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13000/2021



पश्चिम बंगाल WEST BENGAL

AE 242030

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

[Signature]
District Sub-Register
Alipore, South 24-pargan
14.12.2021

DEVELOPMENT

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SRI MANIK LAL NASKAR,

contd . . p/2

03575356

14 JAN 2021

NO Rs..... Date

Name

Address

Vendor

SUBIT MAJUMDAR
Advocate
Alipore Judge's Court
Bar Library No. 2
Kolkata - 700 027

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

— Soren Roken



10592

— Soren Roken



10593

— Manicklal Norker



10596

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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

13 DEC 2021

son of late Narendra Nath Naskar, by religion – Hindu, by occupation – Business, having **PAN : ARAPN7925J**, having residence at Fartabad, Mahamayapur, Post Office – Garia, Police Station – Narendrapur, Kolkata – 700 084, 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 its proprietor **SRI SONU ROHRA**, son of Sri Harish Kumar Rohra, having **PAN : AIRPR2484C**, by nationality Indian, by faith Hindu, residing at 73 Bangur Avenue, Block 'C', Post Office – Bangur, Police Station - Lake Town, Kolkata – 700 055 to do the following acts deeds and things ;

A. **I, SRI MANIKLAL NASKAR**, the owner of **ALL THAT** the undivided share of landed property measuring about **12** Cottahs be the little more or less (out of undivided **1/5th** share of the landed property measuring about **60** Cottahs) along with a tile shed structure of cemented flooring measuring about 500 square feet comprised in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, at Ganguly Para, Garia, comprised in R.S. Dag Nos. 1183, 1187, 1189, 1193 and 1194, R.S. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Police Station – Narendrapur (previously Sonarpur), District – South 24-Parganas.

B. I, 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 its 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 K.M.C. 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



DISTRICT SUB REGISTRAR-III
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area of the building i.e; **60%** of the total FAR as per sanction building plan will be issued by the K.M.C. which includes undivided proportionate share and rights on the common areas and facilities attached thereto (hereinafter be referred to as the SAID DEVELOPER'S ALLOCATION). The agreement for development as aforesaid was registered on day of April, 2021 in the office of the Dist. Sub-Registrar - III, Alipore, South 24-Parganas and recorded in Book No. I, Being No. **160311016** for the year **2021 (Query No. 2002002072/2021)**.

C. I , 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 73 Bangur Avenue, Block 'C', Post Office – Bangur, 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 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 any competent authority.
- v. To appoint Engineers, Surveyors, Architects, Licensed Building Surveyors and other experts.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
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- vi. To obtain clearances from all government departments and authorities including Fire Brigade, the Rajpur Sonarpur Municipality, BLRO, Police and the Authorities of Urban Land ceiling and Department and all other competent authorities as may be necessary.
- 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 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 me 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 his 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.



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE

13 DEC 2021

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.

xv. To sign and execute all other deeds, deed of sale, deed of gift, deed of partition any other instruments and assurances which our attorneys 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, deed of sale, deed of gift, deed of partition 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 I 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 undivided share of landed property measuring about **12**



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
13 DEC 2021

Cottahs be the little more or less (out of undivided $1/5^{\text{th}}$ share of the landed property measuring about 60 Cottahs) along with a tile shed structure of cemented flooring measuring about 150 square feet comprised in Mouza – Barhans Fartabad, Touzi No. 109, J.L. No. 47, at Ganguly Para, Garia, comprised in R.S. Dag Nos. 1183, 1187, 1189, 1193 and 1194, R.S. Khatian Nos. 392 & 411, within the jurisdiction of the Rajpur-Sonarpur Municipality, ward no. 28, Barhans Road, Police Station – Narendrapur (previously Sonarpur), District – South 24-Parganas butted and bounded in the following manner :

On the North : by Land under R.S. Dag No. 1185 & 1188.

On the South : by Landed property

On the East : by 10 feet wide Municipal Road

On the West : by 8 feet wide Municipal Road

IN WITNESSES WHEREOF I the executor have hereunto put my respective



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE
13 DEC 2021

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

WITNESSES:

1. Anand Kumar Gupta
Fulla, Nalini

Manish Lal Warrier
(EXECUTOR)

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

I admit, accept, acknowledge and confirm

For **MESSRS 'PUJA BUILDERS',**

Sourav Chakraborty

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
SOUTH 24 PGS, ALIPORE

13 DEC 2021



Thumb 1st finger middle finger ring finger small finger

Left hand					
Right hand					

Name.....MANIK LAL NASKAR

Manik Lal Naskar

Signature.....



