



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 956237

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

Additional District Sub-Registrar,
Garia South 24 Parganas

04 MAR 2020

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS THAT WE,

(1)SRI PARTHA SARATHI MAJUMDAR, (PAN : BYPPM2840C), (Aadhaar No.2064 1822 8921), **(2)SRI RANA MAJUMDAR,** (PAN : AFUPM3577P), (Aadhaar No.4469 2395 1234), both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar,

Partha Sarathi Majumdar
Rana Majumdar

3 MAR 2020

1904 Date: _____
Sold to: _____
of: _____
Rupees: 111/- _____

Safe construction

Bulice Aeria Sonam

186

Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pys. Knt



Identified by me.
Brijshan Larkar,
to Late Abu Oboda Larkar,
in Business,
Boalia, Garia
Sonarpur,
col- 700084.

Additional District Sub-Registrar,
Garia South 24 Parganas

4 MAR 2020



both by faith-Hindu, both by occupation-Business, both by Nationality- Indian, both are residing at Boalia, former Police Station-Sonarpur now P.S. Narendrapur, Post Office-Garia, Kolkata-700084, in the District of South 24 Parganas, hereinafter collectively and jointly called and referred to as the **"OWNERS"**.

SEND GREETINGS

WHEREAS the above named Landowners SRI PARTHA SARATHI MAJUMDAR and SRI RANA MAJUMDAR, both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar, are the equal joint owners of **ALL THAT** piece and parcel of Danga land measuring about **8(Eight) Decimals** of land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia**, J.L. No. 49, Pargana-Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803.

Partha Sarathi Majumdar

R.S. Dag No. 852 corresponding to L.R. Dag No. 877 within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and enjoying the same free from all encumbrances.

AND WHEREAS One Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar purchased a plot of land measuring an area of 4 ½ Decimals, lying and situated at mouza- Kandarpapur- Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas from the then owner Tarijan Bibi by virtue of a registered Deed of sale Dated 27.11.1964 which was duly

Asstt. Secy. Majumdar
Rana Majumdar

registered in the office of the S.R. Baruipur and after registration it was recorded in Book No.I, Volume No.138, Pages from 7 to 10 being Deed No.10344 for the year 1964.

AND WHEREAS said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar purchased another plot of land measuring more or less 3 ½ Decimals of land, lying and situated at mouza- Kandarpapur-Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas from the then owner/vendor Smt. Mira Majumdar wife of Sukomal Chandra Majumdar alias Sukomal Majumdar by virtue of a registered Deed of sale, registered on Dated 05.12.1975 which was duly registered in the office of the S.R. Baruipur and after registration it was recorded in Book No.I, Volume No.70, Pages from 3 to 7 being Deed No.4773 for the year 1975.

Asst. Secy. Majumdar
Rama Majumdar

AND WHEREAS by virtue of two Different purchased deeds which is clearly mentioned hereinabove said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar, became the sole and absolute owner of all that piece and parcel of land measuring an area of 8 Decimals of Danga land which is lying and situated at mouza- Kandarpapur- Boalia, the then P.S. Sonarpur, Pargana- Medonmolla, J.L. No.49, R.S. No. 129, Touzi No. 281, under C.S. Khatian No.708, R.S. Khatian No.470 comprised in C.S. Dag NO.803, R.S. Dag No.852 at present within the limits of the Rajpur Sonarpur Municipality the then Ward No.5 now Ward No.6 in the District of South 24 Paranas and while he enjoyed the same free from all encumbrances he mutated his name as an absolute owner and possessor in respect of all that piece and parcel of land measuring an area of 8 Decimals of Danga land in L.R. Settlement record and after mutation it is known and numbered as L.R. Khatian No.3117 comprised in L.R. Dag No.877 in the name of Sukamal Majumdar. Thereafter he also mutated his name in

Ashta Sathar Majumdar
Rama Majumdar

the records of the Rajpur Sonarpur Municipality under Ward No.6 and got separate Holding number, as per new Holding number paid Taxes to the competent authority concerned.

AND WHEREAS said Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar while seized and possessed the aforesaid property which is clearly mentioned in the Schedule hereunder written he died intestate on 21/12/1997 leaving behind him surviving his wife Smt. Mira Majumdar and two sons namely Sri Partha Sarathi Majumdar and Sri Rana Majumdar the owners of this presents as his only legal heirs and successors to inherit him by way of inheritance as per provisions of the Hindu Succession Act, 1956 and there is no any other legal heirs and successors of the said deceased Sukomal Chandra Majumdar alias Sukomal Majumdar, son of Suresh Chandra Majumdar.

