

15368/2022

D-15121/22



23/11

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 651882

G-1003323 693/2022

Certified that the document is genuine
in signature. The Signature Sheet and
endorsement (Stamps) attached to the
document are the part of the document.

Additional Thana Sub-Registrar
P.O. Box, Duni Chak, 24 P.S. Ghosla

23 NOV 2022

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

BE IT KNOWN TO ALL CONCERNED that I,

PK BANDU BROADWAY
Rochester

23 NOV 2021

:2:

SRI SWAPAN DAS (PAN - AXTPD0559M), son of Sada Ranjan Das alias Niranjan Das, by occupation Service, by faith Hindu, by Nationality Indian, residing at Manickpur, Eden Park, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, hereinafter called the "**OWNER**" has entered into a Development Agreement Being No. 15085, for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with "**M/S. AKASH INFRA BUILDERS**" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement.

WHEREAS I am absolute owner of the plot of land measuring **1 Cottah 8 Chittacks** be the same a little more or less together with pucca building measuring **200sq.ft.** more or less at Mouza -Sultanpur, P.S. - Dum Dum, Dag No. 1680, L. R. Khatian No. 5240, Holding No. 12, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that "**M/S. AKASH INFRA BUILDERS**" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT(PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned hereunder by making



Mo
Addl. District Sub-Registrar
Cossipore, Dum Dum

23, NOV 2021

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construction of building as per sanctioned plan which will be approved by Dum Dum Municipality and the total building except my allocation i.e. **Owner's Allocation** will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated _____.

NOW BY THESE PRESENTS I, SRI SWAPAN DAS (PAN - AXTPD0559M), son of Sada Ranjan Das alias Niranjan Das, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079 appoint **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North



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Asst. District Sub-Registrar
Cossipora, Dum Dum

23 NOV 2022

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24 Parganas, as my lawful Constituted Attorney to act for me and in my name on my behalf and to execute and perform all and every acts, deeds (Except Owner's Allocation), matters, things as mentioned hereinafter follows:-

- I. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multi-storied building thereon as per sanctioned plan which to be approved by the concerned authority.
- II. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.



[Signature]
Add: District Sub-Registrar
Coimbatore, Tamil Nadu

23, NOV 2022

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- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
- VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
- IX. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- X. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
- XI. To appear and represent me before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- XII. To negotiate with others for sale (**Except Owner's Allocation**) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at



[Handwritten signature]
Asst. District Sub-Registrar
Cessnore, Dum Dum

23 NOV 2023

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any terms and conditions as the said Attorney shall think fit and proper.

- XIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale (**Except Owner's Allocation**) proceeds.
- XIV. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- XVIII. To present any deed or Deeds of Sale (**Except Owner's Allocation**) conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider



[Handwritten signature]
Asst. District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2022

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necessary for the transferring and/or conveying the said property or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
- XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Mouza - Sultanpur, P. S. - Dum Dum, at Dag No. 1680, L.R. Khatian No. 5240, at Holding No. 12, Khalisakota Road, Ward No. 01 under



[Signature]
Addl. District Sub-Registrar
Coimbatore, Tamil Nadu

23 NOV 2021

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Dum Dum Municipality, which is fully described in the schedule herein below.

- XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- XXVII. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other - works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **1 Cottah 8 Chittacks** be the same a little more or less together with puca building measuring **200sq.ft.** more or less at Mouza -Sultanpur, P.S. - Dum Dum, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, L. R. Khatian No. 5240 at Holding No. 12, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the limits of A.D.S.R.O. Cossipore Dum Dum,



[Signature]
Addl. District Sub-Registrar
Coimbatore, Dum Dum

23 NOV 2022

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District - North 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH: Premises of Sushanta Das,

ON THE SOUTH: 5 feet wide common passage,

ON THE EAST: Khalisakota Road,

ON THE WEST: Premises of N. C. Bhowmick.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 23rd day of November 2022.

SIGNED, SEALED AND DELIVERED

In the presence of:

WITNESSES:

1. Kaushayin Bhagat,
S/o, Lt. R.M. Bhagat,
262, P.K. Guha Road,
P.O. & P.S. - Dum Dum,
Kolkata - 28.

2. Gobindul Sekher
muni'K Pura. Pura
Kodistha Datta
P.S. Dum Dum
KOL 79

Prepared by:-

P.K. Banerjee
Advocate,
High Court, Calcutta.
File No. WB 2653/99.

Swapan Das

SIGNATURE OF THE OWNER

AKASH INFRA BUILDERS

Asha Bhagat

Proprietor

SIGNATURE OF THE ATTORNEY



Adtl. District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2021

Major Information of the Deed

Deed No / Year	I-1506-15121/2022	Date of Registration	23/11/2022
Deed Date	1506-8003323689/2022	Office where deed is registered	
Applicant Name, Address & Other Details	23/11/2022 1:10:40 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24 Parganas	
Transaction	Karick Chakraborty Thana: Belgharia, District: North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No.: 9830514364, Status: Others	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than immovable Property, Declaration [No of Declaration: 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 17,55,001/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:4B(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150615085/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalishakoti, Mouza: Sultanpur, , Ward No. 01, Holding No:12 Pin Code : 700079




Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-1680	LR-5240	Bastu	Bastu	1 Katha 8 Chatak	1/-	16,20,001/-	Property is on Road , Project Name :
Grand Total :					2.475Dec	1/-	16,20,001/-	

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/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1/-	1,35,000/-	

Details :

Name, Address, Photo, Finger print and Signature










Name	Photo	Finger Print	Signature
Mr Swapan Das Son of Mr. Sade Ranyan Das Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022, Place : Office			
23/11/2022	23/11/2022	23/11/2022	23/11/2022

Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:- xxxxxxxx9m, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022
 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	AKASH INFRA BUILDERS 23, Mahashubhumi Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 , PAN No :- bmxXXXXX8h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mrs Asha Bhagat (Presentant) Wife of Mr. Kanhayla Bhagat Date of Execution : 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>23/11/2022</td><td>23/11/2022</td><td>23/11/2022</td><td>23/11/2022</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mrs Asha Bhagat (Presentant) Wife of Mr. Kanhayla Bhagat Date of Execution : 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office				23/11/2022	23/11/2022	23/11/2022	23/11/2022	<p>252, P.K. Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bmxXXXXX8h, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKASH INFRA BUILDERS (as DEVELOPER)</p>		
Name	Photo	Finger Print	Signature													
Mrs Asha Bhagat (Presentant) Wife of Mr. Kanhayla Bhagat Date of Execution : 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office																
23/11/2022	23/11/2022	23/11/2022	23/11/2022													

Details :

Mr. Swapan Das
 12, Khallishakha Gari, City-
 Dum Dum, P.S.-Dum Dum, District-
 North 24 Parganas, West Bengal, India,
 Pin-700079

Photo	Finger Print	Signature
		
23/11/2022	23/11/2022	23/11/2022

Resentlier Of Mr Swapan Das, Mrs Asha Bhagat

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Swapan Das	AKASH INFRA BUILDERS-2.475 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Swapan Das	AKASH INFRA BUILDERS-200.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khallishakota, Mouza: Sultanpur, Ward
 No: 01, Holding No:12 Pin Code : 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1680, LR Khatian No:- 5240	Owner: Mr. Swapan Das, Guardian: Mrs. Asha Bhagat Address: 12, Khallishakha Gari, City- Dum Dum, P.S.-Dum Dum, District- North 24 Parganas, West Bengal, India, Area: 0.02000000 Acre	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150015121 / 2022

Admissibility (Rule 43, W.B. Registration Rules, 1962)

Stamp under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number: 48
Stamp Act 1899.

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

Presented for registration at 14:03 hrs on 23-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs
Saha (Bhagat)

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
17.55.00/-

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

Execution is admitted on 23/11/2022 by Mr Swapan Das, Son of Mr Sada Ranjan Das, Manikpur, Eden Park, P.O.
Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by
profession Service

Identified by Gobinda Saha, Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O. Italgacha, Thana: Dum
Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 23-11-2022 by Mrs Astha Bhagat, DEVELOPER, AKASH INFRA BUILDERS, 23,
Manasbhum Road, City - P.O. - Italgacha, P.S. - Dum Dum District, North 24-Parganas, West Bengal, India, PIN -
700079

Identified by Gobinda Saha, Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O. Italgacha, Thana: Dum
Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 21.00/- (E + Rs 21.00/-) and Registration
Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1 Stamp Type: Impressed, Serial no 640, Amount: Rs.100.00/-, Date of Purchase: 09/11/2022, Vendor name: J K
Bose


Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

of Registration under section 60 and Rule 69.
entered in Book - I
Document number 1506-2022, Page from 516423 to 516438
Deed No 150615121 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.24 12:18:05 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/24 12:18:05 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Exhibitor: Presentants

Santosh Dab

Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				



[Signature]
Addl. District Sub-Registrar
Cossipero, Dum Dum

23 NOV 2022

15363/2022

15/10/22



पश्चिम बंगाल WEST BENGAL

AE 655365

23/11/22
D-6003323409/2022

Certified that the document is annexed to registration. The Stamp Sheet and endorsement being attached to the document are the part of the document.

Additional District Registrar
Medinipur (Sd/-) 24/11/2022

23 NOV 2022

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

BE IT KNOWN TO ALL CONCERNED that I,

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PK BAPRUGRAPHY
and
High end

Handwritten notes on lined paper, including a signature and the word "K" written vertically.

Grob Sinda-Sala
late Basudeb Saha
P.S. Dum Dum
munikpur Rumbur
Shangraan
KOL 79.



Advt. District Sub-Registrar
Coimbatore, Dum Dum

23 NOV 2023

:2:

NEMAI CHAND BHOWMICK (PAN - BNFPB6654L), son of Dhirendra Nath Bhowmick, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, hereinafter called the "**OWNER**" has entered into a Development Agreement Being No. 15089, for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with "**M/S. AKASH INFRA BUILDERS**" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement.

WHEREAS I am absolute owner of the plot of land measuring **3 Cottah 10 Chittacks** more or less at Mouza - Sultanpur, P.S. - Dum Dum at Dag No. 1680, 1680/4532, L. R. Khatian No. 5242 at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that "**M/S. AKASH INFRA BUILDERS**" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved



[Signature]
Add. District Sub-Registrar
Coimbatore, Dum Dum

23 NOV 2022

:3:

by Dum Dum Municipality and the total building except my allocation i.e. **Owner's Allocation** will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhum Road, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated _____

NOW BY THESE PRESENTS I, NEMAI CHAND BHOWMICK (PAN - BNFPB6654L), son of Dhirendra Nath Bhowmick, by occupation-Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, appoint **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhum Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, as my lawful Constituted Attorney to act for me and in my name on my behalf and to



23.11.2021
Dist. Sub-Registrar
Coimbatore, Dum Dum

23.11.2021

execute and perform all and every acts, deeds (**Except Owner's Allocation**), matters, things as mentioned hereinafter follows:-

- I. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multi-storied building thereon as per sanctioned plan which to be approved by the concerned authority.
- II. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper



sd/- District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2023

:5:

and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.

- VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
- IX. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- X. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
- XI. To appear and represent me before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- XII. To negotiate with others for sale (**Except Owner's Allocation**) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.



[Signature]
Addl. District Sub-Registrar
Coalgate, Dum Dum

23 NOV 2022

36:

- XIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale (**Except Owner's Allocation**) proceeds.
- XIV. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- XVIII. To present any deed or Deeds of Sale (**Except Owner's Allocation**) conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property




Sd/- District Sub-Registrar
Cossipore, Dum Dum

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:7:

or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
- XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Mouza - Sultanpur, P.S. - Dum Dum, at Dag No. 1680, 1680/4532, L.R. Khatian No. 5242, at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, which is fully described in the schedule herein below.



