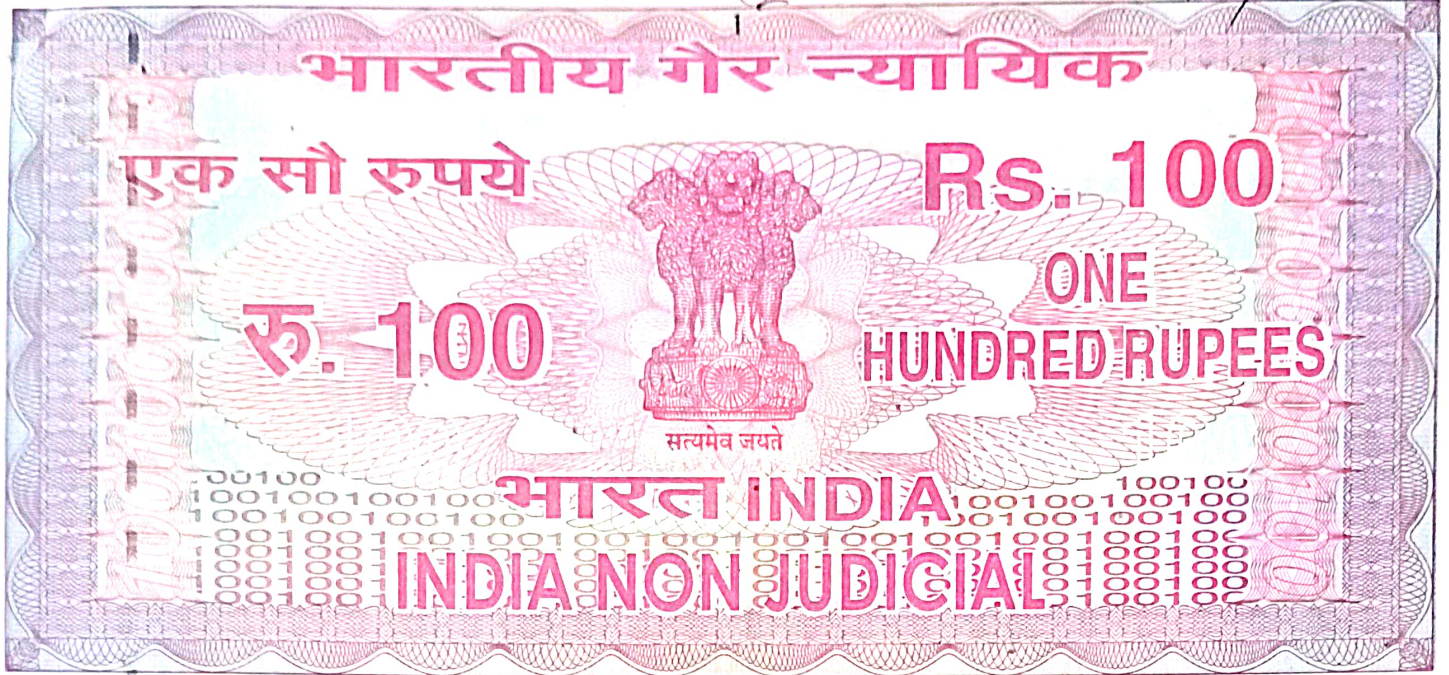


2546

24/5/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 290809

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

DEVELOPMENT POWER OF ATTORNEY

AFTER DEVELOPMENT AGREEMENT

Additional District Sub-Registrar,
Garia South 24 Parganas

34 AUG 2020

KNOW ALL MEN BY THESE PRESENTS that I,

918538

18 JAN 2020

Name :

Address :

Vendor :

