

T-08964/2015



U 709766

*Certified that the document is admitted to registration the signature sheets and the endorsement sheets attached with this document are part of this document.*

District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1906  
Alipore, South 24 Parganas  
3 AUG 2015

**DEVELOPMENT POWER OF ATTORNEY AFTER DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** that We, **RAFIKUL ALAM SARKAR**, son of Late Abdul Hakim Sarkar, resident of Village Jagannathpur, P.O. : R.K. Pally, P.S. : Sonarpur, District South 24 Parganas, **ABDUR RAUF SARDAR** alias **ABDUR RAUF SARKAR**, son of Late Abdul Hakim Sarkar, resident of Village Jagannathpur, P.O. : R.K. Pally, P.S. : Sonarpur, District South 24 Parganas, **JAHANARA BIBI**, wife of Yunus Ali Molla and daughter of Late Abdul Hakim Sarkar resident of Village Poleghat, P.O. Jagaddal, P.S. Sonarpur, District South 24 Parganas and **HOSNE ARA BIBI** alias **HOSENARA BIBI**, wife of Rabiul Haq Mondal and daughter of Late Abdul Hakim, resident of B-6 Brahmaipur Place, P.O. Brahmaipur Badamtala, Kolkata-700096 **SEND GREETINGS.**

Address: .....  
Tender: .....  
Alipur Collectorate, 24 Fgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court Kol - 27

ADVOCATE  
Alipur Police Court  
Kolkata - 27

N.C. 115  
18/01/15  
FOR DEVELOPER DEVELOPERS LTD  
Subrat Kumar  
Director  
2921  
2921  
3/8/15

Subrat Kumar  
2922

Subrat Kumar  
2922

Rajivul Alam Simin

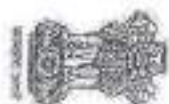
Abdul Rouf Sarkar  
2923

Abdul Rouf Sarkar

Somit Dutta Choudhury  
Alipore Police Court  
KCF-27



District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
3 AUG 2015



Government of West Bengal  
Directorate of Registration & Stamp Revenue  
e-Assessment Slip

Query No / Year	16041000187650/2015	Query Date	21/07/2015 3:41:44 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Sumit Dutta Chowdhury		
Address	Garia, Thana : Garia, District : South 24-Parganas, WEST BENGAL		
Applicant Status	Advocate		
Other Details	Mobile No. : 9831214197		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4905] Declaration [No of Declaration : 0]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 1,66,63,107/-
Stampduty Payable	Rs. 60/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 48/-	Registration Fee Article:-	E, E, M(b), H
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 100/-
Mutation Fee Payable	DURS server does not return any information		
Remarks	Received Rs. 60/- ( FIFTY only ) from the applicant for issuing the assessment slip. (Urban area)		

Handwritten signature/initials

Attorney Details					
Name & Address ( Organization )		Status	Execution And Admission Details	Other Details	
Devaloke Developers Ltd		Organization	Executed by: Representative,	PAN No. ,	
47 Garia Main Rd Mahanayatala, P.S.- District-South 24-Parganas, West Bengal, India, PIN - 700084					
Representative Details					
Representative Name & Address		Other Details		Execution And Admission Details	Representative of
Sukanta Kundu Son of P.S.- District-South 24-Parganas, West Bengal, India,					Devaloke Developers Ltd
Transfer of Property from Principal To Attorney					
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area In(%)	
L1	Rafikul Alam Sarkar	Devaloke Developers Ltd	12.7875 Dec	25	
L1	Abdur Rauf Sarder	Devaloke Developers Ltd	12.7875 Dec	25	
L1	Jahanara Bibi	Devaloke Developers Ltd	12.7875 Dec	25	
L1	Hosneara Bibi	Devaloke Developers Ltd	12.7875 Dec	25	
Transfer of Property from Principal To Attorney					
Sch No.	Principal Name	Attorney Name	Transferred Area	Transferred Area In(%)	
S1	Rafikul Alam Sarkar	Devaloke Developers Ltd	25 Sq Ft	25	
S1	Abdur Rauf Sarder	Devaloke Developers Ltd	25 Sq Ft	25	
S1	Jahanara Bibi	Devaloke Developers Ltd	25 Sq Ft	25	
S1	Hosneara Bibi	Devaloke Developers Ltd	25 Sq Ft	25	