[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2022

(8)

- XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- XXVII. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **3 Cottahs 10 Chittacks** be the same a little more or less together with pucca building measuring **600sq.ft.** more or less at Mouza -Sultanpur, P.S. - Dum Dum, District - North 24 Parganas, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, 1680/4532, L.R. Khatian No. 5242 at Holding No. 14, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the



[Handwritten signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum
23, NOV 2020

limits of A.D.S.R.O. Cossipore Dum Dum, District North 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH : Premises of B. Samaddar & House of Mr. Tripathi.

ON THE SOUTH : 5 feet wide common passage & Premises of P. Guha,

ON THE EAST : Premises of Swapan Das & Sushanta Das,

ON THE WEST : Premises of late P. Kundu.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 23rd day of November 2022.

SIGNED, SEALED AND DELIVERED

In the presence of:

WITNESSES:

1. Kankayia Bhagat,
S/o, U. F. M. Bhagat,
242, P. K. Guha Road,
P.O. 2 P. S. - Dum Dum,
Kolkata - 28.

Nemai Chand Bhowmick

SIGNATURE OF THE OWNER

2. Gobindulata,
Mam K. P. S. Ram
K. S. Bhattacharya
KOL 75

AKASH INFRA BUILDERS

Asha Bhagat
Proprietor

SIGNATURE OF THE ATTORNEY

Prepared by:-

P. K. Gangopadhyay

Advocate,
High Court, Calcutta.
File No. WB 2653/99.

eed No :
Query No :
Quer



Addl. District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2021

Major Information of the Deed

No :	I-1506-15120/2022	Date of Registration	23/11/2022
Query No / Year	1506-6003323808/2022	Office where deed is registered	
Query Date	23/11/2022 1:14:50 PM	A.O.S.R. COSSIPORE DUMDUM, District North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana - Belghana, District - North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No - 9830514364, Status Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs 3/-	Rs. 41,24,250/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs 100/- (Article 48(g))	Rs. 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150615089/2022. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assessment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, Ward No. 01, Holding No. 14 Pin Code: 700079

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-1680	LR-5242	Bastu	Bastu	1 Katha 13 Chatak	1/-	18,59,625/- Width of Approach Road: 5 Ft., Project Name :

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, Ward No. 1, Holding No. 14 Pin Code: 700079



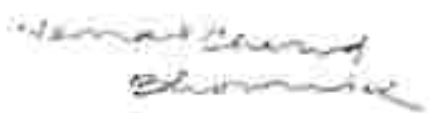
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
2	RS-1680/4532	RS-5242	Bastu	Bastu	1 Katha 13 Chatak	1/-	18,59,625/- Width of Approach Road: 5 Ft., Project Name :
Grand Total :				5.9813Dec	2/-	37,19,250/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	600 Sq Ft.	1/-	4,05,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		600 sq ft	1/-	4,05,000/-	

Sal Details :

Name,Address,Photo,Finger print and Signature










Name	Photo	Finger Print	Signature
Mr Nomal Chand Bhowmick Son of Mr. Dharendra Nath Bhowmick Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022, Place : Office			
23/11/2022	LN	23/11/2022	23/11/2022

Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:- bmxXXXXX4I, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AKASH INFRA BUILDERS 23, Manishbhami Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 , PAN No.:- bmxXXXXX8h, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature															
1	<table><thead><tr><th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr></thead><tbody><tr><td>Mrs Asha Bhagat (Presentant) Wife of Kanhayia Bhagat. Date of Execution - 23/11/2022, , Admitted by Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td>Nov 23 2022 1:30PM</td><td>LN</td><td>23/11/2022</td><td>23/11/2022</td></tr></tbody></table>	Name	Photo	Finger Print	Signature	Mrs Asha Bhagat (Presentant) Wife of Kanhayia Bhagat. Date of Execution - 23/11/2022, , Admitted by Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office				Nov 23 2022 1:30PM	LN	23/11/2022	23/11/2022	<p>202, P.K. Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:- bmxXXXXX8h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKASH INFRA BUILDERS (as DEVELOPER)</p>		
Name	Photo	Finger Print	Signature													
Mrs Asha Bhagat (Presentant) Wife of Kanhayia Bhagat. Date of Execution - 23/11/2022, , Admitted by Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office																
Nov 23 2022 1:30PM	LN	23/11/2022	23/11/2022													

Details :

	Photo	Finger Print	Signature
Anda Saha Basudeb Saha Ranapur Ramkrishna Garh, City - Itanagar, P.S.-Dum Dum, District - North 24 Parganas, West Bengal, India, Pin Code - 700079			
	23/11/2022	23/11/2022	23/11/2022

Identifier Of Mr Nemai Chand Bhowmick, Mrs Asha Bhagat

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr Nemai Chand Bhowmick	AKASH INFRA BUILDERS-2.99062 Dec

Transfer of property for L2

Sl.No	From	To, with area (Name-Area)
1	Mr Nemai Chand Bhowmick	AKASH INFRA BUILDERS-2.99062 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr Nemai Chand Bhowmick	AKASH INFRA BUILDERS-600.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, , Ward No: 01, Holding No:14 Pin Code: 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No-> 1680, LR Khatian No-> 5242	Owner:First stn wife, Guardian:Kousen, Address:Rs, Classification:rs, Area:0.08000000 Acre,	Owner Name not selected by applicant.

District: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, , Ward No: 1, Holding No:14 Pin Code: 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L2	RS Plot No-> 1680/4532, RS Khatian No-> 5242		Owner Name not selected by applicant.

23-11-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:01 hrs on 23-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs Adha Bhagat .

