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पश्चिम बंगाल WEST BENGAL

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

AG 781162

Addl District Sub - Registrar Garia
South 24-Pgs.

7 MAY 2022

**GENERAL POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT**

ADDL DISTRICT SUB - REGISTRAR GARIA
SOUTH 24 PGS.

KNOW ALL MEN BY THESE PRESENTS that I,
SEKH ABDUL MUJIT alias GORA MONDAL, PAN -

40111

26 MAY 2022

No.....Rs. **100/-** Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Calicote rate, 24 Pgs. (S)

SUBHANKAR DAS

STAMP VENDOR

Alipur Police Court, Kol-27

Ganta. Krf 84.



1 MAY 2022

POWER OF ATTORNEY

POWER OF ATTORNEY

Addl District Sub - Registrar Garia
South 24-Pgs.

27 MAY 2022

Tania Mondal.

Gora Mondal.

Ramkrishna Nagar.

Rajpur Sonarpur

Laskarpur. South 24pgs

west Bengal-700153.

BTDPM3802P, Aadhaar No. 2397 7221 5865, son of Late Abdul Azit, by Nationality - Indian, by faith - Muslim, by occupation - Retired, residing at Laskarpur, Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - formerly Sonarpur presently **Narendrapur**, Kolkata - 700153, District - South 24 Parganas, am the sole and absolute owner of **ALL THAT** piece and parcel of **bastu** land measuring **9 (nine) Decimals** more or less lying and situated at Mouza - **Laskarpur**, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, comprised in R.S. Dag Nos. 102 & 103 under R.S. Khatian No. 574 & 576, **L.R. Dag No. 778** under **L.R. Khatian No. 1676**, presently within the limits of the **Rajpur-Sonarpur Municipality**, Ward No. **30** , Municipal Holding No. **636**, **Ramkrishna Nagar**, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas which I got from my grand-mother namely MOSAMMAT MORIJAN BEWA, wife of Late Chhalamat Ali



[Handwritten signature]

Addl District Sub - Registrar Garia
South 24-Pgs.

7 MAY 2022

Mondal of Laskarpur, Ramkrishna Nagar, District - South 24 Parganas by virtue of a registered Deed of Gift (written in Bengali) which was duly registered on 16.03.1983 at the Office of District Sub-Registrar - Alipore, South 24 Parganas and recorded at Book No. I, Volume No. 113, Pages 102 to 108, Deed No. 3829 for the year 1983.

AND WHEREAS I have entered into a registered **DEVELOPMENT AGREEMENT** on 27-05- 2022 for construction of a **Multi Storeyed Building** upon my said premises with **Developer** namely **UNNAYAN DEVELOPER**, PAN - AADFU6362Q, a partnership firm, having its registered office at 15, Atabagan, Post Office - **Garla**, Police Station - **Bansdroni**, Kolkata - 700084, and being represented by its partners namely 1) **SRI BIPLAB DEY**, PAN - AHHPD3063G, Aadhaar No. 7660 9702 8420, son of ... Bijoy Dey, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at A/ 140, Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata - 700153, District South 24 Parganas AND 2) **SRI AMIT**

Biplab Dey

HALDER, PAN - ACDPH0839D, Aadhaar No. 2175 5433 5292, son of ..Sudharkar Halder, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata - 700153, District South 24 Parganas, AND the said Development Agreement was duly registered on 27-05-2022 at the Office of A.B.S.R.

Garia. South 24 Parganas and recorded at Book No. 1, Being No. 3157 for the year 2022.

AND WHEREAS I, do hereby nominate, constitute and appoint said Developer namely **UNNAYAN DEVELOPER**, PAN - AADFU6362Q, a partnership firm, having its registered office at 15, Atabagan, Post Office - **Garia**, Police Station - **Bansdrani**, Kolkata - 700084, and being represented by its partners namely 1) **SRI BIPLAB DEY**, PAN - AHHPD3063G, Aadhaar No. 7660 9702 8420, son of ... Bijoy Dey, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at A/140, Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata -

Biplab Dey.