Thumb 1st finger middle finger ring finger small finger

Left Hand					
Right Hand					

Name.....SONU ROHRA

Signature.....Sonu Rohra



Thumb 1st finger middle finger ring finger small finger

Left Hand					
Right Hand					

Name.....SOURAV CHAKRABORTY

Signature.....Sourav Chakraborty



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS ALIPORE

13 DEC 2021



Manik Lal Naskar



ভারত সরকার
Government of India

ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

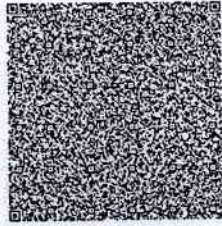
আধার আইডি নম্বর/ Enrolment No.: 0649/42652/47918

Download Date: 26/10/2020

To
মানিক লাল নস্কর
Manik Lal Naskar
S/O: Narendranath Naskar
FARTABAD MAHAMAYAPur
Rajpur Sonarpur (M)
Garla
South 24 Parganas West Bengal - 700084
8800488997

Issue Date: 19/10/2020

Signature Not Verified
Aadhaar Card
Aadhaar Card
Aadhaar Card



আপনার আধার সংখ্যা / Your Aadhaar No. :

9098 7073 2744

VID : 9198 2364 5289 7281

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



Download Date: 25/10/2020



মানিক লাল নস্কর
Manik Lal Naskar
জন্মতারিখ/DOB: 04/06/1945
পুরুষ/ MALE

Issue Date: 19/10/2020

9098 7073 2744

VID : 9198 2364 5289 7281

আমার আধার, আমার পরিচয়



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়
- নিরাপদ কিউআর কোড / অফলাইন এক্সএমএল / অনলাইন প্রমাণীকরণ ব্যবহার করে পরিচয় যাচাই করুন।
- এটা এক ইলেকট্রনিক প্রক্রিয়ায় তৈরী পত্র

INFORMATION

- Aadhaar is a proof of identity, not of citizenship
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- আধার সারা দেশে মান্য
- আধার আপনাকে বিভিন্ন সরকারী ও বেসরকারী পরিষেবা প্রাপ্তিতে সাহায্য করে।
- আধারে আপনার মোবাইল নাম্বার ও ইমেইল আইডি আপডেটে রাখুন।
- আধার নিজের স্মার্ট ফোনে রাখুন, mAadhaar App দিয়ে।

- Aadhaar is valid throughout the country
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
Unique Identification Authority of India

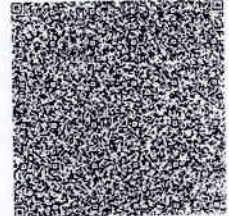


ঠিকানা:

S/O: নরেন্দ্রনাথ নস্কর, ফর্তুবাদ মহামায়াপুর,
রাজপুর সোনাপুর (এম), দক্ষিণ ২৪ পরগণা,
পশ্চিম বঙ্গ - 700084

Address:

S/O: Narendranath Naskar, FARTABAD
MAHAMAYAPur, Rajpur Sonarpur (M), South
24 Parganas,
West Bengal - 700084



9098 7073 2744

VID : 9198 2364 5289 7281

1947

help@uidai.gov.in

www.uidai.gov.in

Manik Lal 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 : সুভাষী 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:
কৃষ্ণবাটি, গৌরহাটি, 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

[Signature]

Major Information of the Deed

Deed No :	I-1603-13000/2021	Date of Registration	14/12/2021
Query No / Year	1603-8002583315/2021	Office where deed is registered	
Query Date	10/12/2021 1:34:02 PM	1603-8002583315/2021	
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	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 1,46,19,492/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160311016/2021 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-1183	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L2	RS-1187	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L3	RS-1189	RS-392	Bastu	Bastu	2 Katha		24,30,001/-	Width of Approach Road: 10 Ft., , Project Name :
L4	RS-1193	RS-411	Bastu	Bastu	3 Katha		36,45,001/-	Width of Approach Road: 10 Ft., , Project Name :
L5	RS-1194	RS-411	Bastu	Bastu	3 Katha		36,45,001/-	Width of Approach Road: 10 Ft., , Project Name :
		TOTAL :			19.8Dec	0 /-	145,80,005 /-	
	Grand Total :				19.8Dec	0 /-	145,80,005 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1/-	39,487/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	150 sq ft	1 /-	39,487 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Mr MANIK LAL NASKAR Son of Late Narendra Nath Naskar Mahamayapur, Ganguly Para, 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.:: 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

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	PUJA BUILDERS Kamduni More, Khariberai,, City:- Not Specified, P.O:- Kamdenu, 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 MANIK LAL NASKAR, Mr SONU ROHRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-3.3 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-3.3 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-3.3 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-4.95 Dec
Transfer of property for L5		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MANIK LAL NASKAR	PUJA BUILDERS-150.00000000 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 1,46,19,492/-



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 17:20 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 Mr MANIK LAL NASKAR, Son of Late Narendra Nath Naskar, Mahamayapur, Ganguly Para, 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:- Kamdenu, 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 AE2030, 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 401053 to 401072

being No 160313000 for the year 2021.



Dhar

Digitally signed by DEBASISH DHAR

Date: 2021.12.21 14:53:57 +05:30

Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/12/21 02:53:57 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)