I. CHAKRABORTY
6B, Dr. Rajendra Prasad Sarani
Kolkata - 700 001

SUMIT DUTTA CHOWDHURY
Advocate
Alipore Police Court, Kol-27

SUMIT DUTTA CHOWDHURY
Advocate
Alipore Police Court, Kol-27



Additional District Sub-Registrar,
Garia South 24 Parganas

4 AUG 2020

Sumit Dutta Chowdhury
Advocate
Alipore Police Court
Kol-27

SRI JIBAN DAS(PAN No. AOMPD6925M)(Adhar No. 294065786736)

son of Late Radha ballv Das by faith Hindu, by Occupation: Business, Nationality-Indian, residing at Sripur, Udayan Pally, P.O. Boral, P.S. Sonarpur, Kolkata 700 154, District 24 Parganas (South), **SEND GREETINGS:**

WHEREAS I, the Principal hereto is the absolute and lawful owner of **ALL THAT** piece and parcel of land measuring **05 Cottahs 00 Chittack 42 Sq. Ft.** Building thereon Situated at Mouja-Sripur Bagharghole, J.L.No. 59, Dag No. 363(P) L.R. Dag No. 704, R.S. Khatian No. 838 and 840 respectively, L.R. Khatian No. 1212 and 1259 now 2863, with Khanda Khatian No. 2796,2797,2798,2799, respectively under P.S. Sonarpur now Narendrapur & A.D.S.R. Office at Garia, District -24-Pargana(South) within the limit of Rajpur Sonarpur Municipality and the said land and house has been identified as Holding No.5, Udayan Pally under Municipal, Ward No. 32, Kolkata 700154, Distruct-24Parganas (South).

AND WHEREAS I, the Principal hereto is not in a position to look after and supervise the said property personally and it would not be possible on my part to appear before the competent Court of Law, Registration office or other authorities concerned from time to time and it has become necessary and expedient to authorize and empower

the Attorney(s) to do construction work or develop the said property or all acts, deeds and things for and on my behalf. AND I also made a registered Agreement for Development dated 14.8.20..., being Deed No. 162902406/20... For the year 2020, with the terms that the Development Agreement the Owner will get Owner's Allocation as per building sanction plan, and the Developer will get rest/remaining portion of the total construction area as mentioned therein.

AND accordingly I, the Principal/Appointer hereto do hereby nominate, constitute, authorize and appoint **SRI SUBRATA NARAYAN BOSE(PAN No. ANKPB3814G) (Adhar No. 430953595452)** son of Amarendra Narayan Bose, by faith - Hindu, by Nationality Indian, by occupation Business, residing at A/11, Satindra Pally, P.O. Garia, Police Station- Bansdroni, Kolkata 700084, District - South 24 - Parganas, proprietor of "**LOKNATH ENTERPRISE**" a proprietorship firm having its office at A/11, Satindra Pally, P.O. Garia, Police Station- Bansdroni, Kolkata 700084, District - South 24 - Parganas, the developer herein is my true and lawful constituted ATTORNEY to do developed or construct or execute or caused to be done and executed all such acts, deeds, matters and things in my name and on my behalf relating to my landed property fully mentioned in the schedule hereunder written and I do hereby authorize and empower my said Attorney to do the

following acts, deeds, matters and things in my name and on my behalf viz.

1. To look after, maintain and supervise the said landed property fully mentioned in the schedule hereunder written and construct new building on the aforesaid or below scheduled land as per terms and condition of Development Agreement dated 14.8.20, being No. 162902406 for the year 2020.

2 To sign all papers, documents, letters, Forms, applications, plans etc. in respect of the said property incidental or relating thereto.

3. To appear and represent my before the Land Acquisition & Requisition Department, B.L. & L.R.O., Police Station, Income Tax Department, Court, Tribunal, local Municipality office, water connection, drainage connection, electric connection etc. and all or any Govt. or Semi-Govt., (both State and Central) Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

4. To take all steps and appear in all legal proceedings concerning the said property for obtaining necessary permission from the

competent Court of Law, Municipal authority or any other authorities concerned and to sign verify all papers, documents, building plan, revise plan etc. including complaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which my said attorney at their own discretion shall think and fit.

5. To sign, execute and deliver all or any Affidavit, Declaration, Indemnity Bond Agreement, Sale Deed(s) and other deed(s) and all instruments/ documents pertaining to the said property or any part thereof and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises and/or before Notary Public or before any Oath Commissioner for similar purposes and to take all steps for perfecting such execution and registration.

6. To enter into agreement/instrument for negotiations or to finalise all sale of the DEVELOPER'S ALLOCATION, as per agreement dated 14.8.20 of the total construction area over the schedule property or part thereof on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall

think fit and proper with any prospective purchaser/buyer(s) and to accept/receive therefore any amount in advance/earnest money and final payment and to give valid receipts and discharges in respect thereof.

7. To file complaint with the Magistrate or any other concerned authority for protecting the said property/premises against all unlawful acts, if done by anybody and prosecute the same.

8. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, powers, etc. in my names and on my behalf.

9. To sell, transfer, convey and assign or otherwise dispose of the Developer's allocation to any person, firm, company etc. and to sign execute and register all deeds, agreements, instruments for Developer's only and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

10. To do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid.

AND GENERALLY to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on my behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as I myself could do the same, if personally present.

AND I hereby for myself, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT DEVELOPER ALLOCATION save an except the owner's allocation of the total construction area over the piece and parcel of land measuring **05 Cottahs 00 Chittack 42 Sq. Ft.** Building thereon Situated at Mouja-Sripur Bagharghole, J.L.No. 59, Dag No. 363(P) L.R. Dag No. 704, R.S. Khatian No. 838 and 840 respectively, L.R. Khatian No. 1212 and 1259 now 2863, with Khanda Khatian No. 2796,2797,2798,2799, respectively under P.S. Sonarpur now Narendrapur & A.D.S.R. Office at Garia, District -24-Pargana(South) within the limit of Rajpur Sonarpur Municipality and the said land and house has been identified as Holding No.5, Udayan Pally under Municipal, Ward No. 32, Kolkata 700154, Distruct-24Parganas (South), together with all sorts of easement rights over

the common passage and other benefits, facilities and advantages attached therein ;

IN WITNESS WHEREOF I, the Principal/Executant hereunto have set and subscribed my hand on this...14th... day of August..., 2020.

SIGNED & SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES

1. Sumit Dutta Chowdhury
Alipore Police Court,
Kol-27.

Jibam Das

SIGNATURE OF THE PRINCIPAL

I hereby accept the power and authority so conferred upon us

2. Prakash Chatterjee
Alipore Police Court,
Kol-27.

LOKNATH ENTERPRISE:

Subrata Nandy Bose
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & prepared by :

[Signature]

(SUMIT DUTTA CHOWDHURY)
(Advocate)
Alipore Police Court, Kolkata 700027.

F-487/276/2001



 সুমিত দত্ত চৌধুরী
 Summit Dutta Chowdhury
 জন্মতারিখ/ DOB: 29/09/1976
 পুরুষ / MALE

6398 0532 7135

আমার আধার, আমার পরিচয়



 Address:
 D 58, ATABAGAN, BORAL MAIN
 ROAD, Kolkata, South Twenty
 Four Parganas,
 West Bengal - 700084

6398 0532 7135




 help@uidai.gov.in

Ph...



भारत सरकार
Government of India



भारत सरकार
Government of India
भारतीय जनसंख्या प्राधिकरण
Indian Population Authority of India

Enrolment No.: 0658/49620/27510

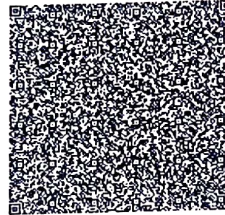
Download Date: 28/11/2019

To
Jiban Das
C/O Radha Ballav Das
SRIPUR UDAYAN PALLY
Rajpur Sonarpur(m)
Boral
South 24 Parganas West Bengal - 700154
9903938246

Issue Date: 05/11/2019

Signature valid

Digitially signed by Jiban Das
AUTHORITY: SRIPUR UDAYAN PALLY
Date: 2019.11.05 23:00:39
IST



आपका आधार क्रमांक / Your Aadhaar No. :

