

DEVELOPMENT POWER OF ATTORNEY

DATED

09TH DAY OF FEBRUARY, 2023.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB – REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2023

PAGES FROM 64191 TO 64214

BEING NO. 160301883 FOR THE YEAR 2023.

EXECUTED BY

SRI MINTU KARMAKAR AND OTHERS.

... PRINCIPALS.

TO AND IN FAVOUR OF

M/S. SWASTIK CONSTRUCTION.

... ATTORNEY.

1850/23

1

F-1849/23 1883/23



अभिषेक पश्चिम बंगाल WEST BENGAL

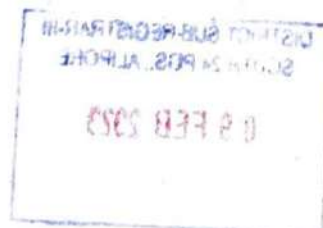
AN 073913

Condition of the stamp is as follows:
1. The stamp is not used for any purpose.
2. The stamp is not used for any purpose.
3. The stamp is not used for any purpose.

Diwan Sub-Register
Allpore, South 24-pargana

09/02/2023

POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT



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02 FEB 2023

SL. No. Date
Rs. 100 /
Name. Tapajit Roy Adv
Address. Alipore Judges Court, Kol-27

SMRITI BIKASH DAS
Govt. Licence Stamp Vender
Alipore Police Court
Kol-27



POWER OF ATTORNEY FOR DEVELOPMENT AFTER
REGISTRATION OF THE DEVELOPMENT AGREEMENT

DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE

09 FEB 2023

Identified by me:

Tapajit Roy
Advocate

Alipore Judges Court,
Kolkata - 700027

KNOW ALL MEN BY THESE PRESENTS that

(1) SRI MINTU KARMAKAR (PAN : AGAPK 4646 C), son of Late Subal Chandra Karmakar, by occupation Business, residing at Boral, Tripura Sundari Road, Kolkata – 700154, Post Office : Boral, Police Station Narendrapur (previously Sonarpur), District : South 24-Parganas ;

(2) SMT. RAMA GANGULY (PAN : AHHPG 4707 G), wife of Sri Chanchal Ganguly, daughter of Late Subal Chandra Karmakar, by occupation Business, residing at 92, Kanungo Park, Kolkata – 700084, Post Office : Garia, Police Station Patuli, District : South 24-Parganas AND

(3) SRI SOURAV KARMAKAR (PAN : CHJPK 6818 G), son of Late Pintu Karmakar, by occupation Service, residing at Boral, Tripura Sundari Road, Kolkata – 700154, Post Office : Boral, Police Station Narendrapur (previously Sonarpur), District : South 24-Parganas -- all are by religion Hindu and by nationality Indian, hereinafter jointly called and referred to as the PRINCIPALS, do hereby jointly and /or severally give and grant this General Power of Attorney jointly and /or severally to and in favour (1) SRI BHASKAR PAL (PAN : BSLPP 2831 E), son of Late Prahlad Chandra Pal, residing at Laskarpur, Rabindra Nagar, Post Office Laskarpur, Police Station Narendrapur (previously Sonarpur), Kolkata – 700153, District : South 24 Parganas, (2) SRI SANJAY ROY (PAN : AMNPR 8424 J) son of Sri Shanti Roy, residing at Kaitala, Purba Para, Laskarpur, Police Station Narendrapur (previously Sonarpur), Post Office Laskarpur, Kolkata 700153, District : South 24 Parganas, (3) SRI BISHU MANNA (PAN : ATBPM 1754 F) son of Late Srikanta Manna, residing at 2, Ballygunge Place East, Police Station Gariahat, Post Office Ballygunge, Kolkata 700019, District South 24 Parganas AND (4) SRI SUBHADIP SARKAR (PAN : GNYPS 5392 J), son of Kartick Chandra Sarkar, and residing at Laskarpur, Ramkrishna Nagar, Post Office Laskarpur, Police Station Narendrapur (previously Sonarpur), Kolkata – 700153, District : South 24 Parganas -- all are by religion Hindu, by nationality Indian, by occupation Business, being the Partners of the 'M/S. SWASTIK CONSTRUCTION', a Partnership Firm, having it's Office at

Bhaskar Pal

Laskarpur, Kolkata – 700153, Post Office Laskarpur, Police Station Narendrapur (previously Sonarpur), District South 24 Parganas, hereinafter called and referred to as the ATTORNEY.

WHEREAS one Subal Chandra Karmakar (son of Hare Krishna Karmakar) became the sole and absolute Owner of ALL THAT the piece and parcel of land, 04 (Four) Cottahs, within the District : South 24-Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at now Garia previously Sonarpur, J.L. No. 59, Mouza Sripur Bagherghole, appertaining to the E.P. No. 958, comprising in C.S. Plot No. 15 (P), presently under the jurisdiction of the Rajpur Sonarpur Municipality Ward No.34, being known and numbered as the Holding No.74, Sripur Bagherghole, together with all easement rights, benefits, facilities and other advantages attached therein, by virtue of an Indenture dated 12.04.1993, duly executed by on behalf of the Governor of the State of West Bengal, the Refugee Relief and Rehabilitation Department. The said Deed was duly registered at the Office of the Additional District Registrar at Alipore and recorded in Book No. I, Volume No. 6, from 233 to 236 Pages and being known and numbered as the Deed No. 434, for the year 1993.

On and from the date of getting the said property, the said Subal Chandra Karmakar started to possess and enjoy the same solely and absolutely and without any disturbance and / or hindrance from anybody.

During his such sole, absolute and peaceful possession and enjoyment of the same, the said Subal Chandra Karmakar died intestate on 13.12.2003, leaving behind his :

- wife namely Chhaya Karmakar,
- one son namely Mintu Karmakar
- one daughter namely Rama Ganguly and
- one daughter-in-law (widow of predeceased son) namely Mamata Karmakar and
- one grandson (son of predeceased son) namely Sourav Karmakar ,

-- to succeed and / or inherit the estate and properties, as left by the said Subal Chandra Karmakar.

It is to be mentioned here that one Pintu Karmakar was the son of the said Subal Chandra Karmakar, who died intestate on 24.01.1996, leaving behind his wife Mamata Karmakar and only son Sourav Karmakar, as his legal heirs, to succeed and /or inherit his portion of the property.

Subsequently, the said :

- Chhaya Karmakar died intestate on 17.10.2010 and
- Mamata Karmakar died intestate on 31.03.2017.

Hence, as per the provisions of the Hindu Law of Succession, which is presently in force, the said Sri Mintu Karmakar, Smt. Rama Ganguly and Sri Sourav Karmakar became the joint and absolute Owners of the said property and have started to possess and enjoy the said property jointly and absolutely and without any disturbance and/or hindrance from anybody and subsequently mutated their named in the books and records of the Competent Authority of the Rajpur Sonarpur Municipality and the said property has started to be known and numbered as the Holding No.74, