

5267/23

I-5223/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL ७/2/144 83 ०3/23 K 276439

12:30
12-6-23

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

Addl. District Sub-Registrar
Baruipur, South 24 Parganas

12 JUN 2023

DEVELOPMENT POWER OF ATTORNEY AFTER
EXECUTION AND REGISTRATION OF
DEVELOPMENT AGREEMENT is made this the 8th day
of June, 2023 (Two Thousand Twenty Three) BETWEEN

UPON

1615 04-06-23
নং জা. Shubhankar Mondal
জ্যেষ্ঠার নাম Shubhankar Mondal
ডেঃ সানোওয়াজ মন্ডল
(SHANOWAJ MONDAL) P.O. Barisal
ডেঃ
মোঃ- এ. ডি. এস. আর., বারইপুর
জেলা- দক্ষিণ ২৪ পরগণা
মূল্য 5000/-



Sub-Registrar
Barisal, South 24 Parganas

12 JUN 2023

Sujit Kumar Das
S/o- late Sujit Kumar Das
Maderat, Barisal
Business

(2)

KNOW ALL MEN BY THIS PRESENTS 1) **SHRI SHUBHANKAR HALDER**, PAN - AIZPH5778F, Aadhaar - 5369 4908 3561, Mobile No. - 8337081190, son of Shri Madan Halder, by occupation - Service, 2) **SMT SHIPRA MONDAL**, PAN -BZLPM3059A, Aadhaar - 4372 6691 9974, Mobile No. - .9062434359, by occupation - Housewife, wife of Shri Chandra Sekhar Mondal, both by faith Hindu, both residing at Salepur, P.O. & P.S.- Baruipur, Dist - South 24 Parganas, Kolkata-700144, here-in-after referred to as the "**OWNERS**" do hereby nominate, appoint **ASTHA PROPERTIES**, PAN - AWNPB3728P, Mobile No. - 9804455552, having its registered office Shasan Biswas Para, Ward No. 8, P.O. & P.S.- Baruipur, Dist. South 24 Parganas. Kolkata - 700144, represented by its sole proprietor **SMT. SOMA BISWAS**, PAN - AWNPB3728P, Aadhaar - 8868 9602 5175, Mobile No. - 9804455552, wife of Shri Tapas Kumar Biswas, by occupation - Business, residing at Shasan Biswas Para, P.O. & P.S.- Baruipur, Dist. South 24 Parganas. Kolkata - 700144.

WHEREAS ALL THAT piece and parcel of Bastu land measuring 04 decimals including 0.50 decimals passage **measuring 4.50 decimals** out of 17 decimals comprised in R.S. & L.R. Dag No. 30/549, under R.S. Khatian No. 288, L.R. Khatian No. 210, **Present L.R. Khatian No. 2414 & 1892**, of **Mouza - Salepur**, within the limit of Hariharpur Gram Panchayet P.S.- Baruipur, Dist.South 24 Parganas. The land is vacant land.




District Sub-Registrar
Barurpur, South 24 Parganas

12 JUN 2023

Butted and bounded by:-

On the North : Pond.

On the South : 6 ft. wide Common Passage.

On the East : 12 ft. wide Salepur Road.

On the West : Part of R.S. & L.R. Dag No. 546.

AND WHEREAS by a Development Agreement dated 12.06.2023 being deed no. 05217 of the year 2023 registered at Baruipur A.D.S.R. office (hereinafter referred to as the said registered development Agreement) the owners have granted the exclusive right of development of the land described and mentioned herein above unto and in favour of **SMT. SOMA BISWAS**, PAN - Awnpb3728P, Aadhaar - 8868 9602 5175, Mobile No. - 9804455552, wife of Shri Tapas Kumar Biswas, by occupation - Business, residing at Shasan Biswas Para, Ward No. 9, P.O. & P.S.- Baruipur, Dist. South 24 Parganas. Kolkata - 700144 is carrying on development and construction business as sole proprietor under the name and style **ASTHA PROPERTIES**, PAN - Awnpb3728P, Mobile No. - 9804455552, having its registered office Shasan Biswas Para, Ward No. 9, P.O. & P.S.- Baruipur, Dist. South 24 Parganas. Kolkata - 700144, for and on behalf of the owners name, Place and stead to severally do the following acts, deeds and things in respect of said property.

- 1) To institute, commence, prosecute carry on or defend or resist all suits and other legal proceedings if arises in respect of the said property.

(4)

- 2) To appoint architect, civil Engineer, License building surveyors and other persons/technicians necessary for the purpose of supervision of construction of building.
- 3) To apply for renewal and extension of building Plan on behalf of the owners to the concerned authority.
- 4) To prepare building plan and sign it on behalf of owners and submitted the same to the concerned authority for its approval.
- 5) To appoint labour, contractor, coolies, electricians, plumbers etc. for construction and complete the project.
- 6) To apply for electricity, water, drainage, lift, gas connection or for any other utility and sign answer, execute and submit all papers, application, documents and to do all other acts, deeds and things as may be deemed fit and proper by the said attorney.
- 7) To sign, execute and register all declarations, undertakings, affidavits instruments and others that is registered and / or may be necessary for proposed project.
- 8) To enter into an agreement for sale or otherwise deal with only developer's allocation together with proportionate undivided share of land underneath of the proposed project and also right of easement for common passage and also together with right of common space, common area, common facilities of the projects to the intending purchaser or purchasers.

- 9) To receive from the intending purchaser any earnest money and / or advance or advances and also balance purchase money and give valid receipt and discharge for the same which will protect purchasers in connection with the sale of developer's allocation. Be noted that if any intending purchaser/purchaser's purchase any property from developers allocation the said purchaser shall avail Loan from any Bank or financial institution but in no way the owners shall have any liability and responsibility for these acts of Loan.
- 10) To prepare and sign and present in execution column registering any deed of conveyance / conveyances or deed of sale or documents or instruments in respect of developer's allocation in terms of development Agreement for the said purpose to sign, execute and present for registration at A.D.S.R. office, District Registry office, Registry of Assurance or any concerned office.
- 11) To present any such conveyance or conveyances or any other document in regard to the portion or portions or any part of portions in developer's allocation together with proportionate share of land as per development Agreement being No.05217 of the year 2023 for registration before the appropriate Registering authority and also admit execution and receipt of consideration before the Registrar or A.D.S.R, District Registry office and having authority for and to have the said conveyance registered and to do all acts, deeds and things which the attorney shall consider necessary for conveying the Developer's allocation in the property or any part thereof in the manner aforesaid to any purchaser or purchasers as fully and effectually in that respect as the principal could have done of their own.



(6)

12) And the owners hereby agree to ratify and confirm all and whatever or deeds done by said constituted attorney in terms of power of attorney as if the same were done by owners and the owners further agree to ratify and confirm other acts and deeds as owners said attorney shall lawfully do, execute, perform or cause to be done executed or performed strictly in construction with the sale of the said property or any part thereof under and by virtue of this deed notwithstanding no express power in the behalf is hereunder.

SCHEDULE ABOVE REFERRED TO
(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring 04 decimals including 0.50 decimals passage **measuring 4.50 decimals** out of 17 decimals comprised in R.S. & L.R. Dag No. 30/549, under R.S. Khatian No. 288, L.R. Khatian No. 210, **Present L.R. Khatian No. 2414 & 1892**, of **Mouza - Salepur**, within the limit of Hariharpur Gram Panchayet P.S.- Baruipur, Dist.South 24 Parganas. The land is vacant land.

Butted and bounded by:-

On the North : Pond.

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RAW

(7)

IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribed their respective hands in execution of the presents on the day, month and year first above written.

SIGNED, SEALED & DELIVERED

By the PARTIES in the presence of :

1. 505, 1/2 kumar do
maderat, Barui Pur

2. Kithan Nijh,
Salepur, Barui Pur
Kard - 144

1. 505 1/2 kumar do

2. Kithan Nijh,

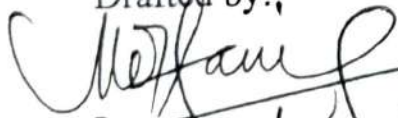
SIGNATURE OF THE OWNERS

ASTHA PROPERTIES

Soma Biswas
Proprietor

Drafted by:

SIGNATURE OF THE DEVELOPER


C-103/484/200/
Barui Pur, Criminal
Court.
Pintu Sarkar

Pintu Sarkar, Barui Pur.

Executant / Presentant



ଅବସ୍ଥା ସମିତି

Name ଅବସ୍ଥା ସମିତି

Signature ଅବସ୍ଥା ସମିତି

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Claimant / Executant



ନିଆସ ମଣ୍ଡଳ

Name ନିଆସ ମଣ୍ଡଳ

Signature ନିଆସ ମଣ୍ଡଳ

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Claimant / Executant



ସୋମା ସାସ

Name

ASTHA PROPERTIES

Signature Soma Biswas Proprietor

Left Hand

Right Hand

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger

Thumb

Fore Finger

Middle Finger

Ring Finger

Little Finger



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



070620232008826451

GRIPS Payment Detail

GRIPS Payment ID:	070620232008826451	Payment Init. Date:	07/06/2023 20:09:50
Total Amount:	24	No of GRN:	1
Bank/Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	IK0CGZRGW9	BRN Date:	07/06/2023 20:10:52
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

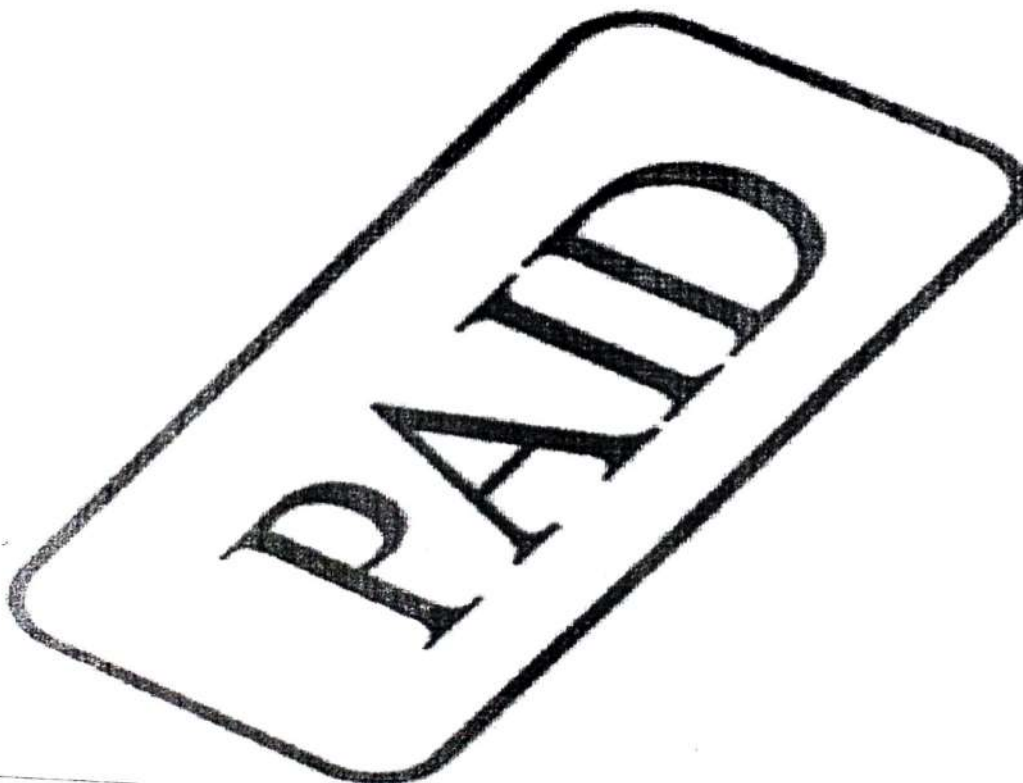
Depositor's Name: ASTHA PROPERTIES
Mobile: 8910431316

Payment(GRN) Details

Sl. No.	GRN	Department	Amount (₹)
1	192023240088264521	Directorate of Registration & Stamp Revenue	24
Total			24

IN WORDS: TWENTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.





Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192023240088264521

GRN Details

GRN: 192023240088264521 Payment Mode: Online Payment
GRN Date: 07/06/2023 20:09:50 Bank/Gateway: State Bank of India
BRN : IK0CGZRGW9 BRN Date: 07/06/2023 20:10:52
GRIPS Payment ID: 070620232008826451 Payment Init. Date: 07/06/2023 20:09:50
Payment Status: Successful Payment Ref. No: 2001448303/2/2023
[Query No*/Query Year]

Depositor Details

Depositor's Name: ASTHA PROPERTIES
Address: SHASAN BISWAS PARA, WARD NO. 9 P S BARUIPUR, West Bengal, 700144
Mobile: 8910431316
Depositor Status: Others
Query No: 2001448303
Applicant's Name: Mr Md Hanif
Identification No: 2001448303/2/2023
Remarks: Sale, Development Power of Attorney
Period From (dd/mm/yyyy): 07/06/2023
Period To (dd/mm/yyyy): 07/06/2023

Payment Details

Sl. No.	Payment Ref. No.	Head of A/C Description	Head of A/C	Amount (₹)
1	2001448303/2/2023	Property Registration- Stamp duty	0030-02-103-003-02	10
2	2001448303/2/2023	Property Registration- Registration Fees	0030-03-103-001-16	14
Total				24

IN WORDS: TWENTY FOUR ONLY

PAID

Major Information of the Deed

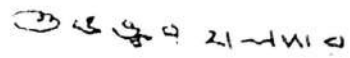
Deed No :	I-1611-05223/2023	Date of Registration	12/06/2023
Query No / Year	1611-2001448303/2023	Office where deed is registered	
Query Date	05/06/2023 4:38:27 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Md Hanif Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910431316, Status :Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 12,15,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,010/- (Article:48(g))	Rs. 14/- (Article:E, E)		
Remarks			

Land Details :

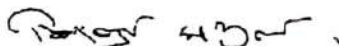
District: South 24-Parganas, P.S:- Baruipur, Gram Panchayat: HARIHARPUR, Mouza: Shalepur, JI No: 33, Pin Code : 700144

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	RS-30/549	RS-288	Bastu	Bastu	4.5 Dec	12,00,000/-	12,15,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road,
Grand Total :					4.5Dec	12,00,000 /-	12,15,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Shubhankar Halder (Presentant) Son of Shri Madan Halder Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office	 12/06/2023	 LTI 12/06/2023	 12/06/2023

Salepur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: aixxxxxx8f, Aadhaar No: 53xxxxxxx3561, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023
 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Smt Shipra Mondal Wife of Chandra Shekhar Mondal Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office			
	12/06/2023	LTI 12/06/2023	12/06/2023	
Salepur, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: bzx xxxxxx9a, Aadhaar No: 43xxxxxxx9974, Status :Individual, Executed by: Self, Date of Execution: 08/06/2023 , Admitted by: Self, Date of Admission: 12/06/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASTHA PROPERTIES Shasan Biswas Para, Ward No 9, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.: AWxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Soma Biswas Wife of Shri Tapas Kumar Biswas Date of Execution - 08/06/2023, , Admitted by: Self, Date of Admission: 12/06/2023, Place of Admission of Execution: Office			
		Jun 12 2023 12:46PM	LTI 12/06/2023	12/06/2023
Shasan Biswas Para, Ward No 9, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: awxxxxxx8p, Aadhaar No: 88xxxxxxx5175 Status : Representative, Representative of : ASTHA PROPERTIES (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sujit Kumar Das Son of Late Sunil Kumar Das Madarat, City:- , P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610			
	12/06/2023	12/06/2023	12/06/2023
Identifier Of Shri Shubhankar Halder, Smt Shipra Mondal, Smt Soma Biswas			

On 12-06-2023

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 12:30 hrs on 12-06-2023, at the Office of the A.D.S.R. BARUIPUR by Shri Shubhankar Halder , one of the Executants.

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 12,15,000/-

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

Execution is admitted on 12/06/2023 by 1. Shri Shubhankar Halder, Son of Shri Madan Halder, Salepur, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Service,
2. Smt Shipra Mondal, Wife of Chandra Shekhar Mondal, Salepur, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession House wife

Indetified by Sujit Kumar Das, , , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

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

Execution is admitted on 12-06-2023 by Smt Soma Biswas, proprietor, ASTHA PROPERTIES (Sole Proprietorship), Shasan Biswas Para, Ward No 9, City:- , P.O:- Baruiipur, P.S:-Baruiipur, District:-South 24-Parganas, West Bengal, India PIN:- 700144

Indetified by Sujit Kumar Das, , , Son of Late Sunil Kumar Das, Madarat, P.O: Madarat, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 14.00/- (E = Rs 14.00/-) and Registration Fees paid by Cash Rs 0.00/-, by online = Rs 14/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/06/2023 8:10PM with Govt. Ref. No: 192023240088264521 on 07-06-2023, Amount Rs: 14/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGZRGW9 on 07-06-2023, Head of Account 0030-03-104-001-16

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 5,010/- and Stamp Duty paid by Stamp Rs 5,000.00/-, by online = Rs 10/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1615, Amount: Rs.5,000.00/-, Date of Purchase: 07/06/2023, Vendor name: S MONDAL

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 07/06/2023 8:10PM with Govt. Ref. No: 192023240088264521 on 07-06-2023, Amount Rs: 10/-, Bank: State Bank of India (SBIN0000001), Ref. No. IK0CGZRGW9 on 07-06-2023, Head of Account 0030-02-103-003-02

Subhrangshu Shekhar Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 108221 to 108236
being No 161105223 for the year 2023.



Smandal

Digitally signed by SUBHRANGSHU
SHEKHAR MANDAL
Date: 2023.06.13 14:51:45 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 2023/06/13 02:51:45 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.

(This document is digitally signed.)