2940 6578 6736
VID : 9165 8147 1940 8056

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 28/11/2019



Jiban Das
Date of Birth/DOB: 01/05/1965
Male/ MALE

Issue Date: 05/11/2019

2940 6578 6736
VID : 9165 8147 1940 8056

मेरा आधार, मेरी पहचान

Jiban Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

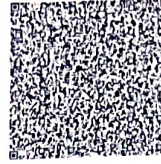


नाम / Name
JIBAN DAS

पिता का नाम / Father's Name
RADHA BALLAV DAS

जन्म की तिथि / Date of Birth
01/05/1965

स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
AOMPD6925M



हस्ताक्षर / Signature

22383



In case this card is lost / found, kindly inform / return to :

Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :

आयकर पैन सेवा यूनिट, UTITSL
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,
नवी मुंबई-४०० ६१४.

Aaykar Sampark Kendras
For Income Tax Related
Queries call Toll Free Nos.

1961
or
18001801961

Jiban Das



भारत सरकार
GOVERNMENT OF INDIA

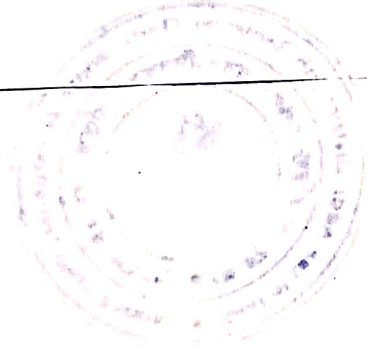


সুব্রত নারায়ন বসু
Subrata Narayan Bose
পিতা : অমরেন্দ্র নারায়ন বসু
Father : AMARENDRA NARAYAN BOSE
জন্ম সাল / Year of Birth : 1983
পুরুষ / Male



4309 5359 5452

আধার - সাধারণ মানুষের অধিকার



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
এ/১১, সতীন্দ্র পরী, গড়িয়া,
কোলকাতা, গড়িয়া, সাউথ ২৪
পরগনা, পশ্চিমবঙ্গ, 700084

Address:
A/11, SATINDRA PALLY,
GARIA, Kolkata, Garia,
South Twenty Four
Parganas, West Bengal,
700084



1947
1800 180 1947



help@uidai.gov.in



www.uidai.gov.in

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

Subrata Narayan Bose

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

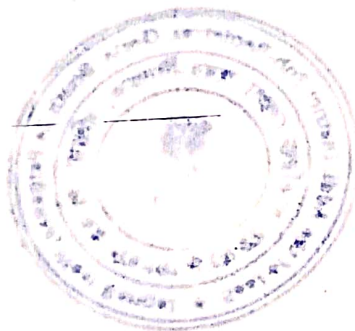
SUBRATA NARAYAN BOSE

AMARENDRA NARAYAN BOSE

11/02/1983
Permanent Account Number

ANKPB3814G

Subedi Nany Bore
Signature

In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTIISL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/होवायः
आयकर पैन सेवा यूनिट, UTIISL
प्लॉट नं. 3, सेक्टर 11, सीडी बीलपूर,
नवी मुंबई-400 614.

Subedi Nany Bore



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name JIBON DAS

Signature Jibon Das



Thumb

1st finger

Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUBRATA NARAYAN BOSE

Signature Subrata Narayan Bose

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

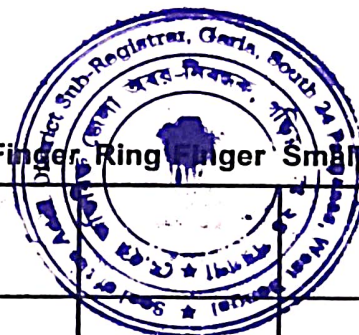
Signature

Thumb

1st finger

Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					



Name

Signature

Major Information of the Deed

Deed No :	I-1629-02415/2020	Date of Registration	14/08/2020
Query No / Year	1629-8000956826/2020	Office where deed is registered	
Query Date	14/08/2020 11:55:11 AM	1629-8000956826/2020	
Applicant Name, Address & Other Details	Sumit Dutta Chowdhury Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9432111041, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,30,000/-	Rs. 61,00,002/-		
Stamp duty 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]:- 162902406/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