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 41,24,250/-

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

Execution is admitted on 23/11/2022 by Mr Nimai Chand Bhowmick, Son of Mr Dhirendra Nath Bhowmick, Manikpur, Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Service

Identified by Gobinda Saha, ., Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 23-11-2022 by Mrs Asha Bhagat, DEVELOPER, AKASH INFRA BUILDERS, 23, Manashbhumi Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Identified by Gobinda Saha, ., Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 75/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1 Stamp, Type: Impressed, Serial no 1083, Amount: Rs 100.00/-, Date of Purchase: 11/11/2022, Vendor name: J K Bose

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
entered in Book - I
Volume number 1506-2022, Page from 516407 to 516422
Deed No 150615120 for the year 2022.

























Digitally signed by KAUSTAVA DEY
Date: 2022.11.24 12:17:07 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/24 12:17:07 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the Executants / Presentants						
 Nernai Chand Brownick	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
 Asha Bhagat	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
						
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					
						
	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
	(Right Hand)					



[Handwritten signature]
Sd/-
Joint Director, Government of India
Department of Education

23 SEP 2023

0458/23

8-00440/23



18/1/23
पश्चिम बंगाल WEST BENGAL
8-8000154044/2023

AL 765944

18/1/23
Certified that the document is genuine
to the best of the knowledge of the
Signatures Sheet and
endorsement Sheet. Attached to the
document are the part of the document.

Additional Deeds Sub-Register
Madurai, Tamil Nadu, 24/Jan, 2023

18 JAN 2023

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

BE IT KNOWN TO ALL CONCERNED that

সাক্ষরিত ১৪৪৪ তারিখ ১৬/১/২৩

স্থান: ১৩৭

সিদ্ধান্ত:

সিদ্ধান্ত:

সিদ্ধান্ত:

সাক্ষরিত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

সিদ্ধান্ত ১৪৪৪ তারিখ ১৬/১/২৩

11 JAN 2023

140000

Banbar Khandu
S/O. Shukdeb Khandu
Mankpur, EDENTAK
P.O. Jharghura
P.S. Dumdum
KOT: 100079
Sagvilee




and District Sub-Registrar
Dum Dum

18 JAN 2023

We, (1) **SRI SHUKDEB KUNDU** (PAN - **DIYPK1038E**), son of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Business, residing at Eden Park, P.O. - Italgacha, P. S. - Dum Dum, Kolkata - 700079, (2) **SMT. SHARMILA DHALI** (PAN - **CRLPD1011J**), daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Housewife, residing at 36/23, Sribhumi Nabapally 22 Bigha, Joka, P.O. Joka, P.S. Haridehpur, Kolkata - 700104, (3) **MISS. PURNIMA KUNDU** (PAN - **CWJPK5328Q**), daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Self-Employed, residing at Manikpur, Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, (4) **SMT. KRISNA KUNDU** alias **SMT. KRISHNA SHARMA** (PAN - **DIGPK8674H**), daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Housewife, residing at Manikpur, Eden Park, P.O. - Italgacha, P. S. - Dum Dum, Kolkata - 700079, (5) **SMT. SOMA KUNDU** (PAN - **BWQPK8184C**), wife of Late Madhab Kundu, by occupation - Housewife, residing at Manikpur Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, (6) **SMT. DEBLINA SAHA** (PAN - **FSSPS1459A**), wife of Sri Subrata Saha & daughter of Late Madhab Kundu, by occupation - Housewife, residing at 8, Sree Sarani, Nalta, P.O. & P.S. - Dum Dum, Kolkata - 700028, all are by faith - Hindu, by Nationality - Indian, hereinafter called the "OWNERS" has entered into a Development Agreement Being No. **I - 429** for the year 2023, registered at office of A.D.S.R. Cossipore Dum Dum, with "M/S. **AKASH INFRA BUILDERS**" a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietress, **SMT. ASHA BHAGAT** (PAN - **BMKPA6828H**) wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, in respect of our property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS we are absolute owners of the plot of land measuring **ALL THAT** piece and parcel of Bastu land measuring **3 Cottahs 9 Chittacks 36 Sq.ft.** more or less with building measuring an area of **500 Sq.ft.** more or less at Mouza - Sultanpur,




Dist. Sub-Registrar
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P.S. - Dum Dum, at Dag No. 1678, Khatian No. 1188 Holding No. 41, N. Seugupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that in the said Agreement between us that we will hand over the vacant possession of land to the "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashibhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietress, **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, said promoter will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Dum Dum Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of our said Developer.

AND WHEREAS we are sufficiently entitled to the said landed property as mentioned in the schedule hereunder as we have absolute right and title and interest in the said property and also have absolute authority to appoint our Constituted Attorney to act on our behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS we are engaged with our Business and also multifarious work, for the conveyance it become necessary for us to appoint said "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Manashibhumi Road, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietress, **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, as our Constituted Attorney to act on



[Signature]
Addl. District Sub-Registrar
Canningpore, Dum Dum


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our behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Joint Venture Agreement dated 18/01/2023

NOW BY THESE PRESENTS We, (1) SRI SHUKDER KUNDU (PAN - DFYPK1038E), son of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Business, residing at Eden Park, P.O. -Italgacha, P. S. - Dum Dum, Kolkata - 700079, (2) SMT. SHARMILA DHALI (PAN - CRLPD1011J), daughter of Late Shanti Pada Kundu alias Shanti Kundu, by occupation - Housewife, residing at 36/23, Ardhumai Nabapally 22 Bigha, Joka, P.O. Joka, P.S. Haridebpur, Kolkata - 700104, (3) MISS. PURNIMA KUNDU (PAN - CWJPK5328Q), daughter of Late Shanti PadaKundu alias Shanti Kundu, by occupation - Self-Employed, residing at Manikpur, Eden Park, P.O. - Italgacha, P.S. - Dum Dum, Kolkata - 700079, (4) SMT. KRISNA KUNDU/ alias SMT. KRISHNA SHARMA (PAN - DIGPK8674H), daughter of Late Shanti PadaKundu alias Shanti Kundu, by occupation - Housewife, residing at Manikpur, Eden Park, P.O. - Italgacha, P. S. - Dum Dum, Kolkata - 700079, (5) SMT. SOMA KUNDU (PAN - BWQPK8184C), wife of Late Madhab Kundu, by occupation - Housewife, residing at Manikpur Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, (6) SMT. DEBLINA SAHA (PAN- FSSPS1459A), wife of Sri Subrata Saha & daughter of Late Madhab Kundu, by occupation -Housewife, residing at 8, Stee Sarani, Naltia, P.O. & P.S. - Dum Dum, Kolkata - 700028, all are by faith - Hindu, by Nationality - Indian, and appoint "M/S. AKASH INFRA BUILDERS" a sole Proprietorship firm having its registered office at 23, Marash blumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietress, SMT. ASHA BHAGAT (PAN - BMKPA6828H) wife of Sri Kanhaiya Bhagat, by faith - Hindu, by occupation - Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, as our lawful Constituted Attorney to act for us and in our name on our behalf and to execute and perform all and every acts, deeds (except owner's allocation), matters, things as mentioned hereinafter follows:-

1. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain an administer the said land and every part





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Coxsipore, Dum Dum

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thereof. To look after said and to control all the areas for the Development of said land and construction of a Multi-storied building thereon as per sanctioned plan which to be approved by the concerned authority.

2. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
3. To appear and represent us before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
4. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
5. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.
6. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as our said Attorney shall think fit and proper.
7. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents




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- and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
 9. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
 10. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
 11. To appear and represent us before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
 12. To negotiate with others for sale (except owner's allocation) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for us as per agreement deed at any terms and conditions as the said Attorney shall think fit and proper.
 13. To collect advance or part payment or full consideration from the intending purchasers of flats/along with the proportionate share of land on our behalf except the portions which will be kept reserved for us as per said agreement, and the said Attorney shall appropriate the sale (except owner's allocation) proceeds.
 14. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
 15. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.




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16. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by our Attorney at our premises or any part thereof on such terms and conditions as our said Attorney shall think fit and proper.
17. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by our Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
18. To present any deed or deeds of sale (except owner's allocation) conveyance, or conveyances of other documents for registration and when executed by him in our name and on our behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which our said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it so such purchaser or purchasers as fully and effectually in all respect as we could do the same ourselves.
19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal Revenue including the Rent Controller.
20. To file and defend suits, case, appeals and applications of whatsoever nature for and on our behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
21. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.




[Handwritten signature]

Asst. District Sub-Registrar
Cossipore, Dum Dum

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22. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
 23. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
 24. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on our behalf at Mouza Sultanpur, P.S. Dum Dum, at Dag No. 1678, Khatian No. 1188 Holding No. 41, N. Sengupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality which is fully described in the schedule herein below.
 25. To for all or any of the purpose hereinbefore stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
 26. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
 27. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.
- AND GENERALLY** to act as our Attorney in relation to all matters touching our said land and building and on our behalf to do all instruments, acts, matters, deed and things as fully and effectually we would do and personally present.
- AND** we, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever our said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated-




Addl. District Sub-Registrar
Cossipore, Dum Dum

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THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **3 Cottahs 9 Chittacks 36 Sq.ft.** more or less with building measuring an area of **500' Sq.ft.** more or less at Mouza-Sultanpur, P.S. - Dum Dum, District - North 24 Parganas, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1678, Khatian No. 1188, Holding No. 41, N. Sengupta Sarani Bye Lane, Ward No. 01 under Dum Dum Municipality Ward No. 01, under Dum Dum Municipality within the limits of A.D.S.R.O. Cossipore Dum Dum, which is butted and bounded in the following manner:


ON THE NORTH: Eden House (5 storied building).

ON THE SOUTH: Others Premises.

ON THE EAST: Premises of N.C. Bhowmik.

ON THE WEST: 12' ft. wide Municipal Road.




Addl. District Sub-Registrar
Cossipore, Dum Dum

18 JAN 2023

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the day of 18TH January month and year 2023

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

1. Kanchayia Bhagat,
S/o, Lt. R.M. Bhagat,
262, P. K. Guha Road,
Kolkata - 700028.

SATISH K. J.

Sonam Kumari
Deblina Saha
Krishna Shatema ALINS
Krishna Kunder
Sharmila Dhal

SIGNATURE OF THE OWNERS

2. Ashim Banerjee
Kalabagan, Nimta
Kolkata

AKASH INFRA BUILDERS

Asha Bhagat
Proprietor

SIGNATURE OF THE ATTORNEY

Prepared by :

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
Advocate
HIGH COURT, CAL - 1
F. No.- W.B.- 2653/99



Advt. District Sub-Registrar
Coimbatore, Dum Dum

11 8 JAN 2023

Major Information of the Deed

Deed No.:	I-1506-00440/2023	Date of Registration:	18/01/2023
Query No / Year	1506-8000154044/2023	Office where deed is registered	
Query Date	18/01/2023 2:25:22 PM	A.D.B.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pintu Banerjee Thana: Nimta, District: North 24-Parganas, WEST BENGAL, PIN - 700049. Mobile No.: 9830634636, Status: Others		
Transaction	Additional Transaction		
4138) Sale, Development Power of Attorney after Registered Development Agreement	{4155} Other than Immovable Property, Declaration (No of Declaration: 2)		
Set Forth value	Market Value		
Rs. 2/-	Rs. 68,39,999/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 103/- (Article: 48(g))	Rs. 21/- (Article: E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]: 150600424/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip (Urban area)		

Land Details :



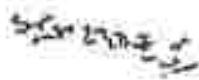






District: North 24-Parganas, P.S.: Dum Dum, Municipality: DUM DUM, Road: Nirmal Sengupta Sarani, Mouza: Sutanpur, Ward No: 1, Holding No: 41 Pin Code : 700028