700153, District South 24 Parganas AND 2) **SRI AMIT HALDER**, PAN - ACDPH0839D, Aadhaar No. 2175 5433 5292, son of ..Sudharkar Halder, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at Ramkrishna Nagar, Post Office - **Laskarpur**, Police Station - **Narendrapur**, Kolkata - 700153, District South 24 Parganas, to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me in my name and on my behalf.

- 1) To look after, manage the aforesaid property as particularly mentioned and written in the Schedule below and hereinafter referred to as the "said Property" on my behalf.
- 2) To sign and execute all agreements and/or documents and all other necessary papers and document concerning the allotted portion of the Developer as mentioned in the **Development Agreement** dt. **27-05-2022** for and on my behalf.

Biplob Sengupta

- 3) To apply for and obtain on my behalf temporary connections of water, electricity as also to apply for and obtain in my name and on my behalf of permanent drainage, sewerage connections to the said property, and to sign and execute all plans, forms, papers, including "Completion Certificate" to be issued by ^{Rajpur Sonarpur} ~~Kolkata~~ Municipal Corporation and other documents in connection therewith for and on my behalf as my authorised agent on my behalf.
- 4) To represent me before all the office/offices concerned ^{Rajpur Sonarpur} and also like such ~~Kolkata~~ Municipal Corporation and to sign all papers, documents on my behalf for mutation of my name in respect of relevant papers of ^{Rajpur Sonarpur} the ~~Kolkata~~ Municipal Corporation and to appear in all hearing before the authorities of the said ^{Rajpur Sonarpur} ~~Kolkata~~ Municipal Corporation for such mutation, filing objections and/or appearing on my behalf against the excess valuation assessed by the ^{Rajpur Sonarpur} ~~Kolkata~~ Municipal Corporation and also to prefer appeal before the

Biplab Dey

Biplab Dey

appropriate authorities and represent me at the time of hearing of such objection or appeals on my behalf and also to sign building plans thereof.

- 5) To prepare and/or submit the plan or any revision plan or altered building plans have been and agreed by both by the said Attorneys on my behalf.*
- 6) To apply for and obtain all necessary sanction clearances of the said building for and on my behalf.*
- 7) To engage, appoint any draftsman, engineer, architect, surveyor, assessor, valuer, building contractor, subcontractor etc. for the purpose of completion of the same.*
- 8) To appear for and represent me before any competent authorities Tribunal Arbitrator or Revenue, Administrative, Civil or Criminal Jurisdiction relating to any matters, concerning the said property as mentioned and written in the schedule below on my behalf.*
- 9) To institute any case or defend any suit, proceedings,*

appeal, revision, injunction proceedings, enquiry, claim etc. relating to the said property on my behalf.

10) To appoint and/or engage any legal practitioner, solicitor, auditor, valuer, assessor, arbitrators and/or any legal practitioner or any Advocate or other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarnamas, Show-causes petitions etc. for the aforesaid purposes on my behalf.

11) To sign, execute, submit or deliver all complaints, written statement, objections, memorandum of appeals, applications, revisions, injunctions, petitions and all other appeals and papers, documents and exhibits for the aforesaid purposes.

12) To visit on my behalf and represent me before all the West Bengal Government Office or Offices and/or Central Government, Office or Offices concerned and all other office or offices concerned for smooth management of my said property as stated and written in the schedule hereunder on my behalf.

- 13) *To apply and also to pay all rates, taxes and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similarly to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written in the Schedule below.*
- 14) *To apply for and obtain electricity, gas, water, sewerage/ drainages or any other civil commotion, amenities, telephone and other utilities in the said property and/ or make alteration thereof and to close down or to disconnect the same on my behalf.*
- 15) *To sign and execute all other deeds, instruments and assurances which will be necessary and to enter into and/ or agree to such covenants and conditions as may be required for fully and effectually conveying several properties out of the Developer's Allocation only upon the said premises on my behalf.*
- 16) *To sign, make and present any Deed of Conveyance or*

Conveyances or other documents for registration in respect of the Developer's Allocation ^{only} as mentioned in the **Development Agreement dt. 27-05-2022** when to be executed by my said Attorney and to admit, execution and registration thereof before as the registering authority or authorities concerned like as such Registrar of District Registrar and/or Assurance at Kolkata or any other such like registering office or offices concerned on my behalf.

