6072 6203/2021

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

AG 619869

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

29/11 12:22 PM
8-8/247 361/21

DEVELOPMENT POWER OF ATTORNEY

(After Development Agreement Registration on 29.11.2021)

THIS POWER OF ATTORNEY made on this the 29th day of NOVEMBER Two thousand Twenty One (2021) AD **BETWEEN** **SRI NIRANJAN KAUNDA** (PAN AGAPK2777J) (Aadhaar No. 4493 6110 3445), son of Late Mahendra Chandra Kaunda, by religion Hindu, by occupation Lawyer, by Nationality Indian and residing at Laskarkpur Holding no. 320, Street Name Peyarabagan, P.O. Laskarpur, P.S. Narendrapur, Kolkata – 700153, , Dist. 24 Parganas (South),

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

Addl District Sub – Registrar Garia
South 24-Pgs.

29 NOV 2021 29 NOV 2021

For JAYA CONSTRUCTION
Proprietor

Niranjan Kaunda

hereinafter called and referred to as the "**LAND OWNER**" sent greetings.

WHEREAS I am the sole and absolute owner of ALL THAT piece and parcel of land measuring about $07^{1}/_{6}$ cottahs with the existing two storied building (asbestos & tin shed) (cemented floor) standing thereon comprised in R.S. Dag No. 587, R.S. Khatian No. 699, L.R. Dag No. 1290, L.R. Khatian No. 649, J.L. No. 57, Mouiza Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata – 700153 , District South 24 Parganas within the jurisdiction of Rajpur Sonarpur Municipality Word no. 31 which is morefully described in the Schedule "A" hereunder :

AND WHEREAS I am signed and executed one Development Agreement with **M/S. JAYA CONSTRUCTION** having its office at 53, New Santoshpur Main Road, P.O. Santoshpur, P.S. Purba Jadavpur, (now Survey Park), Kolkata – 700075 being represented by its sole proprietor **SRI ASHOK KUMAR GHOSH** (PAN AFWPG7145P) (Aadhaar No. 3291 3663 6062) son of Late Murari Mohan Ghosh, by faith Hindu, by occupation Business, by Nationality Indian and residing at 125/4, Santoshpur Avenue, P.O. Santoshpur, P.S. Purba Jadavpur (now Survey Park), Kolkata - 700075, for the development of a project on the land as mentioned in the schedule "A" hereunder and the said development agreement duly registered before the office of the Addl.

For JAYA CONSTRUCTION
Ashokkumar Ghosh
Proprietor

Jhunjhunwala Kanoria

District Sub-Registrar Garia and was recorded in book no. , volume no. , pages to being no 6199/21 for the year 2021.

AND WHEREAS I am the landowner herein do hereby nominate, constitute and appoint **SRI ASHOK KUMAR GHOSH** (PAN AFWPG7145P) (Aadhaar No. 3291 3663 6062) son of Late Murari Mohan Ghosh, sole proprietor of M/S/ JAYA CONSTRUCTION as my constitute attorney in my name and on my behalf to do inter-alia the following acts, deeds, things in respect of the said property.

1. To look after, manage, control, supervise all affairs relating to my said property fully mentioned in the schedule "A" hereunder written in any manner whatsoever that constituted attorney shall think best and pay the rent and taxes to the concerned authority and preserve, protect and discharge all and whatsoever administrative power hereby conferred upon him by this deed of power of attorney.

2. To represent me before any officer, authority of the state or control or local, body i.e. The Rajpur Sonarpur Municipality, WBSEDCL and BL & LRO etc. and to make any statements, applications, affidavits, undertaking etc. for and on our behalf in respect of the said property.

For JAYA CONSTRUCTION

Proprietor

3. To appear for and represent me in all courts both civil and criminal or revenue including the Hon'ble High Court at Kolkata to sign, verify and execute all papers, records, documents and to receive and/or discharge any amount or award and to accept service of summons notices etc. and to give valid receipt thereof in my name and on my behalf.

4. To institute, file, compromise, compound or withdraw cases before proper court of law in connection with the said property and to settle, adjust, compound, compromise or submit to arbitration all actions, suits, claims and disputes to compound or compromise the same.

5. To ask, demand, sue for and recover and receive from any person or government or body corporate whomsoever or whatsoever all money, debts, dues, damages, compensation, awards in respect of the said property which now are or is or which at any time hereafter shall or may become due and payable to me and grant valid receipts and discharge thereof in my name and on my behalf which my said attorney shall think and proper.

