

013332/21

VC-3529/21

I 12999/2024



पश्चिम बंगाल WEST BENGAL

AE 242031

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

14.12.2024

District Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, (1) SRI MIHIR NASKAR, son

00375355

14 JAN 2021

No Rs Date
Name
Address
Vendor
SUBIT MAJUMDAR
Advocate
Alipore Judge's Court
Library No. 2
Kolkata- 700 027

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

← Sonu Koley



10592

— Sonu Koley



10593

— Mitin Narkar



10595

— Mitin Narkar



10596

Sourav Chakraborty
54/10, Lotus Park,
Kolkata- 700047



District Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

of Sri Manik Lal Naskar, having **PAN : AEQPN6905D** and (2) **SRI ARUN NASKAR**, son of Sri Manik Lal Naskar, an Indian Citizen, having **PAN : ACHPN7426L**, both by nationality Indian, both by faith - Hindu, both having residence at Mahamayapur, Garia, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, District : South 24 - Parganas, referred to herein as **PRINCIPAL** do hereby appoint and nominate **MESSRS 'PUJA BUILDERS'**, having its office at Kamduni More, Khariberai, Post Office - Kamdenu, Police Station - Rajarhat, PIN : 700135, North 24-Parganas, represented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at P-73, Block 'C' Bangur Avenue, Police Station - Lake Town, Kolkata - 700 055 to do the following acts deeds and things ;

A. We are the absolute owner of **ALL THAT** the piece and parcel of the homestead land (Bastu) measuring about **8** Cottahs in Mouza - Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station - Sonarpur (now Narendrapur), within the jurisdiction of the office at Additional District Sub - Registrar Garia, District - South 24-Parganas.

B. We, to develop the landed property as aforesaid, entered on **7th** day of **October, 2021** into a development agreement with the said **MESSRS 'PUJA BUILDERS'** for the terms inter alia (i) the said developer will construct residential buildings on the said property (ii) the said developer will construct the building at it's own cost (iii) the said developer will provide us the **40%** of the total FAR as per sanction building plan will be issued by the Rajpur-Sonarpur Municipality. in respect of the said proposed buildings in the said premises lying and situate on the said property which includes undivided proportionate share and rights on the common areas and facilities attached thereto along with undivided proportionate share and interest in the land underneath (hereinafter be referred to as the SAID OWNERS' ALLOCATION) (iv) that save and except the **ALL THAT** owners' allocation of the building all the rest area of the building which includes undivided



District Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement as aforesaid was registered in the office of the Dist. Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No. I, Being No. **160311022** for the year **2021 (Query No. 2002002311/2021)**.

B. We, do appoint and nominate **MESSRS ' PUJA BUILDERS '**, having its office at Kamduni More, Khariberia, Post Office – Kamdenu, Police Station – Rajarhat, PIN : 700135, North 24-Parganas, represented by it's proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at P-73, Block - 'C' Bangur Avenue, Police Station - Lake Town, Kolkata – 700 055 as my true and lawful attorney, for me, in my name and on my behalf to do and execute all or any of the following acts, deeds and things in respect of the said property :-

- i. To represent before any court of law.
- ii. To develop the said premises by constructing building thereon.
- iii. To represent to the Rajpur-Sonarpur Municipality and/or to the concern Municipal Corporation and/or any competent authority.
- iv. To sign the plan and all the relevant papers in respect of the building plan and all other relevant documents relating to the said premises present the same to the Rajpur-Sonarpur Municipality and/or to the concern Municipal Corporation and/or any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.
- vi. To obtain clearances from all government departments and authorities including Fire Brigade, the Rajpur-Sonarpur Municipality and/or to the concern Municipal Corporation, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.



District Sub-Registrar-III
Alipore, South 24 Parganas

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- vii. To sign and apply for sanction of drainage, water, electricity and other utilities as may be necessary for the convenience.
- viii. To appear before any officer of the Rajpur-Sonarpur Municipality and/or to the concern Municipal Corporation and/or any court or tribunal for assessment of valuation or other purpose in respect of the said building as well as the said property.
- ix. To engage and appoint any advocate or counsel wherever required.
- x. To represent to the Registration Office, Land Acquisition Department and any other competent authority for obtaining clearances, if any, in respect of the said property.
- xi. To settle any dispute arising in respect of the said property.
- xii. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof to any purchaser or purchasers at such price which in their absolute discretion, think proper and/or to cancel and/or repudiate the same in respect of Developer's Allocation only.
- xiii. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money against the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money in respect of Developer's Allocation only.
- xiv. Upon such receipt as aforesaid, to sign, execute and deliver any conveyance or conveyances of the said property and/or part thereof in favour of the said purchaser or his nominee or assignee in respect of Developer's Allocation only.



District Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

xv. To sign and execute all other deeds, instruments and assurances which my attorney 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 of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof.

xvi. To present any such conveyance or conveyances in respect of the said of the building along with undivided proportionate share of land attributable thereto in the said premises and/or part thereof and/or part thereof for registration, to admit execution and receipt of consideration before the competent Registration Authority for and to have the said conveyance registered and to all acts, deeds and things which my said attorney shall consider necessary for sale of the said property and/or part thereof to the purchasers as fully and effectually in all respects.

And we hereby agree to ratify and confirm all and whatever other act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said developer's allocation and/or part thereof under and by virtue of this deed.

SCHEDULE AS REFERRED TO HEREINABOVE

(Description of the PROPERTY)

ALL THAT the piece and parcel of the homestead land (Bastu) measuring about **8** Cottahs in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, comprised in R.S. & L.R. Dag No. 1186, R.S. & L.R. Khatian No. 596,



District Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Barhans Road, Police Station – Sonarpur (now Narendrapur), within the jurisdiction of the office at Additional District Sub – Registrar Garia, District – South 24-Parganas butted and bounded in the following manner :

On the North : by land under Dag No. 1185

On the South : by land under Dag No. 1190 & 1193

On the East : by land under Dag No. 1183

On the West : by land under Dag No. 1187

IN WITNESSES WHEREOF we the executor have hereunto put our



District Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

respective hands on these presents on this the 30th day of October, Two Thousand Twenty One

WITNESSES:

1. Arindam Ghosh.
Fut. Naskar

1. Mihir Naskar
(MIHIR NASKAR)

2. Arun Naskar
(ARUN NASKAR)
(EXECUTORS)

2. Sourav Chakrabarty
54/10, Lotus Park,
Kolkata - 700047

We admit, accept, acknowledge and confirm

For **MESSRS 'PUJA BUILDERS',**

Sourav Chakrabarty

Proprietor
(ATTORNEY)

Drafted by me and prepared in my office

Subit Majumdar
(SUBIT MAJUMDAR)
Advocate

High Court, Calcutta

Kolkata - 700 001

Enrolment No. WB/242/2004



District Sub- Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

Thumb 1st finger middle finger ring finger small finger

	Left hand					
	Right hand					

Name... MIHIR NASKAR

Signature... Mihir Naskar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name... ARUN NASKAR

Signature... Arun Naskar

Thumb 1st finger middle finger ring finger small finger

	Left Hand					
	Right Hand					

Name... Sonu Kanka

Signature... Sonu Kanka



Dist. Sub-Registrar-III
Alipore, South 24 Parganas

13 DEC 2021

Thumb 1st finger middle finger ring finger small finger



Left hand						
Right hand						

Name.....SOURAV CHAKRABORTY

Signature.....Sourav Chakraborty

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.....



Dist. Sub-Registrar-III
South 24 Parganas

13 DEC 2021

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIHIR NASKAR
MANIK NASKAR

17/11/1964

Permanent Account Number

AEQPN6905D

Mihir Naskar
Signature

Mihir Naskar

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SONU ROHRA

HARISH ROHRA

22/12/1984

Permanent Account Number

AIRPR2484C

Sonu Rohra

Signature



10032015

Sonu Rohra

**भारत सरकार**
GOVERNMENT OF INDIA

**সৌরভ চক্রবর্তী**
Sourav Chakraborty
পিতা : সুভাষীষ চক্রবর্তী
Father : Suvasis Chakraborty
জন্ম সাল / Year of Birth : 1997
পুরুষ / Male



7628 9796 3173

আধার - সাধারণ মানুষের অধিকার

**ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ**
UNIQUE IDENTIFICATION AUTHORITY OF INDIA™

ঠিকানা:
কৃষ্ণবাটী, গৌরহাটী, হুগলী,
পশ্চিমবঙ্গ, 712613

Address:
Krishnabati, Gourhati,
Hooghly, West Bengal,
712613

 1947
1800 180 1947

 help@uidai.gov.in

 www.uidai.gov.in

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

Sourav Chakraborty

आयकर विभाग
INCOMETAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

MIHIR NASKAR
MANIK NASKAR

17/11/1984

Permanent Account Number

AEQPN6905D

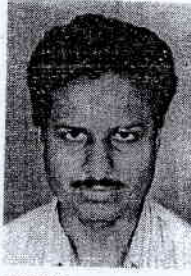
M. Naskar
Signature

M. Naskar



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACHPN7426L



नाम /NAME

ARUN NASKAR

पिता का नाम /FATHER'S NAME

MANICK LAL NASKAR

जन्म तिथि /DATE OF BIRTH

20-02-1969

हस्ताक्षर /SIGNATURE

Arun Naskar

Handwritten signature

आयकर आयुक्त, प.बं.-III

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

इस कार्ड के खो / मिल जाने पर कृप्या 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.



भारत सरकार
GOVERNMENT OF INDIA



अरुण नास्कार
Arun Naskar
जन्म तिथि/DOB: 20/02/1969
पुरुष / MALE



9854 1625 6645

आधार - साधारण आनुषंगिक अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता:

Address

आत्मज: मानिक लाल
नास्कार, फरतबाद
महामायापुर, श्रीरामपुर,
साउथ 24 परगानास,
वेस्ट बंगाल - 700084

S/O: Manick Lal Naskar,
Fartabad Mahamayapur,
Srirampur, South 24
Parganas, West Bengal -
700084



1947



help@uidai.gov.in



www.uidai.gov.in

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

Major Information of the Deed

Deed No :	I-1603-12999/2021	Date of Registration	14/12/2021
Query No / Year	1603-8002583406/2021	Office where deed is registered	
Query Date	10/12/2021 1:39:43 PM		1603-8002583406/2021
Applicant Name, Address & Other Details	SUBIT MAJUMDAR HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8389040143, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Additional Transaction		
Stampduty Paid(SD)	Market Value		
Rs. 100/- (Article:48(g))	Rs. 97,46,327/-		
Remarks	Registration Fee Paid		
	Rs. 39/- (Article:E, M(b),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311022/2021 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: Barhans Road, Mouza: Barhans Fartabad, Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1186	RS-596	Bastu	Bastu	8 Katha		97,20,002/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :					13.2Dec	0 /-	97,20,002 /-	

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.	0/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0 /-	26,325 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MIHIR NASKAR Son of Mr Manik Lal Naskar Mahamayapur, Garia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ASxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence
2	Mr ARUN NASKAR Son of Mr Manik Lal Naskar Mahamayapur, Garia,, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx4A,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 30/10/2021 , Admitted by: Self, Date of Admission: 13/12/2021 ,Place : Pvt. Residence

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PUJA BUILDERS Kamduni More, Khariberai,, City:- Not Specified, P.O:- Kamdhenu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr SONU ROHRA (Presentant) Son of Mr Harish Kumar Rohra 73, Bangur Avenue, Block - C, City:- Not Specified, P.O:- Bangur, P.S:- Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxxx4C,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PUJA BUILDERS (as Proprietor)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOURAV CHAKRABORTY Son of Shri SUVASIS CHAKRABORTY 54/10, LOTAS PARK, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047			
Identifier Of Mr MIHIR NASKAR, Mr ARUN NASKAR, Mr SONU ROHRA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR NASKAR	PUJA BUILDERS-6.6 Dec
2	Mr ARUN NASKAR	PUJA BUILDERS-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MIHIR NASKAR	PUJA BUILDERS-50.00000000 Sq Ft
2	Mr ARUN NASKAR	PUJA BUILDERS-50.00000000 Sq Ft

On 10-12-2021

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 97,46,327/-



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 13-12-2021

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:15 hrs on 13-12-2021, at the Private residence by Mr SONU ROHRA .

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

Execution is admitted on 13/12/2021 by 1. Mr MIHIR NASKAR, Son of Mr Manik Lal Naskar, Mahamayapur, Garia,, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others, 2. Mr ARUN NASKAR, Son of Mr Manik Lal Naskar, Mahamayapur, Garia,, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others Indetified by Mr SOURAV CHAKRABORTY, , , Son of Shri SUVASIS CHAKRABORTY, 54/10, LOTAS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 13-12-2021 by Mr SONU ROHRA, Proprietor, PUJA BUILDERS, Kamduni More, Khariberai,, City:- Not Specified, P.O:- Kamdhenu, P.S:-Rajarhat, District:-North 24-Parganas, West Bengal, India, PIN:- 700135 Indetified by Mr SOURAV CHAKRABORTY, , , Son of Shri SUVASIS CHAKRABORTY, 54/10, LOTAS PARK, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Law Clerk



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 14-12-2021

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

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 AE2031, Amount: Rs.100/-, Date of Purchase: 14/01/2021, Vendor name: I CHAKRABORTY



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 386294 to 386316
being No 160312999 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR
Date: 2021.12.15 18:50:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/15 06:50:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)