AND WHEREAS said Mira Majumdar, Sri Partha Sarathi Majumdar and Sri Rana Majumdar while seized and possessed the aforesaid property jointly said Mira Majumdar died intestate on 26/07/2012 leaving behind her two sons

Partha Sarathi Majumdar
Rana T. Majumdar.

namely Sri Partha Sarathi Majumdar and Sri Rana Majumdar the owners of this presents as her only legal heirs and successors to inherit her by way of inheritance as per provisions of the Hindu Succession Act, 1956 and there is no any other legal heirs and successors of the said deceased Mira Majumdar.

AND WHEREAS said Sri Partha Sarathi Majumdar and Sri Rana Majumdar, both sons of late Sukomal Chandra Majumdar alias Sukomal Majumdar are the joint owners of All that piece and parcel of Danga land measuring an area of 8 Decimals more or less, they mutated their names in L.R. Settlement record and after mutation it is known, numbered and Published as L.R. Khatian No. 4772 comprised in L.R. Dag No. 877 an area of 4 Decimals more or less in the name of Partha Sarathi Majumdar and another Khatian which is known, numbered and Published as L.R. Khatian No. 4773 comprised in L.R. Dag No. 877 an area of 4 Decimals more or less in the name of Rana Majumdar and as per new L.R. Khatian Nos. 4772 and 4773 in respect of L.R. Dag No. 877 for

Partha Sarathi Majumdar
Rana Majumdar.

an area of 8 Deecimals more or less paying Khajna to the competent authority of B.L. and L.R. Office at Sonarpur.

AND WHEREAS the above named owners namely SRI PARTHA SARATHI MAJUMDAR and SRI RANA MAJUMDAR, both sons of Late Sukomal Chandra Majumdar alias Sukomal Majumdar, while jointly enjoying the schedule mentioned property inherited by way of inheritance from their parents they mutated their names in the records of the Rajpur Sonarpur Municipality as well as B.L. and L.R. Office at Sonarpur as mentioned herein above and after mutation they have jointly got a new Holding number vide it's **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and as per new Holding number paying taxes to the competent Authority of Rajpur Sonarpur Municipality

Partha Sarathi Majumdar
Rana Majumdar

Ward No.06 and enjoying the same free from all encumbrances.

AND WHEREAS the present owners in order to commercially exploit the schedule property the joint owners herein now being desirous of developing the said property by constructing thereupon several new multi storied building(s) in accordance with the sanctioned Building Plan to be obtained from the Rajpur Sonarpur Municipality. But due to paucity of fund and as well as lack of experience and other various reasons the owners being unable to start the construction of the same.

AND WHEREAS The joint owners had been in search of reputed and experienced Promoter and/or Developer who can undertake the responsibility of construction of such new building on the said property at the cost and expenses of the Developer as per the Rajpur Sonarpur Municipality sanctioned plan.

AND WHEREAS the joint owners herein being approached by the Developer namely **SASA CONSTRUCTION**, a Partnership firm having it's Office at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, represented by it's partners namely **(1) SIRAJUL MISTRY (PAN-ASSPM5890N), (AADHAAR NO. 7473 0072 1829)** son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at- Boalia, Post Office- Garia, Former

Asstt. Sarathi Majumdar
Rana P. Majumdar

Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, **(2)ABHIJIT NASKAR, (PAN-ACKPN3854D), (AADHAAR NO.4842 6349 8382)**, Son of Manik Chandra Naskar, by faith- Hindu, by Occupation- Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, **(3)SMRITI PODDER, (PAN-ARNPP7972J), (AADHAAR NO. 2383 8782 4214)** wife of Ratan Kumar Podder, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and **(4)APARNA DHARA, (PAN- AVGPDO470Q) (AADHAAR NO.2633 8858 2492)** wife of Prabir Kumar Dhara, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, for construction of multi storied building at the schedule premises and the Owners have agreed to allow the Developer to develop and construct building at the said property i.e. **ALL THAT** piece and parcel of Danga land measuring about **8(Eight) Decimals** of Danga land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia, J.L. No. 49, Pargana-**

Partha Sarathi Majumdar

7/10/2018

Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas and the land owners accordingly agreed with the proposal of the Developer and have decided to enter into a Development Agreement under certain terms and conditions thereafter appearing in Development Agreement which is executed and registered on 04/03/2020 in the Office at A.D.S.R. Garia, Dist. South 24 Parganas. The Developer prior to execution of the said Development agreement has gone through all Deeds/Document and has cause searching of the property papers etc. and on being on good faith satisfied about marketable title of the owners the Developer herein had executed Development agreement.