6. To lay out, survey the schedule land for the benefit of development and/or constructional work over the same.

7. To demolish the existing old structure standing over the schedule 'A' land by appointing men and labourers and to remove the waste things (which will come out of such demolition work) from

For JAYA CONSTRUCTION
Proprietor

the schedule 'A' land to any other place or places as my said attorney shall think fit and proper and to collect all the saleable amount in his own account.

8. To prepare building plan for the proposed construction over the schedule 'A' land by a registered / licensed architect / person duly qualified and to submit the same duly signed by me as landowner before the Rajpur Sonarpur Municipality for sanction after depositing sanction fees in my name and on my behalf, to put signature or signatures in such plan and/or any other reviewed plan/plans etc, drainage connection, electrical connection etc. etc.. And to do all such other acts, things, deeds and matters as to be reasonably required for the said purpose.

9. To prepare building plan and to do all such acts, things, deeds and matter as to be reasonably required for the said purpose after putting signature and signatures on the relevant papers, records as to be required for the said purpose after depositing necessary fees for the said building.

10. To make additional building plan or addition, alteration or revised if required, for the said proposed building plan.

11. To represent me before the Rajpur Sonarpur Municipality for water supply connection, sewerage connection and/or for any other lawful permission (if necessary) in respect of the proposed construction work over the schedule 'A' land and to observe all

For JAYA CONSTRUCTION
Proprietor

legal formalities as shall be required for the purpose as and when the same shall be required after putting signature or signatures on the relevant papers, records as to be required for the said purpose.

12. To make agreement with any intending purchaser or purchasers for selling the property or any part thereof (from Developer's allocation portion only) fully and particularly described in the registered Development Agreement are to receive any amount from the intending purchasers buyers or any person or firm any earnest money and/or advance or advances or any part thereof and also the balance of purchase money and to give good valid receipt as discharge for the same.

13. To present any such deed / deeds of sale, conveyance or conveyances or kobala or other document or documents for registration to admit execution thereof on receipt of consideration before the Addl. Dist. Sub-Registrar or Registrar and/or Addl. Registrar of Assurances Kolkata having authority for and to give them registered according to law and to do all other acts, deeds and things which my said attorney shall consider necessary for the transferring and/or conveying the said property or properties for Developer's portion only to such purchaser or purchasers as fully and effectively in all respect as I could do the same ourselves.

For JAYA CONSTRUCTION
Ashutosh Singhal
Proprietor

Nagendra Kumar

14. It is understood that from time to time for the purpose of proper maintenance and supervision of the said property in question by the said attorney, various acts, deeds, matters and things not herein specifically prohibited may be required to be done, executed and performed for which he may require out authority for which no specific provision has been made herein. I do hereby specifically empowered and authorized the said attorney herein to do all such acts, deeds and things in accordance with the law.

15. To negotiate on terms for and to agree and to enter into and conclude any agreement for sale, lease, contract, conveyance assignment and/or any portion / portions of Developer's allocation written to any intending purchaser / buyers at such price and/or consideration which my said attorney at his absolute discretion, thinks, fit and proper and/or cancel and/or repudiate the same.

16. To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the any case whenever out said attorney think proper to do so.

17. AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters or thing or things whatsoever which in the opinion of my said attorney or ought to be done executed and performed in relation to all my affairs as fully and effectually as ourselves could do the same AND I do hereby agree and undertake to ratify and confirm all and

For JAYA CONSTRUCTION
Proprietor

Nirmal Kumar Khanra

whatsoever other act or acts my said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said property and for any other purposes under and by virtue of this power.

18. This power of attorney will be inforce up to the completion of the building in all respects & upto obtaining C.C. from the Rajpur Sonarpur Municipality.

THE SCHEDULE 'A' ABOVE REFERRED TO

(Description of the Property)

ALL THAT piece and parcel of Bastu land measuring about $7^{1}/_{6}$ cottahs with the existing two storied building (ground floor about 850 sq.ft. pucca + 1st floor about 700 sq.ft. pucca + Asbestos shed about 396 sq.ft. + Tinshed about 120 sq.ft.) about 22 years old (cemented floor) comprised in R.S. Dag No. 587, R.S. Khatian No. 699, L.R. Dag No. 1290, L.R. Khatian No. 649, J.L. No. 57, Mouiza Laskarpur, P.S. Sonarpur (now Narendrapur), Kolkata – 700153 District South 24 Parganas within the jurisdiction of Rajpur Sonarpur Municipality Wad no. 31, butted and bounded as follows:-

ON THE NORTH : Private passage to building known as PACIFIC MADHURI

ON THE SOUTH : House of Late Amulya Ratan Ghosh

ON THE EAST : Multistoried building called and known as PACIFIC MADHURI

ON THE WEST : Rajpur Sonarpur Municipal Road (about 23' wide).