Query No:1641060107692015, 11/07/2015 03:48:56 PM SOUTH 24-PARGANAS (D.S.R. - IV)

Land Details						
No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagannathpur	LR Plot No.- 31 Kaita 501 , LR Khatian No.- 0	1/2	1,55,88,107	1,55,88,107	Proposed Use: Bastu, ROR: Bastu, Property is on Road Adjacent to Metri Road.
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
S1	On Land L1	100 Sq Ft.	1/2	1,65,88,107	Structure Type: Structure	
	Floor 1	100 Sq Ft.		75,000/-	Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete	
Principal Details						
Name & Address		Status	Execution And Admission Details	Other Details		
Rafikul Alam Sarkar Son of Abdul Hakim Sarkar Jagannathpur, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India,		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Citizen of India, PAN No. ,		
Abdur Rauf Sardar (Alias: Abdur Rouf Sarkar) Son of Abdul Hakim Sarkar Jagannathpur, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India,		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Male, By Caste: Muslim, Citizen of India, PAN No. ,		
Jahanara Bibi Wife of Yunus Ali Molla Poleghat, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India,		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Muslim, Citizen of India, PAN No. ,		
Hosneara Bibi (Alias: Hosenara Bibi) Wife of Rabiul Haq Mondal B-6 Brahmapur Badamtala, P.S.- District:-South 24-Parganas, West Bengal, India, PIN - 700096		Individual	Executed by: Self, To be Admitted by: Self,	Sex: Female, By Caste: Muslim, Citizen of India, PAN No. ,		


Query No:-16941009157668/2015, 21/07/2015 03:48:56 PM SOUTH24-PARGANAS (D.S.R. - IV)

...alls have not been supplied  
...formation only

Land Details as per Land Record			
Sch No.	Property Location	Plot No & Khatian No / Road Zone	Details of Land
L1	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Jagannathpur	LR Plot No:- 501 . LR Khatian No:- 0	DLRS Server does not return any informatio

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).  
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Re 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRUPS then mutation fee should be paid the concerned ALLRO office for Mutation.

  
(Tridip Misra)  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal





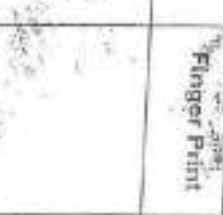

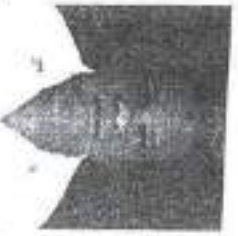




Government of West Bengal





Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name: South 24-Parganas  
Signature / LTI Sheet of Query No./Year 16041000187650/2015

1. Signature of the Person(s)

on at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Sukanta Kundu P.S.- District-South 24- Parganas, West Bengal, India,	Representative of Attorney [Devalcke Developer s Ltd]			 Sukanta Kundu
2	Ratikul Alam Sarkar Jagamathpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India,	Principal			 Ratikul Alam Sarkar
3	Abdur Rauf Sardar Alias Abdur Rauf Sarkar Jagamathpur, P.S.- Sonarpur, District-South 24-Parganas, West Bengal, India,	Principal			 Abdul Rauf Sarkar 2/8/15

I. Signature of the Person(s)

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Jahanara Bibi Poleghat, P.S.- Sonampur, District- South 24-Parganas, West Bengal, India.	Principal			<i>Jahanara Bivi</i> Signature with date
5	Hosonara Bivi Alias Hosonara Bivi B-6 Brahmapur Badamlala, P.S.- District- South 24-Parganas, West Bengal, India, PIN - 700096	Principal			<i>Hosonara Bivi</i> Signature with date
Sl No.	Name and Address of Identifier	Identifier of		Signature with date	
		<i>Sunit Bhatia Chatterjee</i>			

at Private Residence.

