

13/9/23 VC-2973/23

I-12660/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 385155

18/8/23
9.05
6-8/207 9977

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

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

17.08.23

DEVELOPMENT POWIR OF ATTORNEY
After registration of Development Agreement

KNOW ALL MEN BY THIS POWIR OF ATTORNEY I MRS.
LAKSHMI RANI NASKAR (PAN:-BLNPN1846G, Aadhaar
No.856508279200) wife of Late Kanailal Naskar by faith Hindu, by occupation-
House wife residing at 11/13, New Santoshpur Main Road, P.O-Survey
Park, P.S- now survey park then Purba Jadavpur, Kolkata-700075
PRINCIPAL SEND GREETINGS.

2600 Date 10/8/23
Sold to
of
Rupees.../W.....

SATY PRATA PATRA
Advocate
High Court, Calcutta

Sanjiv Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27

— নকশী সানি নস্কর



10/84

— নকশী সানি নস্কর



10/85

→ Subodh Mondol



SOUTH 24 PGS., ALIPORE
16 AUG 2023



10/86

Identified by me
Rason Ali Molla

S/o - Sajim Molla
Halpurua, Bhalaya Camp
P/M - 742376 - 21st - South 24 Pgs

WHEREAS: I have been seized and possessed of or otherwise well sufficiently entitled to as the absolute owner in respect of all that piece and parcel of 4 Cottahs 7 Chitaks more or less together with 500 sq.ft. asbestos shed structure standing thereon lying and situated at Mouza- Raipur comprised in R.S. & L.R. Dag No-514 under R.S. Khatian No. 216 & 333 being L.R.Khatain No. 66 under P.S-Jadavpur being premises No.121, West Rajapur, being Assessee No. 311021701213 under Ward No.102 of K.M.C (more fully described In the schedule hereunder written) free from all encumbrances, charges, liens attachments and lis-pendens.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the said schedule below property, I have decided to develop the said schedule property measuring about of 4 Cottahs 7 Chitaks more or less together with 500 sq.ft. asbestos shed structure standing thereon lying and situated at Mouza- Raipur comprised in R.S. & L.R. Dag No-514 under R.S. Khatian No. 216 & 333 being L.R.Khatain No. 66 , at, P.S-Jadavpur being premises No.121, West Rajapur, being Assessee No.311021701213 under Ward No.102 of K.M.C (more fully described In the schedule hereunder) hereinafter referred to as the SAID PROPERTY by constructing a multistoried building thereon consisting of several flat/flats, apartments /shop and /or car parking space.

AND WHEREAS for development of the schedule property, I have neither financial resources nor time to arrange for or to take effective steps to arrange new construction on and above the aforesaid schedule property.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well sufficiently entitled to the schedule property, I have decided to developed the schedule property through any recognized reliable developer/promoter and accordingly I have entered into a registered Development agreement registered in the office of the D.S.R-III, Alipore, vide deed No. 12385 dt. 11 /08/2023 with **SRI. SUBODH MONDAL** (PAN. COYPM3767C) son of Sri. Sukumar Mondal by Nationality-Indian, by faith-Hindu by occupation- Business residing at 7, Khudiram Basu Road, P.O-Survey Park, P.S- now Survey Park then Purba Jadavpur, Kolkata-700075 proprietor of M/S. OM CONSTRUCTION AND DEVELOPER to do perform , execute and exercise or any of such or several acts, deeds, things prior and authority ,matter and things for proposed constructions on the schedule mentioned property and to sell the respective flats and/or



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apartments of the proposed building under developer's allocation to the Intending purchaser or purchasers only after handing over the owners allocation to the owners .

AND WHEREAS I am personally unable to look after, maintain, manage, control and/or supervise and deal with and or developer my schedule property whereby I have accordingly decided to nominate, constitute, appoint **SRI. SUBODH MONDAL** (PAN. COYPM3767C) son of Sukumar Mondal by Nationality-Indian, by faith-Hindu by occupation- Business residing at 7, Khudiram Basu Road, P.O-Survey Park, P.S- now Survey Park then Purba Jadavpur, Kolkata-700075 as my true and lawful attorney to look after, manage, control, supervise and to do various acts, development activities, deeds and things in connection with the development of property mentioned in the schedule bellow hereunder.

