KALYAN NAGAR, P.O:- PANSHILA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABQPN0762K Status : Representative, Representative of : M/S HIGHWAY CONSTRUCTION (as proprietor)				



Major Information of the Deed :- I-1524-01238/2018-28/02/2018

Details :

Name & address

Soumendra Nath Samanta
 of Mr J Samanta
 SUKCHAR, P.O:- SUKCHAR, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex:
 Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mrs MALABIKA KUNDU, Mr ARCHANA
 PROSAD NANDI

28/02/2018

*Soumendra
 Nath Samanta*

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs MALABIKA KUNDU	M/S HIGHWAY CONSTRUCTION-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs MALABIKA KUNDU	M/S HIGHWAY CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 152401238 / 2018

On 28-02-2018

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 13:59 hrs on 28-02-2018, at the Office of the A.D.S.R. SODEPUR by Mrs MALABIKA KUNDU ,Executant.

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 28,65,001/-

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

Execution is admitted on 28/02/2018 by Mrs MALABIKA KUNDU, Wife of Late ASHOK KUNDU, Kalyannagar, P.O: Kalyannagar Via Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession House wife

Indetified by Mr Soumendra Nath Samanta, , Son of Mr J Samanta, SUKCHAR, P.O: SUKCHAR, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, by caste Hindu, by profession Business

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

Execution is admitted on 28-02-2018 by Mr ARCHANA PROSAD NANDI, proprietor, M/S HIGHWAY CONSTRUCTION, 32/1B T ROAD, P.O:- KHARDAHA, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Major Information of the Deed :- I-1524-01238/2018-28/02/2018

by Mr Soumendra Nath Samanta, , Son of Mr J Samanta, SUKCHAR, P.O: SUKCHAR, Thana: Khardaha, ,
-Parganas, WEST BENGAL, India, PIN - 700115, 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: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 5378, Amount: Rs.100/-, Date of Purchase: 27/02/2018, Vendor name: Mita Dutta

Maitreyee Ghosh

Maitreyee Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1524-01238/2018-28/02/2018



ate of Registration under section 60 and Rule 69.
tered in Book - I
ume number 1524-2018, Page from 40376 to 40391
eing No 152401238 for the year 2018.



Digitally signed by Maitreyee Ghosh
Date: 2018.03.09 14:08:35 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh

(Maitreyee Ghosh) 09-03-2018 14:05:18
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

(This document is digitally signed.)