(Tandi Mitra)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R.-  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal



WHEREAS we are the absolute owners of the plot of land measuring 51 Decimals, equivalent to 31 Cottahs, be the same a little more or less, situate at Mouza Jagannathpur, J.L. No. 51, Block Sonarpur, P.S. and Sub-Registry Office Sonarpur, being a demarcated portion of the lands comprised in R.S. Dag No.460 corresponding to L.R. Dag No. 501 lying within the limits of Ward No. 8 of the Raipur Sonarpur Municipality in the District of South 24-Parganas, more fully described in the Schedule hereunderwritten

AND WHEREAS being desirous of developing the said plot of land by erection of building or buildings thereon, we have entered into a development agreement dated 6th June 2013 with Devaloke Developers Limited, a company duly incorporated under the Companies Act, 1956 having its registered office at No. 47 Garla Main Road, Mahamayatala, Kolkata 700084 for development of the property described in the Schedule hereto by erecting building or buildings thereon on the terms and conditions recorded in the said agreement and such agreement has been duly registered in the office of the District Sub-Registrar-IV, Alipore in Book No. 1, CD Volume No. 27 at Pages 3586 to 3617, Being No. 05220 for the year 2013

Now by this **POWER OF ATTORNEY**, we do hereby nominate, appoint and constitute **SUKANTA KUNDU**, son of Sankar Kundu, resident of 16 Nazrul Pally, Mahamayatala, Kolkata 700084 being a Director of Devaloke Developers Limited as our true and lawful Attorney in our name and on our behalf to do or execute all or any of the following acts, deeds or things :

- (1) To hold, defend, retain possession of, manage and maintain the said plot of land described in the Schedule hereto on our behalf ;
- (2) To pay all taxes, rates, charges, expenses and other outgoings whatsoever payable for or on account of the said property or any part thereof and demand, recover and receive all rents, mesne profits and all other sums



2924

Saharata Bham.



2925

Horsening Biki



District Registrar-IV  
Registration & (2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2015



of money receivable in respect of the said property and to make all just and reasonable allowance therein in respect of rates, taxes, repairs and other outgoings and to take all necessary steps whether by action, distress or otherwise to recover the said property or a sum of money in arrears ;

(3) To warn off and prohibit and if necessary proceed against in due form of law against any trespasser or trespassers who might come on the said property and to take appropriate steps whether by action distress or otherwise and to abate all nuisance ;

(4) To execute all necessary papers and documents that may be required to be submitted to the Rajpur Sonarpur Municipality and various other authorities, statutory and otherwise, for clearances, sanctions, permissions etc. for the purpose of development of the said plot of land described in the Schedule hereto and erection of buildings thereon ;

(5) To apply to the Rajpur Sonarpur Municipality and other authorities concerned for sanction, variation or modification of building plans in respect of the said plot of land and for that purpose to sign such applications, maps, plans and representations as may be necessary and as the Attorney shall think fit and proper ;

(6) To deposit any fee or any other amounts which are required to be paid to the concerned Municipality or other authorities for or in the course of construction of building or buildings on the said property ;

(7) To apply for drainage, sewerage, electric, telephone, gas and other connections and utilities and for that purpose to sign all papers and documents and/or representations as may be thought necessary by the said Attorney and to make alterations and/or to close down and/or to have disconnected the same .



District Sub-Registrar-Iv  
Registrar (U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2015

- (8) To appoint engineers, architects and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges, it being expressly clarified that in no event shall we be liable for payment of any fees, charges of such architects, engineers and other agents and/or subcontractors ;
- (9) To apply for steel, cement and other quotas in our name and to sign necessary applications and papers in connection therewith and to duly and punctually make payment of any amount which may become payable in respect of such quotas, it being expressly clarified that in no event shall we be responsible for due compliance of any of the terms and conditions of such quotas or payment of any amount which may become payable in respect thereof ;
- (10) To apply for and obtain such certificates and other permissions and/or clearances including certificates under the provisions under any law relating to ceiling on urban land or other law relating to land or building or any law as may be required for execution and/or registration of any conveyance or other document and/or for transferring any right in respect of the said property ;
- (11) To prepare, sign, declare and file declarations, statements, applications and/or returns and otherwise in connection with the holding, possession, and management of the said property and in relation thereto before any appropriate or other authority as may be required under any law or laws now prevailing or as may in future become applicable and to do, exercise, execute and perform all necessary acts, deeds and things required thereunder ;
- (12) To enter into, sign and execute on our behalf agreements for sale in respect of the allocation of Devaloke Developers Limited in the building(s) to