17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of Developer's Allocation only as mentioned in the said **Development Agreement dt. 27-05-2022** on my behalf, in favour of the intending purchaser's or purchasers' name/ names and to receive all the consideration money, part consideration money thereof for those portions only.

18) To sign all the receipt or receipts which to be registered by my said Attorney in respect of the Developer's portion stated above in favour of the intending purchaser or

Biplab Dey.

Biplab Dey.

purchasers in respect of my said property on my behalf and also to hand over the same to the said purchaser or purchasers on my behalf.

19) The Principal herein as mentioned above number 1 to 18 shall keep or remain in force this Power of Attorney untill the completion of the project in full form as well as delivery of Owners' allocation as well as the transfer of the Builder's Allocation in terms of the said registered **Development Agreement dated 27-05- 2022.**

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney in their absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes without violating any clause/ condition/ specification as mentioned in the said registered **Development Agreement Dt. 27-05- 2022.**

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds and things which my said Attorneys shall lawfully do, execute and cause to be performed by virtue of this General Power of Attorney.

Bijlab Dey.

Bijlab Dey.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **bastu** land measuring **9 (nine) Decimals** more or less together with **200 Sft. R.T. shed structure** standing thereon, lying and situated at Mouza - **Laskarpur**, Pargana - Magura, J.L. No. 57, Revenue Survey No. 174, Touzi No. 3-5, comprised in R.S. Dag Nos. 102 & 103 under R.S. Khatian No. 574 & 576, **L.R. Dag No. 778** under **L.R. Khatian No. 1676**, presently within the limits of the **Rajpur-Sonarpur Municipality**, Ward No. 30, Municipal Holding No. **636, Ramkrishna Nagar**, Kolkata - 700153 under Police Station - formerly Sonarpur presently **Narendrapur**, Additional District Sub-Registrar - **Garia**, District Sub-Registrar Office - **Alipore** in the District of South 24 Parganas. It is butted and bounded as follows :-

On the **NORTH** : Others Property.

On the **SOUTH** : 18'-0" ft. wide Municipal Road.

On the **EAST** : 22'-0" ft. wide Municipal Road.

On the **WEST** : Others Property.

IN WITNESSES WHEREOF I hereto set and subscribed
my hands on this the 27th day of May, 2022.
WITNESSES :-

1. Tania Mondal. Dolphin
Ramkrishna Nagar, Rajpur Sonarpur. Laskarpur,
South 24 pgs. west bengal.
700153.

2. Gopal Datta
Alipore Police Court
KOL-27



L.T.I of Sekh Abdul
Mujit alias Gora
Mondal. By the pen
of Tania Mondal.

**SIGNATURE OF THE EXECUTANTS/
PRINCIPALS**

UNNAYAN DEVELOPER

Biplab Dey.

Partner

UNNAYAN DEVELOPER

Amrit Handu.

Partner

SIGNATURE OF THE ATTORNEYS

Drafted by me,

Dipankar Chakraborty.

(DIPANKAR CHAKRABORTY)

Advocate

Alipore Police Court,
Kolkata - 700027

WB/1331/02.

Computer Printed at :

Behala

Kolkata - 700034.

By :

(S.S. Sarkar)

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



Name

Signature



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name L.T.I of sekh Abdul Mujit alias Gora
 Signature Mondal. By the pen of Tania Mondal.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

NameBIPLAB DEY...

SignatureBiplab Dey.



	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name ANIL HALDER

Signature Anil Halder.

Major Information of the Deed

Deed No :	I-1629-03165/2022	Date of Registration	27/05/2022
Query No / Year	1629-8001577921/2022	Office where deed is registered	
Query Date	27/05/2022 11:53:45 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	GOPAL DUTTA JADAVPUR, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8017439709, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 81,54,000/-	
Stampduty 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]:- 162903157/2022 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: Ramkrishna Nagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:636 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-778	LR-1676	Bastu	Bastu	9 Dec	1/-	81,00,000/-	Width of Approach Road: 22 Ft., , Project Name :
Grand Total :					9Dec	1 /-	81,00,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Principal Details :