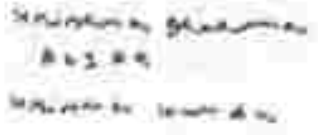


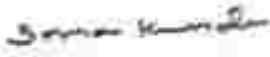



Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1678	LR-1188	Bastu	Bastu	3 Katha 9 Chatak 36 Sq Ft	1/-	65,02,499/-	Width of Approach Road: 12 Ft., Project Name :
Grand Total :					5.9606Dec	1/-	65,02,499/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1/-	3,37,500/-	

Original Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Shukdeb Kundu Son of Late Shanti Pada Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
18/01/2023	18/01/2023	18/01/2023	18/01/2023
Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dfxxxxxx8e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Sharmila Dhall Daughter of Late Shanti Pada Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
18/01/2023	18/01/2023	18/01/2023	18/01/2023
36/23, Sribhumi Nabapally, City:- , P.O:- Joka, P.S:-Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: crxxxxxx1j, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Miss Purnima Kundu Daughter of Late Shanti Pada Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
18/01/2023	18/01/2023	18/01/2023	18/01/2023
Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: cwxxxxxx8q, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			

Name	Photo	Finger Print	Signature
Mrs Krisna Kundu, (Alias: Mrs Krishna Sharma) Daughter of Late Shanti Pada Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: dixxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Soma Kundu Daughter of Late Madhab Kundu Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
Manikpur Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: bwxxxxxx4c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			
Name	Photo	Finger Print	Signature
Mrs Deblina Saha Wife of Mr Subrata Saha Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office	 18/01/2023	 LTI 18/01/2023	 18/01/2023
8, Sree Sarani, Nalta, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: fsxxxxxx9a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/01/2023 , Admitted by: Self, Date of Admission: 18/01/2023 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AKASH INFRA BUILDERS 262, P.K. Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: bmxxxxxx8h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Nilmal Sengupta Sarani, Mouza: Khatanpur, Ward No: 1, Holding No:41 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 167B, LR Khatian No:- 1188		Owner Name not selected by applicant.

18-01-2023

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 (2) of Indian Stamp Act 1899.

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

Presented for registration at 14.34 hrs on 18-01-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs Asha Bhagat.

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 68,99,998/-.

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

Execution is admitted on 18/01/2023 by 1. Mr Shukdeb Kundu, Son of Late Shanti Pada Kundu, Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business, 2. Mrs Sharmila Dhall, Daughter of Late Shanti Pada Kundu, 36/23, Sribhumi Nabapally, P.O: Joka, Thana: Jagaddal, North 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife, 3. Miss Purnima Kundu, Daughter of Late Shanti Pada Kundu, Manikpur, Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Others, 4. Mrs Krishna Kundu, Alias Mrs Krishna Sharma, Daughter of Late Shanti Pada Kundu, Manikpur, Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 5. Mrs Soma Kundu, Daughter of Late Madhab Kundu, Manikpur Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession House wife, 6. Mrs Deblina Saha, Wife of Mr Subrata Saha, 8, Sree Sarani, Nalta, P.O: Dum Dum, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife.

Identified by Samiran Kundu, Son of Sukdeb Kundu, Manikpur, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

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

Execution is admitted on 18-01-2023 by Mrs Asha Bhagat, Proprietor, AKASH INFRA BUILDERS, 262, P.K. Guha Road, City:-, P.O:- Dum Dum, P.S:- Dum Dum, District:- North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Samiran Kundu, Son of Sukdeb Kundu, Manikpur, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 3868, Amount: Rs. 100.00/-, Date of Purchase: 16/01/2023, Vendor name: R Pal

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 18790 to 18810
being No 150600440 for the year 2023.



Digitally signed by KAUSTAVA DEY
Date: 2023.01.20 12:40:49 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2023/01/20 12:40:49 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



शिव लोखंडे

Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					



Sharmada Phale

Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					



Purnima Munde

Little	Ring	Middle	Fore	Thumb	
(Left Hand)					
Thumb	Fore	Middle	Ring	Little	
(Right Hand)					

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants



Krishna Shalima
ALIAS
Krishna Kunda

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



S. Anna Kunda

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				



Deblina Saha

Little	Ring	Middle	Fore	Thumb
(Left Hand)				
Thumb	Fore	Middle	Ring	Little
(Right Hand)				

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Accutants / Presentants



Aisha Bhagat

Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				
Little	Ring	Middle	Fore	Thumb	
	(Left Hand)				
Thumb	Fore	Middle	Ring	Little	
	(Right Hand)				

15365/2022

D-15119/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 651898

Q-8003323588/2022

Certified that the document is submitted
to registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional Number Sub-Registration
Number: From Date, 24.11.2022

23 NOV 2022

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

BE IT KNOWN TO ALL CONCERNED that I,

..2..

1009

10/11/2022

P K BANDYOPADHYAY
Adv. M. J. Singh

1/11

Form with handwritten entries and a date stamp.

1. Name: _____

2. Address: _____

3. Date: 18 OCT 2022

4. Signature: _____

5. Stamp: _____

Gopinda Sata
Late Babudeh Sata
PS Dum Dum
KOL-75



ADD. District Sub-Registrar
Coimbatore, Dum Dum

23 NOV 2022

:2:

SRI SUSANTA KUMAR DAS (PAN - ADSPD2336D), son of SadaRanjan Das alias Niranjan Das, by occupation Service, by faith Hindu, by Nationality Indian, residing at Manickpur, Eden Park, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, hereinafter called the **"OWNER"** has entered into a Development Agreement Being No. 15086, for the year 2022, registered at A.D.S.R.O. Cossipore Dum Dum, with **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Development Agreement.

WHEREAS I am absolute owner of the plot of land measuring **1 Cottah 8 Chittacks** be the same a little more or less together with pucca building measuring **200sq.ft.** more or less at Mouza -Sultanpur, P.S. - Dum Dum, Dag No. 1680, L. R. Khatian No. 5241, Holding No. 13, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, details of which mentioned in the schedule hereunder.