*[Handwritten Signature]*  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2015

be constructed on the said property or any part or portion thereof, to collect all receivables thereunder and receive the consideration in respect thereof ;

(13) To sign and execute on our behalf conveyances and other documents for transfer of the allocation of Devaloke Developers Limited in the building(s) to be constructed on the said property or any part or portion thereof, receive consideration in respect thereof and to hand over possession to intending purchasers only after the Owners' Allocation is completed and made habitable and handed over to us by Devaloke Developers Limited ;

(14) To make payment of all municipal rates and taxes and other outgoings in respect of the said property or any building or buildings to be constructed thereon ;

(15) To file and defend suits, cases, appeals and applications and other legal proceedings of whatever nature on my behalf instituted or to be instituted or preferred against us in respect of the said property and also to present and prosecute writ applications in respect thereof ;

(16) To sign and verify on our behalf plaints, written statements, petitions, objections, cross-objections, counter-claims, applications for execution, revision, review, memorandum of appeals and all nature of pleadings and to swear affidavits and generally to do all other acts deeds and things in respect in the said property as the said attorney shall think that and proper ;

(17) For the purpose aforesaid, to appoint Advocates and sign and execute vakalatnamas, warrant of attorney or any other documents authorising such advocates to act on my behalf and to terminate such authority and to pay the fees of such advocates ;



11/11/13  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2013



(18) To compromise suits, appeals or other legal proceedings in any court or tribunal or authority whatsoever and sign and verify applications in respect thereof ;

(19) To appear before any Notary Public, Magistrate and other officer or officers authority or authorities having jurisdiction and to acknowledge, affirm and perfect appropriate deeds, instruments and writings executed signed or made by us or on our behalf

AND GENERALLY to do all other lawful acts, deeds and things in respect of the said land hereditaments and premises described in the Schedule hereinbelow and all matters relating to the same as our said Attorney shall think fit and proper as fully and effectually as we could do ourselves for the purposes hereinbefore stated only

AND we hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that myour said attorney shall lawfully do or cause to be done for us by virtue of these presents.

THE SCHEDULE REFERRED TO

ALL THAT the piece and parcel of land measuring 51 Decimals, equivalent to 31 Cottahs, be the same a little more or less, situate at Mouza Jagannathpur, J.L. No. 51, Block Sonarpur, P.S. and Sub-Registry Office Sonarpur, being a demarcated portion of the lands comprised in R.S. Dag No.460 corresponding to L.R. Dag No. 501lying within the limits of Ward No. 8 of the Rajpur Sonarpur Municipality in the District of South 24-Parganas



District Sub-Registrar-IV  
Registrar U/s 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2015

IN WITNESS WHEREOF we do hereby set and subscribe my hand on this  
the 3rd day of August 2015

SIGNED SEALED AND DELIVERED  
by the above-mentioned RAFIKUL  
ALAM SARKAR, ABDUR RAUF  
SARDAR alias ABDUR RAUF  
SARKAR, JAHANARA BIBI and  
HOSNE ARA BIBI alias  
HOSENARA BIBI at Kolkata in the  
presence of :

1. Bandy Datta Choudhury  
Magistrate Police Court.  
Kol-27.

2. Sanjib Chatterjee  
Magistrate Police Court.  
Kol-27.

DEVAJI DESAI & CO. ADVOCATES LTD.  
Sukanta Kundu  
(SUKANTA KUNDU) Director

Drawn by me :  
Aditya 21  
(Rudradeb Chaudhuri)  
Advocate, High Court

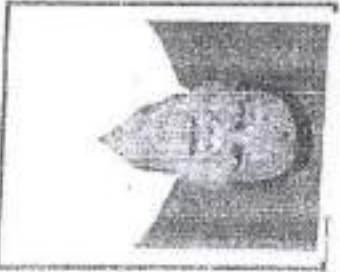


District Sub-Registrar-IV  
Registration (U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
3 AUG 2015



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name RAEIKUL ALAM SARKAR  
 Signature Raeikul Alam Simon



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ABDUR RAUF SARKAR @ ABDUR RAUF SARKAR  
 Signature Abdul Rauf Sarkar



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name JAHANNARA BIBI  
 Signature Jahannara Begam



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



District Sub-Registrar-IV  
Registrar (U/S 7(2)) of  
Registration Act 1908  
Alibore, South 24 Parganas  
- 3 AUG 2015



Name SUKHANTA KUNDU  
Signature Sukhanta Kundu

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

PHOTO

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature .....