The Owners in good faith after Registration of Development Agreement agree to execute this Development Power of Attorney.

AND WHEREAS the **Executants above named** herein are lawfully seized and possessed of or otherwise well and

Partha Sarathi Majumdar
Tana 5612/under

sufficiently entitled to **ALL THAT** piece and parcel of Danga land measuring about **8(Eight) Decimals** of Danga land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia**, J.L. No. 49, Pargana-Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas, (herein after called and referred to as the SAID PREMISES), which is fully described in the SCHEDULE hereunder written.

NOW KNOWN US ALL THESE PRESENTS WITNESSETH

That owing to our personal inconvenience we are unable to properly look after, Develop our aforesaid landed property under our possession and on the basis of one resolution dated 04/03/2020 taken by **(1)SMRITI PODDER, (PAN-ARNPP7972J), (AADHAAR NO. 2383 8782 4214)** wife of Ratan Kumar Podder, by faith-Hindu, by occupation-Service, by Nationality-Indian, residing at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station-

Ratna S. Podder Majumdar
Ratna S. Podder

Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and
(2)APARNA DHARA, (PAN-AVGPD0470Q) (AADHAAR NO.2633 8858 2492) wife of Prabir Kumar Dhara, by faith-Hindu, by occupation-House wife, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, both partners of **SASA CONSTRUCTION**, a Partnership firm having it's Office at Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas. As per the said resolution it is decided that **(1)SIRAJUL MISTRY(PAN-ASSPM5890N), (AADHAAR NO. 7473 0072 1829)** son of Late Golam Bari Mistry, by faith-Muslim, by occupation-Business, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, **(2)ABHIJIT NASKAR, (PAN-ACKPN3854D), (AADHAAR NO.4842 6349 8382)**, Son of Manik Chandra Naskar, by faith- Hindu, by Occupation-Business, by Nationality- Indian, residing at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, both partners of **SASA CONSTRUCTION**, Will do all acts and things on behalf of the above named Land Owners and they do not have any objection in regards to the same, though the Development agreement was registered in the

Debi Prasad Majumdar
Pranab Majumdar

name Four Partners namely **(1)SIRAJUL MISTRY**,son of Late Golam Bari Mistry, **(2)ABHIJIT NASKAR**,Son of Manik Chandra Naskar, **(3)SMRITI PODDER**, wife of Ratan Kumar Podder, **(4)APARNA DHARA**, wife of Prabir Kumar Dhara. Now on this date the Attorney above named **(1)SIRAJUL MISTRY**,son of Late Golam Bari Mistry and **(2)ABHIJIT NASKAR**,Son of Manik Chandra Naskar jointly to do perform and execute all or any of the following acts, deeds and things in respect of the schedule below property that is to say :-

1. To work, manage, control and supervise the management of all and administration of the Schedule below property and to develop the said property more fully described in the Schedule below by whatsoever manner or way on our behalf.
2. To appoint Engineers, Architects and his agent or agents and sub-contractor or sub-contractors as the said Attorney shall think fit and proper and to make all payment of their fees and charge as such Architects, Engineers and their agent or agents and/or sub-Contractors, for and on our behalf.
3. To apply to the Rajpur Sonarpur Municipality and/or any other authorities concerned for sanction, verification and/or modification of whatsoever manner or nature in

Artha Sarathi Majumdar
Ramesh Majumdar

respect of the plan or plans that is to be sanctioned by the Rajpur Sonarpur Municipality and/or any other authorities, body or bodies of whatsoever manner or nature and for that purpose to SIGN, ISSUE & RECEIVE all such or relevant applications, maps, plans, papers, writings, drawings, design, firms and/or any representation or representations too, as or may be required by the said Attorney at his absolute discretion shall think fit and proper for and on our behalf.

4. That the Attorney herein shall always be able to sign, execute, issue and deliver all affidavits, indemnity bonds, undertaking deed or gifts, or such other deeds or documents or papers or writings of whatsoever manner or nature that is required or any other authorities of whatsoever manner or nature for the necessary building plan to fulfill the interest of the principal hereto and at the same time the Attorney herein shall always be able to register the aforesaid document before all the registering authority and shall be able to present for

Paritika Sarathi Majumdar
Paritika Majumdar

registration and admit execution of the same before the registering authority.