AND WHEREAS; my said Attorneys to do or perform inter alia the following acts , deeds and things viz:-

1. To supervise, manage, control and conduct all sorts of affairs, administration in respect of all and/or any affairs transaction pertaining proper and all letters correspondences arising in course of or in relation to the development of my schedule mentioned property.
2. To prepare plan and/or building plan relating to the said land and to sign the said plan on my behalf and to submit the same before the Kolkata Municipal Corporation and/or other concerning authority for obtaining sanction of the same and to submit proposal from time to time for the amendment of such building plan before the Municipality for the purpose of obtaining modified sanction plan.
3. To appoint from time to time competent architecture, R.C.C. consultants, contractor, sub-contractor, labour and other persons and workmen for the said premises
4. To deposit money to the concerning authority as fee and to demand for obtaining sanction plan from the Kolkata Municipal Corporation and to do all acts for the same and to take necessary actions also for obtaining sewerage connection, water connection electricity connection from concerned Municipal Corporation, W.B.P.D.C. Ltd./CESC etc and all other permission from the concerning authority which may time to time be required In respect of the schedule property.



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5. To make necessary representations before the Kolkata Municipal Corporation, CESC Ltd., Fire station, Police station and/or other authority and concerning authority for obtaining permission as required In law for Installing electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and collector of the concerned Municipal Corporation and also before the other concerning authorities in respect of fixation of taxes and to attend-it's hearing before the aforesaid authority in respect of the schedule property.

6. To negotiate on terms and condition with the intending purchaser /purchasers and to enter into agreement for sale in respect of Developer's allocation with the third party upon any terms and conditions as my said attorney may deem fit and proper. The said attorney, If thinks and proper , could execute any agreement for sale and shall submit the same before registering authority and/or notary public for it's execution and shall receive the entire consideration money on my behalf in respect of the developer's allocation only.

7. To execute and sign sale agreement/sale deed of flat/flats, Shop, Car parking space in respect of the developer's allocation only with any purchaser or purchasers nominated by the said attorney and to represent the said sale agreement or sale deed or deeds before Sub- Registrar, District Sub- Registrar or Registrar of Assurance Calcutta for execution or registration by the said attorney on my behalf and to receive consideration money against developer's allocation.

8. To claim before any court of law and to file any suit, appeal, second appeal and miscellaneous appeal in any court of law to file objection and to sign and verify plaint, written statement, application and to swear affidavit in connection with the said schedule property.

9. To engage, constitute and appoint an Advocate or Advocates, Vakil, Mukhtar ,revenue agent or any other practitioner to conduct all sorts of cases, appeals, revisions and other matters or affairs or affairs and to take and defend all sorts of legal proceedings, suits, claims, demands etc. arising in course of or in relation to the aforesaid matters.

10. To amalgamate the schedule land with adjacent plot holder, if any and to appear before the concerned Municipality in this regard and also to make boundary declaration.



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11. To apply before the courts and/or concerned officer for inspection and for obtaining copies of documents and judicial papers and to receive back documents and relevant papers and to apply before the concerned officers for mutation.

12. To apply before the income Tax officers for obtaining necessary documents in terms of the Income Tax Act, 1961 and also to obtain clearance certificate from the urban Land ceiling (Ceiling & regulation) Department under any section of the Said Act, w.e.f at all necessary for the purpose of registration of any deed or deeds and/or any documents and to transfer the schedule property in favour of any purchaser or purchasers.

13. My law full attorney could issue letter and/or notice and can also submit application as the constituted attorney before the concerning authority i.e. concerning Municipal corporation, CESC Ltd. Telephone. Dept and/or such other competent authorities or otherwise for sanction of sewage connection, drainage electric connection and/or some other purpose

I, do hereby declare that all the acts done by my said attorney shall be deemed to be as my act if, I was personally present.

Lastly I, do hereby ratify and confirm and agree to ratify and confirm all and what so ever the said attorney shall lawfully do or cause to be done in respect of matters aforesaid by virtue of these presents.

I do hereby for myself, my respective heirs, executors, and administrators and legal representatives agree to ratify and confirm what so ever my said attorney shall do or purport to be done by virtue of this deed.

-: S C H E D U L E :-

All That piece and parcel of bastu land measuring about more or less respect 4 Cottahs 7 Chitaks more or less together with 500 sq.ft. asbestos shed structure standing thereon lying and situated at Mouza- Raipur comprised in R.S. & L.R. Dag No-514 under R.S. Khatian No. 216 & 333 being L.R.Khatian No. 66 under P.S-Jadavpur Kolkata-700032 being premises No.121, West Rajapur, being Assessee No. 311021701213 under Ward No.102 of K.M.C is butted and bounded as follows:-



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BOUNDARY

On the North :-	20 ft. wide Municipal Road .
On the South:-	Land and House of other person.
On the East:-	Land and House of other person.
On the West:-	4 ft. common passage .