PHOTO

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....  
Signature .....

PHOTO

	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					



121  
District Sub-Registrar-IV  
Registrar U/S 7(2) of  
Registration Act 1908  
Alipore, South 24 Parganas  
- 3 AUG 2015



**Seller, Buyer and Property Details**  
**Principal & Attorney Details**

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<p>Rafikul Alam Sarkar                      Son of Abdul Hakim Sarkar                      Jagannethpur, P. S.- Sonarpur, District-South 24-Parganas, West Bengal, India,                      Sex: Male, By Caste: Muslim, Citizen of: India,                      Status : Self                      Date of Execution : 03/08/2015                      Date of Admission : 03/08/2015                      Place of Admission of Execution : Pvt. Residence</p>
2	<p>Abdur Rauf Sardar (Alias: Abdur Rouf Sarkar)                      Son of Abdul Hakim Sarkar                      Jagannethpur, P. S.- Sonarpur, District-South 24-Parganas, West Bengal, India,                      Sex: Male, By Caste: Muslim, Citizen of: India,                      Status : Self                      Date of Execution : 03/08/2015                      Date of Admission : 03/08/2015                      Place of Admission of Execution : Pvt. Residence</p>
3	<p>Jahanara Bibi                      Wife of Yurus Ali Molla                      Poleghat, P. S.- Sonarpur, District-South 24-Parganas, West Bengal, India,                      Sex: Female, By Caste: Muslim, Citizen of: India,                      Status : Self                      Date of Execution : 03/08/2015                      Date of Admission : 03/08/2015                      Place of Admission of Execution : Pvt. Residence</p>
4	<p>Hosaneera Bibi (Alias: Hosenara Bibi)                      Wife of Rabiyet Haq Mondal                      B-6 Brahmepur Badamtala, P. S.- District-South 24-Parganas, West Bengal, India, PIN - 700096                      Sex: Female, By Caste: Muslim, Citizen of: India,                      Status : Self                      Date of Execution : 03/08/2015                      Date of Admission : 03/08/2015                      Place of Admission of Execution : Pvt. Residence</p>

Attorney Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	Devloke Developers Ltd 47 Garia Main Rd Maharamayata, P.S.: District:-South 24-Parganas, West Bengal, India, PIN - 700084 Status : Organization Represented by representative as given below:-
1(1)	Sukanta Kundu Son of. P.S. - District:-South 24-Parganas, West Bengal, India, Status : Representative Date of Execution : 03/08/2015 Date of Admission : 03/08/2015 Place of Admission of Execution : Pvt. Residence

### B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr Sumit Dutta Chowdhury Son of Mr Subodh Ch Dutta Chowdhury Alipore Police Court Wb 487/276/01, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Sukanta Kundu, Rafikul Alam Sarkar, Abdur Rauf Sardar, Jahannara Bibi, Hosneara Bibi	

### C. Transacted Property Details

Sch No.	Property Location	Land Details				Other Details
		Plot No & Khalian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR- SONARPUR, Mouza: Jagannathpur	LR Plot No:- 501 . LR Khalian No:- 0	31 Ketha	1/-	1,65,88,107/-	Proposed Use: Bastu, ROR: Bastu, Property Is on Road Adjacent to Metal Road.

Structure Details					
Sch No.	Structure Location	Area of Structure	Selforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	75,000/-	Structure Type: Structure
F1	Floor No: 1	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	Abdur Rauf Sardar	Devaloke Developers Ltd	12.7875	25
	Hosneara Bibi	Devaloke Developers Ltd	12.7875	25
	Jahanara Bibi	Devaloke Developers Ltd	12.7875	25
	Rafikul Alam Sarkar	Devaloke Developers Ltd	12.7875	25

Transfer of Property from Principal to Attorney				
Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
S1	Abdur Rauf Sardar	Devaloke Developers Ltd	25 Sq Ft	25
	Hosneara Bibi	Devaloke Developers Ltd	25 Sq Ft	25
	Jahanara Bibi	Devaloke Developers Ltd	25 Sq Ft	25
	Rafikul Alam Sarkar	Devaloke Developers Ltd	25 Sq Ft	25

#### D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Sumit Dutta Chowdhury
Address	Garia, Thana : Garia, District : South 24-Parganas, WEST BENGAL
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas  
Endorsement For Deed Number : 1 - 160405964 / 2015

Query No/Year 16041000167650/2015 Serial no/Year 1604006301 / 2015  
Deed No/Year 1 - 160405964 / 2015

Transaction 10139J Sale, Development Power of Attorney after Registered Development Agreement

Name of Presentant	Sukanta Kundu	Presented At	Private Residence
Date of Execution	03-08-2015	Date of Presentation	03-08-2015

Remarks

On:03/08/2015

Presentation(Under Section 52 & Rule 22A(3),46(1),W.B. Registration Rules,1962)  
Presented for registration at 21:50 hrs on : 03/08/2015, at the Private residence by Sukanta Kundu ,

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 03/08/2015 by

Indefiined by Mr Surnit Dutta Chowdhury, Son of Mr Subodh Ch Dutta Chowdhury, Alipore Police Court Wb  
487/276/01, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700027, By caste Hindu, By Profession Advocate

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 03/08/2015 by

Indefiined by Mr Surnit Dutta Chowdhury, Son of Mr Subodh Ch Dutta Chowdhury, Alipore Police Court Wb  
487/276/01, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700027, By caste Hindu, By Profession Advocate

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 03/08/2015 by

Indefiined by Mr Surnit Dutta Chowdhury, Son of Mr Subodh Ch Dutta Chowdhury, Alipore Police Court Wb  
487/276/01, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700027, By caste Hindu, By Profession Advocate

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 )  
Execution is admitted on 03/08/2015 by

Indefiined by Mr Surnit Dutta Chowdhury, Son of Mr Subodh Ch Dutta Chowdhury, Alipore Police Court Wb  
487/276/01, P.O: Alipore, Thana: Alipore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700027, By caste Hindu, By Profession Advocate

Admission of Execution ( Under Section 58, W.B. Registration Rules, 1962 ) [Representative]  
Execution is admitted on 03/08/2015 by

Sukanta Kundu, , Devaloke Developers Ltd , 47 Garia Main Rd Mahamayatala, South 24-Parganas, WEST BENGAL, India, PIN - 700084

Filed by Mr Sumit Dutta Chowdhury, Son of Mr Subodh Ch Dutta Chowdhury, Allpore Police Court W/o  
AT/276/01, P.O: Allpore, Thana: Allpore, . City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India,  
PIN - 700027, By casie Hirdu, By Profession Advocate

  
(Tridip Misra)

OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganae, West Bengal

On-05/08/2015

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:**

Certified that required Registration Fees payable for this document is Rs 46/- ( E = Rs 14/- ,H = Rs 28/- ,M(b) =  
Rs 4/- ) and Registration Fees paid by Cash Rs 46/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs  
100/-

**Description of Stamp**

1. Rs 100/- is paid on Impressed type of Stamp. Serial no 16068, Purchased on 14/07/2015, Vendor named S  
Das.

  
(Tridip Misra)

OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganae, West Bengal

On-24/07/2015

**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  
1,66,63,107/-



(Tudip Misra)  
OFFICE OF THE D.S.R. - IV SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1604-2015, Page from 50565 to 50588  
being No 160405964 for the year 2015.



*Tridip Misra*

Digitally signed by TRIDIP MISRA  
Date: 2015.08.11 16:55:36 -07:00  
Reason: Digital Signing of Deed.

(Tridip Misra) 11/08/2015 16:55:35

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

---