5. To deposit any fees and charge or any other amount which may have to be paid to the Rajpur Sonarpur Municipality and any other authorities before starting and/or while in course of construction of the building at the said premises at the schedule mentioned property written hereunder and/or in any such period of time also. ↗

6. To apply for drainage, sewerage, water supply, electric Connection, Transformer installation, telephone and any other connections of whatsoever manner or nature and for that purpose to sign, issue and receive all papers and documents and plans and drawings, designs etc. of whatsoever manner or nature or may be thought to be necessary by the said Attorney before the various departments of the appropriate authorities of various public or Government or Semi-Government offices.

7. To apply to the water supply department of the Rajpur Sonarpur Municipality and/or other too for availing or seeking and/or bringing necessary water supply connections in the

Partha Sarathi Majumdar

Kanai Majumdar

said schedule mentioned property and to that effect to sign, issue and receive all such or relevant applications, drawings, documents that is being sought to be done by the said water supply department of the Rajpur Sonarpur Municipality and/or by other as and when necessary and/or asked for.

8. To apply to the sewerage and drainage department of the Rajpur Sonarpur Municipality for availing or seeking necessary drainage and/or sewerage connection and/or lines of whatsoever manner or nature in respect of the said property and to that effect to sign all such relevant applications, drawings, documents that is being sought to be done by the aforesaid department of the Rajpur Sonarpur Municipality and/or by others as and when necessary and/or asked for.

9. That the Attorney herein shall be able to avail necessary permission or permissions of whatsoever manner or nature from the Road Department of the Rajpur Sonarpur Municipality for and on our behalf.

Artha Sarathi Majumdar
Rina Majumdar

10. To supervise the construction of the building and/or structure of whatsoever manner or nature according to the building plan or plans at the said property by demolishing old structure of the said premises and to construct the building in the said premises in respect to the building plans.

11. To file and defend any or all suits, cases, appeals, complaints and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said premises which is more fully described in the schedule below and also to present and prosecute writ application or petitions in respect thereof in any court of law. To appear, file and defend any case or cases of whatsoever manner or nature before any Judicial authority and/or quasi Judicial authority in respect of the schedule below property and premises.

12. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay

Artha Sathar Majumdar
Rupa Sathar Majumdar

of whatsoever manner or nature, Memorandum of appeal and generally to do all other acts, deeds and things for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper on our behalf.

13. To compromise all suits, appeals, cases and/or any other legal proceedings in any court of law, tribunal authority of whatsoever manner or nature and to sign and verify all applications and names thereof for and on our behalf.

14. To sign, and receive any registered or registered with A/D letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said premises and property mentioned in the schedule below and to grant proper and effectual receipt or receipts in respect thereof.

15. To represent us in all the dealings and negotiations and for execution of agreement of whatsoever manner or nature, agreement for sale and/or Deed of Conveyance or conveyances and/or any other transfer documents of whatsoever manner or nature so as to dispose of their allocation i.e. the

Arjitha Sarathi Majumdar
Arjitha Sarathi Majumdar

Developer's Allocation in the said premises or the schedule below property save and except the Owners' Allocation according to the terms and conditions of the Development Agreement, after completion of the said Ownership flat system building together with undivided proportionate share of land including all common right, title and interest thereon. And to that effect to sign, present, execute and deliver the contracts, agreements and/or any other documents and/or any other papers or writings so as to complete the agreement for sale and/or deed of Conveyance or Conveyances, Deed of Sale, Deed of Transfer and/or any other transfer documents of whatsoever manner or nature in favour of the prospective or intending purchaser or purchasers by the Attorney herein at his sole discretion in respect of the Developer's Allocation save and except the Owners' Allocation according to the terms and conditions of the Development Agreement mentioned above. And the said Attorney in respect thereof shall be able to sign, issue, receive and acknowledge the necessary consideration or considerations and to issue necessary effectual receipt or

Partha Sankar Majumdar
Ramo Sankar Majumdar

receipts thereof. Moreover the Attorney in all circumstances shall be able to appear before the registrar or Sub-Registrar or District Registrar or Registrar of Assurances Kolkata or any other authority or authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to registrar and admit execution thereof in respect of the agreement for sale, Deed of Conveyance, Deed of Sale and/or Deed of Transfer out of Developer's Allocation only and to do all such acts, deeds and things for and on our behalf as the said Attorney in his absolute discretion shall think fit and proper to fulfill my interest in all respect.