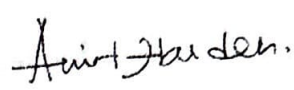
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	GORA MONDAL, (Alias: Mr SEKH ABDUL MUJIT) Son of Late ABDUL AZIT Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office	 27/05/2022	 LTI 27/05/2022	Tania Mondal 27/05/2022
LASKARPUR, RAMKRISHNA NAGAR, City:- , P.O:- NARENDRAPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: BTxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022 ,Place : Office				

Attorney Details :

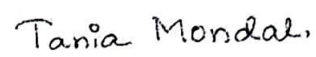
Sl No	Name,Address,Photo,Finger print and Signature			
1	UNNAYAN DEVELOPER 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAxxxxxx2Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr BIPLAB DEY (Presentant) Son of Mr BIJAY DEY Date of Execution - 27/05/2022 , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 12:30PM	 LTI 27/05/2022	Biplab Dey 27/05/2022
A/140, RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx3G,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	Mr AMIT HALDER Son of Mr SUDHAKAR HALDER Date of Execution - 27/05/2022, , Admitted by: Self, Date of Admission: 27/05/2022, Place of Admission of Execution: Office	 May 27 2022 12:31PM	 LTI 27/05/2022	 27/05/2022
RAMKRISHNA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx9D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : UNNAYAN DEVELOPER (as PARTNER)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt TANIA MONDAL Daughter of Mr GORA MONDAL RAMKRISHNA NAGAR, City:- Not Specified, P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149			
	27/05/2022	27/05/2022	27/05/2022
Identifier Of GORA MONDAL, Mr BIPLAB DEY, Mr AMIT HALDER			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	GORA MONDAL	UNNAYAN DEVELOPER-9 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	GORA MONDAL	UNNAYAN DEVELOPER-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Ramkrishna Nagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:636 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 778, LR Khatian No:- 1676	Owner:সেখ আবদুল মুজিত, Gurdian:মরহম আবদুল আজিজ, Address:লিজ , Classification:বান্ধ, Area:0.09000000 Acre,	Owner Name not selected by applicant.

On 27-05-2022

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 11:50 hrs on 27-05-2022, at the Office of the A.D.S.R. GARIA by Mr BIPLAB DEY ,.

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 81,54,000/-

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

Execution is admitted on 27/05/2022 by GORA MONDAL, Alias Mr SEKH ABDUL MUJIT, Son of Late ABDUL AZIT, LASKARPUR, RAMKRISHNA NAGAR, P.O: NARENDRAPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Retired Person

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

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

Execution is admitted on 27-05-2022 by Mr BIPLAB DEY, PARTNER, UNNAYAN DEVELOPER, 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

Execution is admitted on 27-05-2022 by Mr AMIT HALDER, PARTNER, UNNAYAN DEVELOPER, 15, ATABAGAN, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt TANIA MONDAL, , , Daughter of Mr GORA MONDAL, RAMKRISHNA NAGAR, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by profession Others

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 40111, Amount: Rs.100/-, Date of Purchase: 26/05/2022, Vendor name: Subhankar Das



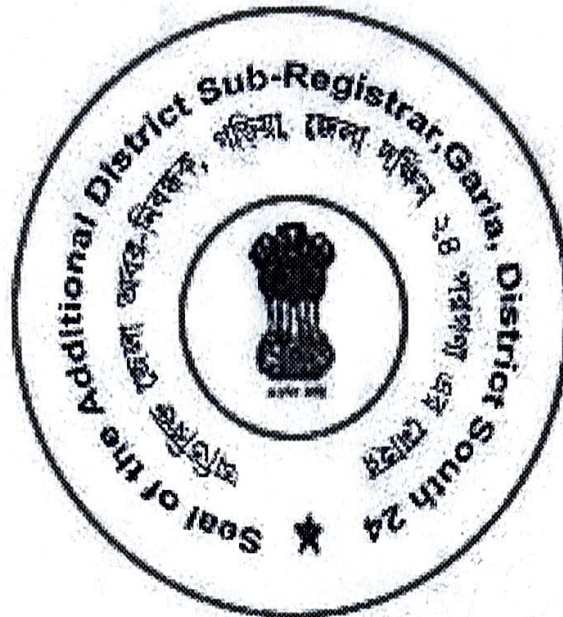
Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 112371 to 112396

being No 162903165 for the year 2022.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2022.06.09 11:01:06 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/06/09 11:01:06 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)