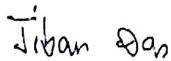
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Udayan Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 32, Holding No:5 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-704	LR-1212	Bastu	Bastu	5 Katha 42 Sq Ft	1,00,000/-	60,70,002/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					8.3463Dec	1,00,000 /-	60,70,002 /-	

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.	30,000/-	30,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

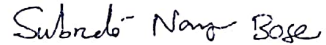
Principal Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Jiban Das (Presentant) Son of Late Radha Ballav Das Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office			
14/08/2020	LTI 14/08/2020	14/08/2020	
Sripur, Udayan Pally,, P.O:- Boral, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: A0xxxxxx5M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/08/2020 , Admitted by: Self, Date of Admission: 14/08/2020 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	LOKNATH ENTERPRISE A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.: ABxxxxxx0F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Subrata Narayan Bose Son of Mr Amarendra Narayan Bose Date of Execution - 14/08/2020, , Admitted by: Self, Date of Admission: 14/08/2020, Place of Admission of Execution: Office			
Aug 14 2020 12:40PM	LTI 14/08/2020	14/08/2020	
A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ANxxxxxx4G,Aadhaar No Not Provided Status : Representative, Representative of : LOKNATH ENTERPRISE (as proprietor)			

Other Details :

Photo	Finger Print	Signature
		
14/08/2020	14/08/2020	14/08/2020

Identifier Of Mr Jiban Das, Mr Subrata Narayan Bose

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Das	LOKNATH ENTERPRISE-8.34625 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Jiban Das	LOKNATH ENTERPRISE-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Udayan Pally (Boral), Mouza: Sripur Bagharghole, , Ward No: 32, Holding No:5 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 704, LR Khatian No:- 1212		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162902415 / 2020

14-08-2020

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 12:14 hrs on 14-08-2020, at the Office of the A.D.S.R. GARIA by Mr Jiban Das 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 61,00,002/-

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

Execution is admitted on 14/08/2020 by Mr Jiban Das, Son of Late Radha Ballav Das, Sripur, Udayan Pally,, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business

Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, 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 14-08-2020 by Mr Subrata Narayan Bose, proprietor, LOKNATH ENTERPRISE, A/11, Satindra Pally,, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Sumit Dutta Chowdhury, , , Son of Mr Subodh Dutta Chowdhury, Alipore Police Court, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 918538, Amount: Rs.100/-, Date of Purchase: 18/01/2020, Vendor name: I Chakraborty



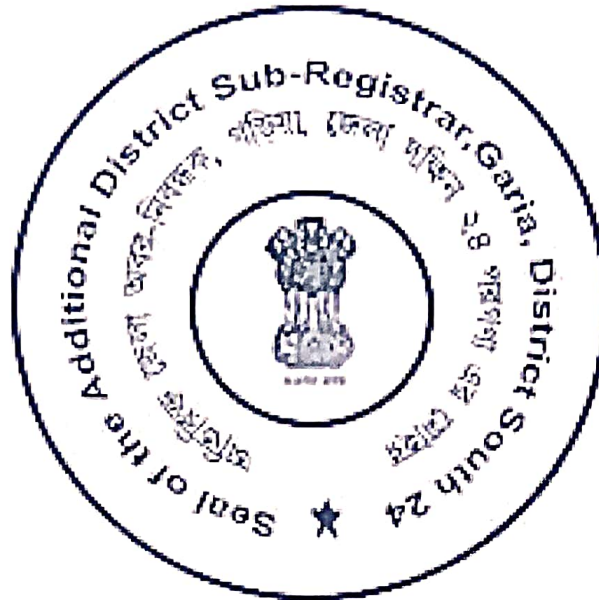
Debasish Dhar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2020, Page from 89040 to 89059

being No 162902415 for the year 2020.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2020.08.19 12:14:38 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2020/08/19 12:14:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)