AND WHEREAS that **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT(PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District - North 24 Parganas, will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved



[Handwritten signature]
Addl. District Sub-Registrar
Calcutta, Dum Dum

23 NOV 2021

:3:

by Dum Dum Municipality and the total building except my allocation i.e. **Owner's Allocation** will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my Business and also multifarious work, for the conveyance it become necessary for me to appoint said **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. Italgacha, P.S. Dum Dum, Kolkata - 700079, District North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith Hindu, by occupation Business, by Nationality Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Development Agreement dated _____.

NOW BY THESE PRESENTS I, SRI SUSANTA KUMAR DAS (PAN - ADSPD2336D), son of SadaRanjan Das alias Niranjan Das, by occupation - Service, by faith - Hindu, by Nationality - Indian, residing at Manickpur, Eden Park, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, and appoint **"M/S. AKASH INFRA BUILDERS"** a sole Proprietorship firm having its registered office at 23, Manashbhumi Road, P.O. -Italgacha, P.S. - Dum Dum, Kolkata - 700079, District - North 24 Parganas, being represented by its Proprietor **SMT. ASHA BHAGAT (PAN - BMKPA6828H)** wife of Sri Kanhayia Bhagat, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 262, P. K. Guha Road, P.O. & P.S. - Dum Dum, Kolkata - 700028, District North 24 Parganas, as my lawful Constituted Attorney to act for me and in my



[Handwritten Signature]
Addl. District Sub-Registrar
Coimbatore, Dist. Duns

23 NOV 2020

name on my behalf and to execute and perform all and every acts, deeds **(Except Owner's Allocation)**, matters, things as mentioned hereinafter follows:-

- I. To enter into hold and defend possession of the said land every part thereof and also to manage, maintain and administer the said land and every part thereof. To look after said and to control all the areas for the Development of said land and construction of a multi-storied building thereon as per sanctioned plan which to be approved by the concerned authority.
- II. To sign, execute and submit all development plans, documents, statements, papers, undertaking declarations as may be required for necessary sanction, Modification and/or alteration of Development plans by the local Municipal and other appropriate authorities.
- III. To appear and represent me before any necessary Authorities including the Dum Dum Municipality, Fire Brigade, West Bengal Police, the competent authority under the Urban Land (Ceiling and Regulations) Act, 1976 and Government of West Bengal in connection with the sanction, modification and/or alteration of Development plans etc, of the aforesaid land.
- IV. To pay fees, obtain sanction, modification and such other orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alterations of Development plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other Agents and sub-contractors for the aforesaid purpose as the said Attorneys shall think fit and proper.
- V. To receive the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the Development plans to any Authority or Authorities.



[Signature]
Addl. District Sub-Registrar
Cossipore, Dum Dum

23 NOV 2022

- VI. To develop the said premises by making construction of such type of building thereon as the said Attorney may deem fit and proper and for that purpose to take down, demolish and/or remove any house, building and/or structure of whatsoever nature on the said premises, if any as my said Attorney shall think fit and proper.
- VII. To apply for and obtain electricity, gas, water, sewerage drainage, telephone or other connection or any other utility to the said premises and/or to make alteration therein and to close down and/or have disconnect the name and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
- VIII. To apply for and obtain building materials from the concerning Authorities for construction of the building on the said premises as aforesaid.
- IX. To utilities or shift or have connected the existing electricity connection if any in the said premises in such manner as the said Attorney may deem fit and proper.
- X. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incoming receivable for and on account of the said premises or any part thereof including the rent and/or license fees from the occupants thereof if any.
- XI. To appear and represent me before all Authorities for fixation and/or finalization of the normal valuation of the said premises and for that purpose to sign, deeds and submit necessary papers and documents and to do all other act, deeds and things as the said Attorney may deem fit and proper.
- XII. To negotiate with others for sale (**Except Owner's Allocation**) of the flat/flats, floors, in proposed building on the said premises along with proportionate share of land except the proportionate share which will be kept reserved for me as per agreement deed at



addl. District Sub-Registrar
Cossipore, Dum Dum


23 NOV 2022

:6:

any terms and conditions as the said Attorney shall think fit and proper.

- XIII. To collect advance or part payment or full consideration from the intending Purchasers of flats/along with the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale **(Except Owner's Allocation)** proceeds.
- XIV. To advertise in different newspapers and display hoarding in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
- XV. To file and submit declaration, statements, application and/or returns to the competent authority or any other necessary authority or authorities in connection with the matters herein contained.
- XVI. To transfer, flats of the proposed buildings along with the proportionate share of land, which are lying there at the said allocated portion of the Developer represented by my Attorney at my premises or any part thereof on such terms and conditions as my said Attorney shall think fit and proper.
- XVII. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
- XVIII. To present any deed or Deeds of Sale **(Except Owner's Allocation)** conveyance, or conveyances of other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have his registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion of it which my said Attorney shall consider




Addl. District Sub-Registrar
Coasipore, Dum Dum

23 NOV 2022

(7)

necessary for the transferring and/or conveying the said property or portion of it so such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.

- XIX. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
- XX. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
- XXI. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
- XXII. To sign, declare and/or affirm any plant written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
- XXIII. To deposit and withdraw fee documents and manage in and from any Court⁵ or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.
- XXIV. To effect mutation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Moura - Sultanpur, P. S. - Dum Dum, at Dag No. 1680, L.R. Khatian No. 5241, at Holding No. 13, Khalisakota Road, Ward No. 01 under



[Handwritten signature]
Add District Sub-Registrar
Cossipore, Dain Dain
23 NOV 2023

:8:

Dum Dum Municipality, which is fully described in the schedule herein below.

- XXV. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
- XXVI. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
- XXVII. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated 23/11/2022

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **1 Cottahs 8 Chittacks** be the same a little more or less together with pucca building measuring **200sq.ft.** more or less at Mouza -Sultanpur, P.S. - Dum Dum, J.L. No. 10, R.S. No. 148, Touzi No. 173, at Dag No. 1680, L.R. Khatian No. 5241 at Holding No. 13, Khalisakota Road, Ward No. 01 under Dum Dum Municipality, within the limits of A.D.S.R.O. Cossipore Dum Dum.