16. To make payment of all rates and taxes and other outgoing in respect of the said premises mentioned in the schedule below and/or buildings to be constructed thereon.

17. This power of Attorney shall remain restricted to the said property / building.

Radha Sarathi Majumdar
Tama Majumdar

18. To sign, present, execute, deliver, issue and receive all papers, documents, writings, undertakings, representations and letters etc. of whatsoever manner or nature so as to deal and/or negotiate and/or to settle all matters etc. of whatsoever manner of nature with the Development Department and/or any other department or departments of the Government of West Bengal and Financial Institution of whatsoever or nature in respect of the to the part or whole of the said premises and/or the property mentioned in the Schedule below for and on our behalf in all occasions.

19. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers and/or party or parties thereof for and on behalf of us restricted to the Developer's portion only.

Be it mentioned that the Attorney shall in all occasions be able to receive any amount of consideration in part or in full and/or as being paid by the party or parties and/or purchaser or purchasers thereof and/or from the loan sanctioning

Aastha Sarathi Majumdar
Rama Toripundar

institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Ltd. Etc. and/or from any Govt. Bank, Private or Commercial Bank or whatsoever status and/or any Central Govt., State Govt. or Semi-Government Firms, Institutions, organizations, departments, undertaking etc. of whatsoever manner of nature and/or autonomous or private organizations, firms, etc. and shall also be able to issue proper and effectual, receipt or receipts for and on behalf of the principals herein.

20. That the Attorney herein shall always be able to exercise the necessary power or powers conferred on them by virtue of this instrument, jointly or severally at all occasions and period of time.

21. We, the Principals herein entered into a registered Development Agreement WITH THE Developer i.e. **SASA CONSTRUCTION**, a Partnership firm having it's Office at- Boalia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas represented by it's partners

Partha Sakathi Majumdar
Tanu Majumdar.

namely(1)SIRAJUL MISTRY(PAN-ASSPM5890N),

(AADHAAR NO. 7473 0072 1829) son of Late Golam Bari

Mistry, by faith-Muslim, by occupation-Business,

residing at- Boalia, Post Office- Garia, Former Police Station-

Sonarpur now Police Station- Narendrapur, Kolkata- 700 084,

Dist. South 24-Parganas, **(2)ABHIJIT NASKAR, (PAN-**

ACKPN3854D), (AADHAAR NO.4842 6349 8382), Son of

Manik Chandra Naskar, by faith- Hindu, by Occupation-

Business, by Nationality- Indian, residing at- Boalia, Post

Office- Garia, Former Police Station- Sonarpur now Police

Station- Narendrapur, Kolkata- 700 084, Dist. South 24-

Parganas, **(3)SMRITI PODDER, (PAN-ARNPP7972J),**

(AADHAAR NO. 2383 8782 4214) wife of Ratan Kumar

Podder, by faith-Hindu, by occupation-Service, by ✓

Nationality-Indian, residing at Boalia, Post Office- Garia,

Former Police Station- Sonarpur now Police Station-

Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, and

(4)APARNA DHARA,(PAN- AVGPD0470Q) (AADHAAR

NO.2633 8858 2492) wife of Prabir Kumar Dhara, by faith-

Pratima Lalathi Majumdar
Pratima Majumdar

Hindu, by occupation-House wife, by Nationality-Indian, residing at Tentulberia, Post Office- Garia, Former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700 084, Dist. South 24-Parganas, herein on 04/03/2020 in the office at A.D.S.R., Garia, Dist. South 24 Parganas and after registration it was recorded in Book No.1, Volume No. 1629-2020 , Pages from-42248 to 42306 being Deed No. 162901166 for the year 2020 with the said Developer, hereinafter called the said building Developer and for which the Developer has also been paid the Stamp duty against the receipt value to the registration Office which was assessed by the concerned authority.

Partha Sarathi Majumdar
Rama T Majumdar.

SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Danga land measuring about **8(Eight) Decimals** of Danga land be the same or a little more or less together with a Two Storied Building standing thereon which is lying and situated at **Mouza - Kandarpapur- Boalia**, J.L. No. 49, Pargana- Medonmollo, R.S. No. 129, Touzi No.281 under C.S. Khatian No. 708, **R.S. Khatian No. 470** corresponding to **L.R. Khatian Nos.4772 and 4773** comprised in C.S. Dag No. 803, **R.S. Dag No. 852 corresponding to L.R. Dag No. 877** within the local limits of the Rajpur Sonarpur Municipality vide Municipal **Holding No. 95, Boalia** under Municipal Ward No.06 under former Police Station- Sonarpur now Police Station- Narendrapur, Kolkata- 700084 within the local registering jurisdiction of Additional District Sub-registrar office at Garia in the District of South 24 Parganas, and which is butted and bounded as follows:

ON THE NORTH : Property of Taraknath
Ashutosh, Dulal
Bhattacharya.

ON THE SOUTH : Property of Chandana Basu and
Shantanu Basu,

ON THE EAST : Property of Anup Patra

ON THE WEST : Boalia Main Road.

Partia Basu Majumdar
Tama Majumdar

IN WITNESS WHEREOF We, the above named Principals have hereunto set and subscribed our respective hands and seals on this 04th day of March, 2020 (Two Thousand and Twenty).

WITNESSES:

1. Ratan Boddar
Boalia, Garia
Kot- 700084

Partha Sarathi Majumdar
Kama Majumdar.

SIGNATURE OF THE PRINCIPALS

2. Sajahan Laskar.
Boalia, Garia
Kot- 700084.

Sirajul Mistry

Abul Kalam

SIGNATURE OF THE ATTORNEY:

Drafted & Prepared by me:

Salim Ahamed Laskar

SALIM AHAMED LASKAR

Advocate

High Court at Calcutta,

Kolkata-700 001.

F/1753/1252 of 2011.

Read over the contents of this deed and explained it line by line to the Principals herein:-

Ratan Boddar.

Reader



भारत सरकार
Government of India



Partha Sarathi Majumdar

DOB: 12/12/1960
MALE



2064 1822 8921

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

S/O: Sukomal Chandra
Majumdar, BOALIA, Garia,
South 24 Parganas,
West Bengal - 700054

2064 1822

8921



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www.uidai.gov.in

Partha Sarathi Majumdar





Partha Sarathi Majumdar

A circular official stamp is visible behind the signature.



भारत सरकार
GOVERNMENT OF INDIA



Rana Majumdar
DOB: 07/04/1965
MALE



4469 2395 1234

আমার আধার, আমার পরিচয়



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address

S/O: Sukamal Majumdar, WEST BOYALIA,
Rajpur Sonarpur (M), South 24 Parganas,
West Bengal - 700084

Generation Date: 01/02/2017

4469 2395 1234



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

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

Rana Majumdar.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RANA MAJUMDAR
SUKAMAL MAJUMDAR
07/04/1965
Permanent Account Number
AFUPM3577P



Signature



Rana Majumdar



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাঙ্কির আই ডি / Enrollment No.: 1190/23022/08426

To
সিরাজুল মিস্ত্রী
Sirajul Mistry
C/O. Golam Bari Mistry
BOALIA
KABARSTAN MORE
Raipur Sonarpur
Garia
Sonarpur South 24 Parganas
West Bengal 700064
MN525961731FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

7473 0072 1829

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India



সিরাজুল মিস্ত্রী
Sirajul Mistry
পিতা : গোলাম বারি মিস্ত্রী
Father : GOLAM BARI MISTRY
জন্মতারিখ / DOB : 07/10/1957
লিঙ্গ / Male



7473 0072 1829

আধার - সাধারণ মানুষের অধিকার

Sirajul mistry





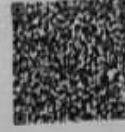
Sirajul mistry



भारत सरकार
GOVERNMENT OF INDIA



अभिजित नस्कर
Abhijit Naskar
जन्मतिथि/ DOB: 12/11/1975
पुल्लिंग / MALE



4842 6349 8382

आमार आधार, आमार परिचय



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:

Address:

55/3: मानिक चन्द्र नस्कर, पूर्व
बेरापलिया, राजपुर सोनारपुर
(एम), दक्षिण 28 परगना,
पश्चिम बङ्ग - 700084

S/O: Manik Chandra Naskar,
PURBA BOALIA, Rajpur
Sonarpur (M), South 24
Parganas,
West Bengal - 700084

4842 6349 8382

MEERA AADHAAR, MERI PEHACHAN

Abhijit Naskar



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ACKPN3854D



नाम /NAME

ABHIJIT NASKAR

पिता का नाम /FATHER'S NAME

MANIK CHANDRA NASKAR

जन्म तिथि /DATE OF BIRTH

12-11-1975

हस्ताक्षर /SIGNATURE

Abhijit Naskar

B. Das

आयकर अधिकारी, प.सं. 111

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

इस कार्ड के खो / गिर जाने पर कृपया जारी करने
वाले अधिकारी को सूचित / वापस कर दें
संयुक्त आयकर अधिकारी (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.