IN WITNESS WHEREOF hereunto signed sealed and delivered this the 16th day of August, 2023 At Kolkata in presence of

Witness:- m

1. *Sushro Sencher*
Gauri Moh 84

2. *Manojit Biswas*
340 Bagambari Road.
KOL- 75

[Signature]

SIGNATURE OF THE PRINCIPAL
Om Construction And Developer

[Signature]
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me :-

[Signature]
Satyabrata Patra, Advocate.
High Court, Calcutta
Enroll No. F-598/495/05



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
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FINGER PRINT OF BOTH HANDS



LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH
RH 	RH 	RH 	RH 	RH

Signature

Name:- MRS. LAKSHMI RANI NASKAR



LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH
RH 	RH 	RH 	RH 	RH

Signature

Name:- MR. SUBODH MONDAL



LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LH 	LH 	LH 	LH 	LH
RH 	RH 	RH 	RH 	RH

Signature

Name:- ROSON ALI MOLLA



DISTRICT SUB REGISTRAR-III
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16 AUG 2023



Roson A Cimolla

Major Information of the Deed

Deed No :	I-1603-12660/2023	Date of Registration	17/08/2023
Query No / Year	1603-8002079977/2023	Office where deed is registered	
Query Date	14/08/2023 2:56:30 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Satyabrata Patra Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 7003712276, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 57,26,251/-		
Stamp duty 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]:- 160312385/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: West Rajapur, , Premises No: 121, , Ward No: 102 Pin Code : 700032

Rajapur, , Premises No. 121, Ward No. 102 Pin Code : 700032

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 7 Chatak	1/-	55,91,251/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				7.3219Dec	1 /-	55,91,251 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Lakshmi Rani Naskar (Presentant) Wife of Late Kanai Lal Naskar 11/13 New Santoshpur Main Road, City:- Not Specified, P.O:- Survey Park, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: blxxxxxx6g,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 16/08/2023 , Admitted by: Self, Date of Admission: 16/08/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	M.S. Om Construction And Developer 3 Rajapur East, 7 Khudiram Bose Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 , PAN No.:: coxxxxxx7c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Mr Subodh Mondal Son of Mr Sukumar Mondal 3 Rajapur East, 7 Khudiram Basu Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: coxxxxxx7c,Aadhaar No Not Provided Status : Representative, Representative of : M.S. Om Construction And Developer (as proprietor)

Identifier Details :

Name	Photo	Finger-Print	Signature
Roson Ali Molla Son of Sajim Molla City:- , P.O:- Canning, P.S:-Canning, District:-South 24-Parganas, West Bengal, India, PIN:- 743376			

Identifier Of Mr Lakshmi Rani Naskar, Mr Subodh Mondal

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Lakshmi Rani Naskar	M.S. Om Construction And Developer-7.32188 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Lakshmi Rani Naskar	M.S. Om Construction And Developer-500.00000000 Sq Ft

14-08-2023

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 57,26,251/-



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

On 16-08-2023

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

Presented for registration at 21:05 hrs on 16-08-2023, at the Private residence by Mr Lakshmi Rani Naskar, Executant.

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

Execution is admitted on 16/08/2023 by Mr Lakshmi Rani Naskar, Late Kanai Lal Naskar, 11/13 New Santoshpur Main Road, P.O: Survey Park, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Indetified by Roson Ali Molla, , Son of Sajim Molla, P.O: Canning, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Muslim, by profession Others

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

Execution is admitted on 16-08-2023 by Mr Subodh Mondal, proprietor, M.S. Om Construction And Developer, 3 Rajapur East, 7 Khudiram Bose Road, City:- Not Specified, P.O:- Survey Park, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075

Indetified by Roson Ali Molla, , Son of Sajim Molla, P.O: Canning, Thana: Canning, , South 24-Parganas, WEST BENGAL, India, PIN - 743376, by caste Muslim, by profession Others



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

On 17-08-2023

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- , H = Rs 28.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

nt of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
escription of Stamp
1. Stamp. Type: Impressed, Serial no 2600, Amount: Rs.100.00/-, Date of Purchase: 10/08/2023, Vendor name:
Samiran Das



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 1603-2023, Page from 350646 to 350660
being No 160312660 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.08.23 10:47:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/08/23 10:47:22 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)