[Signature]
Asst. District Sub-Registrar
Cossipore, Dum Dura

23 NOV 2023

9:

District North 24 Parganas, which is butted and bounded in the manner following:-

ON THE NORTH: Premises of B. Samaddar,

ON THE SOUTH: Premises of Swapan Das,

ON THE EAST: Khalisakota Road,

ON THE WEST: Premises of N. C. Bhowmick.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 23rd day of November 2022.

SIGNED, SEALED AND DELIVERED

In the presence of:

WITNESSES:

1. Kaushayia Bhagat
S/o, Lt. R.M. Bhagat,
252, P.K. Guha Road,
P.O. A.P.S. - Dum Dum,
Kolkata - 700028.

Saranta Kumar Sin
SIGNATURE OF THE OWNER

2. Gobindulaha.
Late Babudeb Saha.
Manikpur Park Road -
Shree Gosh
P.S. Dum Dum
P.O. Halgaon
1404 79

AKASH INFRA BUILDERS
Asha Bhagat
Proprietor

SIGNATURE OF THE ATTORNEY

Prepared by:-

P.K. Bandyopadhyay
Advocate,
High Court, Calcutta.
File No. WB 2653/99.



[Handwritten signature]
Add. District Sub-Registrar
Consipore, Dum Dum

23 NOV 2021

Major Information of the Deed

Deed No / Year	I-1506-15119/2022	Date of Registration	23/11/2022
Deed No / Year	1506-8003323588/2022	Office where deed is registered	
Deed Date	23/11/2022 1:07:05 PM	A.D.S.R. COSSIPORE, DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kartick Chakraborty Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, Pin - 700058, Mobile No. : 9830514364, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 16,74,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] : 150615086/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assent slip (Urban area)		

Land Details :




District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Khalishakota, Mouza: Sultanpur, Ward No: 01, Holding No: 13 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1680	LR-5240	Bestu	Bestu	1 Katha & Chatak	1/-	15,39,000/-
					2.475Dec	1/-	15,39,000 /-
Grand Total :							

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land LT	200 Sq FL	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	200 sq ft	1 /-	1,35,000 /-	


10/11/22
Details :

Name, Address, Photo, Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Susanta Kumar Das Son of Mr Sada Ranjan Das Executed by: Self, Date of Execution: 23/11/2022 Admitted by: Self, Date of Admission: 23/11/2022, Place : Office			
23/11/2022	23/11/2022	23/11/2022	23/11/2022
Manikpur, Eden Park, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bdxxxxxx5d, Aadhaar No Not Provided by UIDAI, Status : Individual, Executed by: Self, Date of Execution: 23/11/2022 , Admitted by: Self, Date of Admission: 23/11/2022, Place : Office			

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	AKASH INFRA BUILDERS 23, Marashbhum Road, City:- , P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079 PAN No.:: bmu000008h, Aadhaar No Not Provided by UIDAI, Status : Organization, Executed by: Representative

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature		
Name	Photo	Finger Print	Signature
Mrs Asha Bhagat (Presentant) Wife of Kanhayia Bhagat Date of Execution - 23/11/2022, , Admitted by: Self, Date of Admission: 23/11/2022, Place of Admission of Execution: Office			
23/11/2022 2:58PM	23/11/2022	23/11/2022	23/11/2022
262, P.K. Guha Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: bmx000008h, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : AKASH INFRA BUILDERS (as DEVELOPER)			

Details:

Photo

Finger Print

Signature



Signature

23/11/2022

23/11/2022

23/11/2022

Identified by Mr. Susanta Kumar Das, Mrs. Asha Bhagat

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr. Susanta Kumar Das	AKASH INFRA BUILDERS-2.475 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr. Susanta Kumar Das	AKASH INFRA BUILDERS-200.00000000 Sq Ft

Land Details as per Land Record

Locality: North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Khalishakots, Mouza: Sultanpur, Ward No. 01, Holding No:13, Pin Code: 700079

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1580, LR Khatian No:- 5240	Owner:1580 sqm, Gurdan:1580 sqm, Address:file, Classification:ms, Area:0.02000000 Acre.	Owner Name not selected by applicant

Statement of Admissibility (Rule 43, W.B. Registration Rules 1962)

Presented for registration under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Asha Bhagat

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

Presented for registration at 13:55 hrs on 23-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs. Asha Bhagat

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 16,74,000/-

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

Execution is admitted on 23/11/2022 by Mr Susanta Kumar Das, Son of Mr Sada Ranjan Das, Manikpur, Eden Park, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Service.

Indetified by Gobinda Saha, Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

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

Execution is admitted on 23-11-2022 by Mrs Asha Bhagat, DEVELOPER, AKASH INFRA BUILDERS, 23, Manashbhum Road, City:-, P.O:- Italgacha, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700079

Indetified by Gobinda Saha, Son of Basudeb Saha, 165 Manikpur Ramkrishna Garh, P.O: Italgacha, Thana: Dum Dum, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,00/- (E = Rs 21,00/-) and Registration Fees paid by Cash Rs 21,00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100,00/-

Description of Stamp

1. Stamp Type: Impressed, Serial no 1009, Amount: Rs 100,00/-, Date of Purchase: 10/11/2022, Vendor name: J K BOSE

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Registration under section 60 and Rule 69.
number 1506-2022, Page from 516391 to 516406
No 150615119 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.11.24 12:15:40 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/11/24 12:15:40 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Signature of the
Executants / Presentants

Sumanth Kumar

Little



Ring



Middle



Fore



Thumb



(Left Hand)

Thumb



Fore



Middle



Ring



Little



(Right Hand)

Little



Fore



Thumb



(Left Hand)

Thumb



Fore



Middle



Ring



Little



(Right Hand)

Asha Bhagat

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Thumb

Fore


Middle

Ring

Little

(Right Hand)




Addl. District Sub-Registrar
Coimbatore, Dum Dum

23 NOV 2021