Abhijit Naskar



ভারত সরকার
Government of India



সাজাহান লস্কর
Sajahan Laskar
জন্মতারিখ / DOB 02/05/1981
পুরুষ / Male



2949 5932 1473

আমার আশ্রয় আমার পরিচয়



ভারতীয় বিশিষ্ট পরিচয় প্রমাণ
Unique Identification Authority of India

ঠিকানা:
গ্রাম/ও: আবুবেদা লস্কর, পশ্চিম
বোয়ালিয়া, রাজপুর সোনারপুর
(এম), বড়িয়া, দক্ষিণ ২৪
পরগনা, সোনারপুর, পশ্চিম বঙ্গ,
700084

Address
S/O Abuobeda Laskar, PASCHIM
BOALIA Rajpur Sonarpur (M)
Gana, South 24 Parganas,
Sonarpur West Bengal, 700084

2949 5932 1473



www

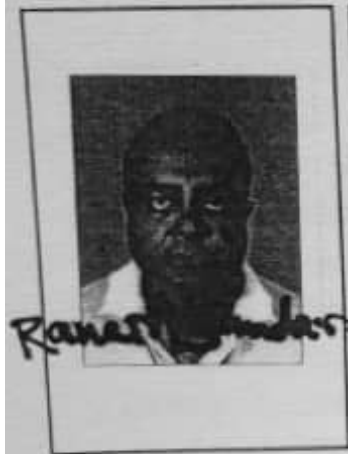
Sajahan Laskar.





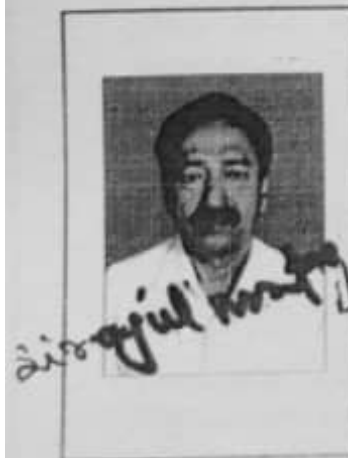
	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....
 Signature..... Parittha Sarathi Majumdar



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

Name.....
 Signature..... Rana Majumdar



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

Name.....
 Signature..... Sirajul Miah



SASA Construction

Building Contractor & Promoting Agent

IA, GARIA, KOLKATA - 700 084 Phone : 9051578727 / 9734679343 / 9830584114 / 9830672770

No.

Date 04.03.2020

RESOLUTION OF PARTNERS

Copy of resolution passed in the meeting of the firm held on this **04th Day of March 2020 at 10 A.M.** at the registered office of the firm **SASA CONSTRUCTION.**

It is wilfully decided by the two Partners of the firm amongst four partners namely **Smriti Podder, wife of Ratan Kumar Podder and Aparna Dhara, wife of Prabir Kumar Dhara** that the said firm doing construction business with a view to erect a multi storied building on and over the property of Sri Partha Sarathi Majumdar and Sri Rana Majumdar. As such the land owners will execute and register one Dev. Agreement with SASA CONSTRUCTION. We Smriti Podder and Aparna Dhara do hereby jointly declare that due to our personal difficulties we will not be able to look after, develop and sale the property. Hence the land owners shall execute Power of Attorney after registration of Development Agreement appointing Sirajul Mistry and Abhijit Naskar as their lawful Constituted Attorney for the purpose of doing all legal acts including Development, to sign in Building plan and any other documents, to sign in different deeds, Agreement, instruments etc. and we have no objection with the same.

SASA CONSTRUCTION

Smriti Podder

Partner

04.03.2020

Signature of Partner

SASA CONSTRUCTION

Aparna Dhara

Partner

4.3.2020

Signature of Partner



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

Name.....

Signature Azul Askar.....