For JAYA CONSTRUCTION
Proprietor

Niranjan Kanke

IN WITNESS WHEREOF I the Executant and the attorney herein have hereunto put our signatures on this the day, month and year first above written.

SIGNED, SEALED & DELIVERED BY

in the presence of :-

WITNESSES:-

1. Krishna Gopal Biswas.
83, Naba Nagar,
Kolkata - 32.
P. S. Jadavpur.

2. Dilip Baidya
Lenin Nagar
P.O. Laskarpur
P.S Nonendrapur
Kol-700153

Narayan Karmakar
(NARAYAN KARMAKAR)

SIGNATURE OF THE EXECUTANT (i.e. Landowner)

For JAYA CONSTRUCTION

Ashok Kumar Jaiswal
Proprietor

SIGNATURE OF THE CONSTITUTED ATTORNEY

Drafted by me:

Prabhat Kumar
Reg no - WB 1662/2001.
(Advocate)
Alipore Police Court, Kol – 27

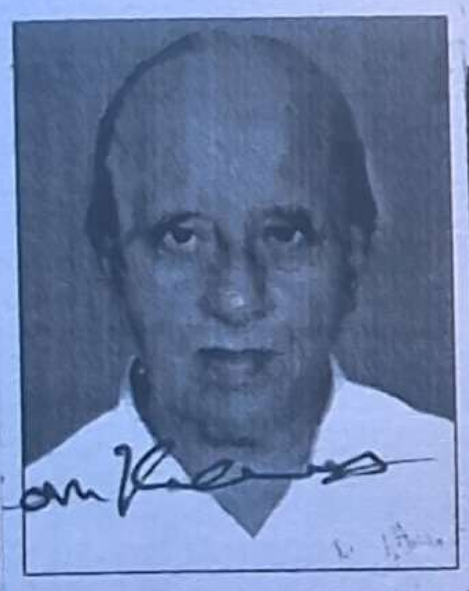
Typed by me:

Malay K. Sau.
Malay Kumar Sau
Laskarpur, Peyarabagan, Kol-153

PHOTO		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name .....

Signature .....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name NIRANJAN KAUNDA

Signature N Ranjan Kaunda

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name ASHOK KUMAR GHOSH.

Signature .....

Major Information of the Deed

Deed No :	I-1629-06203/2021	Date of Registration	29/11/2021
Query No / Year	1629-8002473610/2021	Office where deed is registered	
Query Date	29/11/2021 12:14:02 PM	1629-8002473610/2021	
Applicant Name, Address & Other Details	NIRANJAN KAUNDA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830402239, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 4/-		Rs. 1,10,29,035/-	
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]:- 162906199/2021 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: Peyara Bagan Road (Lskarpur), Mouza: Laskarpur, , Ward No: 31, Holding No:320 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1290	LR-649	Bastu	Bastu	7.17 Katha	1/-	99,37,627/-	Width of Approach Road: 23 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				11.8305Dec	1 /-	99,37,627 /-	

Structure Details :

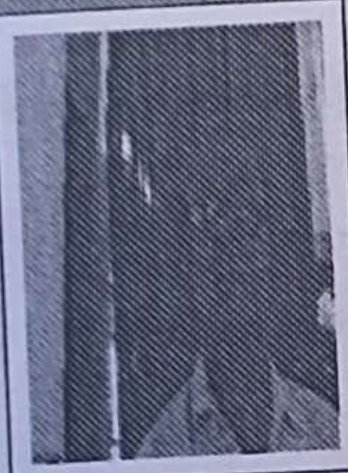
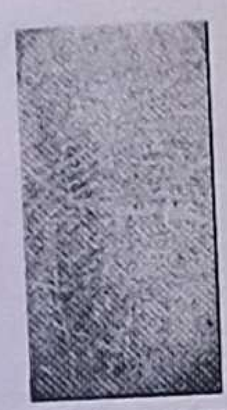
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1550 Sq Ft.	1/-	9,52,088/-	Structure Type: Structure

Gr. Floor, Area of floor : 850 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 22 Years, Roof Type: Pucca, Extent of Completion: Complete

	On Land L1	120 Sq Ft.	1/-	32,400/-	Structure Type: Structure
	Gr. Floor, Area of floor : 120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
S3	On Land L1	396 Sq Ft.	1/-	1,06,920/-	Structure Type: Structure
	Floor No: 1, Area of floor : 396 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	**2066 sq ft**	**3 /-**	**10,91,408 /-**	

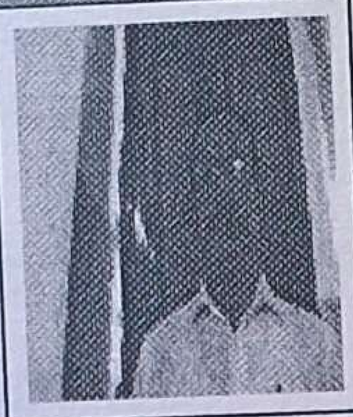
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr NIRANJAN KAUNDA (Presentant)** Son of Late MAHENDRA CHANDRA KAUNDA Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office	 29/11/2021	 LTI 29/11/2021	29/11/2021
	LASKARPUR HOLDING NO 320, STREET NAME PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.:: AGxxxxxx7J, Aadhaar No: 44xxxxxxxx3445, Status :Individual, Executed by: Self, Date of Execution: 29/11/2021 , Admitted by: Self, Date of Admission: 29/11/2021 ,Place : Office			

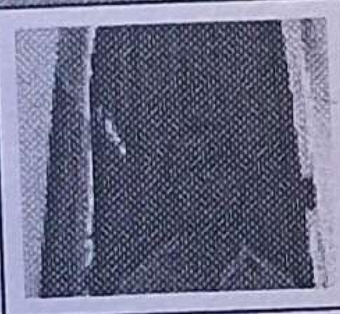
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**JAYA CONSTRUCTION** 53, NEW SANTOSHPUR MAIN ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: AFxxxxxx5P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	**Mr ASHOK KUMAR GHOSH** Son of Late MURARI MOHAN GHOSH Date of Execution - 29/11/2021, , Admitted by: Self, Date of Admission: 29/11/2021, Place of Admission of Execution: Office	 Nov 29 2021 12:39PM	 LTI 29/11/2021	29/11/2021
	125/4, SANTOSHPUR AVENUE NOW P S SURVEY PARK, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx5P, Aadhaar No: 32xxxxxxxx6062 Status : Representative, Representative of : JAYA CONSTRUCTION (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dilip Baidya Son of Mr Satish Chandra Baidya Lenin Ngar,, City:- , P.O:- Laskarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153			
	29/11/2021	29/11/2021	29/11/2021
Identifier Of Mr NIRANJAN KAUNDA, Mr ASHOK KUMAR GHOSH			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-11.8305 Dec

Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-1550.00000000 Sq Ft

Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-120.00000000 Sq Ft

Transfer of property for S3		
Sl.No	From	To. with area (Name-Area)
1	Mr NIRANJAN KAUNDA	JAYA CONSTRUCTION-396.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Peyara Bagan Road (Lskarpur), Mouza: Laskarpur, , Ward No: 31, Holding No:320 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1290, LR Khatian No:- 649	Owner:নিরঞ্জন কৌও, Gurdian:মহেন্দ্র চন্দ্র, Address:নিজ , Classification:বাস্তু, Area:0.12000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162906203 / 2021

On 29-11-2021

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 14:22 hrs on 29-11-2021, at the Office of the A.D.S.R. GARIA by Mr NIRANJAN KAUNDA ,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 1,10,29,035/-

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

Execution is admitted on 29/11/2021 by Mr NIRANJAN KAUNDA, Son of Late MAHENDRA CHANDRA KAUNDA, LASKARPUR HOLDING NO 320, STREET NAME PEYARABAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Advocate

Indetified by Mr Dilip Baidya, , , Son of Mr Satish Chandra Baidya, Lenin Ngar,, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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

Execution is admitted on 29-11-2021 by Mr ASHOK KUMAR GHOSH, proprietor, JAYA CONSTRUCTION, 53, NEW SANTOSHPUR MAIN ROAD, City:- , P.O:- SANTOSHPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Mr Dilip Baidya, , , Son of Mr Satish Chandra Baidya, Lenin Ngar,, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by profession Service

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 34156, Amount: Rs.100/-, Date of Purchase: 15/11/2021, Vendor name: Subhankar Das

Krishnendu Talukdar
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 1629-2021, Page from 230022 to 230043

being No 162906203 for the year 2021.

Seal of the Additional District Sub-Registrar, Garia, District South 24 Parganas

Digitally signed by KRISHNENDU TALUKDAR
Date: 2021.11.30 16:37:49 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2021/11/30 04:37:49 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)