		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

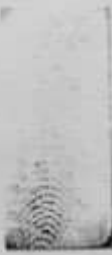
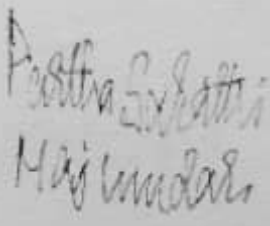
Deed No :	I-1629-01176/2020	Date of Registration	04/03/2020
Deed No / Year	1629-1000425162/2020	Office where deed is registered	
Deed Date	04/03/2020 1:40:34 PM	A D S R. GARIA, District South 24-Parganas	
Applicant Name, Address Other Details	Salim Ahamed Laskar High Court Thana Hare Street, District Kolkata, WEST BENGAL, Mobile No. 9830672779, Status Advocate		
Transaction	Additional Transaction		
[138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1/-	Rs. 72,72,728/-		
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]- 162901166/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

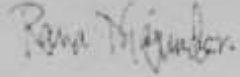
Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality RAJPUR-SONARPUR, Road: Boalia Main Road, Mouza: Kandarpapur Boyalia, Ward No: 006, Holding No 95 Pin Code : 700084

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-852	RS-470	Bastu	Bastu	8 Dec	1/-	72,72,728/-	Property is on Road
Grand Total :					8Dec	1 /-	72,72,728 /-	

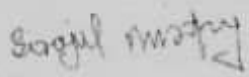
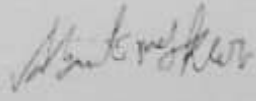
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Partha Sarathi Majumdar Son of Late Sukomal Chandra Majumdar Alias Sukamal Majumdar Executed by: Self, Date of Execution: 04/03/2020 Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office	 04/03/2020	 LTI 04/03/2020	 04/03/2020
Boalia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : BYPPM2840C, Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 04/03/2020 Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office				

Name	Photo	Finger Print	Signature
Mr Rana Majumdar Son of Late Sukomal Chandra Majumdar Alias Sukomal Majumdar Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office			
04/03/2020	04/03/2020	04/03/2020	04/03/2020

Boallia, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084
 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AFUPM3577P, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020
 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
Mr Sirajul Mistry Son of Late Golam Bari Mistry Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office	  
04/03/2020	04/03/2020
Son of Late Golam Bari Mistry Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.: ASSPM5890N, Aadhaar No: 74xxxxxxxx1829, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office	
2	Name Photo Finger Print Signature
Mr Abhijit Naskar (Presentant) Son of Mr Manik Chandra Naskar Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office	  
04/03/2020	04/03/2020
Son of Mr Manik Chandra Naskar Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACKPN3854D, Aadhaar No: 48xxxxxxxx8382, Status :Individual, Executed by: Self, Date of Execution: 04/03/2020 , Admitted by: Self, Date of Admission: 04/03/2020 ,Place : Office	

Officer Details :

Name	Photo	Finger Print	Signature
Mr Sajahan Laskar Son of Late Abu Obedah Laskar Boalia, P.O - Garia, P.S - Sonarpur, District - South 24-Parganas, West Bengal, India, PIN - 700084			
	04/03/2020	04/03/2020	04/03/2020
Identifier Of Mr Partha Sarathi Majumdar, Mr Rana Majumdar, Mr Sirajul Mistry, Mr Abhijit Naskar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Partha Sarathi Majumdar	Mr Sirajul Mistry-2 Dec, Mr Abhijit Naskar-2 Dec
2	Mr Rana Majumdar	Mr Sirajul Mistry-2 Dec, Mr Abhijit Naskar-2 Dec

On 04-03-2020

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 13 57 hrs on 04-03-2020, at the Office of the A.D.S.R. GARIA by Mr. Abhijit Naskar, one of the Claimants.

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 72,72,728/-

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

Execution is admitted on 04/03/2020 by 1. Mr Partha Sarathi Majumdar, Son of Late Sukomal Chandra Majumdar Alias Sukamal Majumdar, Boalia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 2. Mr Rana Majumdar, Son of Late Sukomal Chandra Majumdar Alias Sukomal Majumdar, Boalia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr Sirajul Mistry, Son of Late Golam Bari Mistry, Boalia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by Profession Business, 4. Mr Abhijit Naskar, Son of Mr Manik Chandra Naskar, Boalia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Sajahan Laskar, , Son of Late Abu Obeda Laskar, Boalia, P.O. Garia, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Muslim, by profession Business

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 1904, Amount: Rs 100/-, Date of Purchase: 03/03/2020, Vendor name Samiran Das



Debasish Dhar

ADDITIONAL DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

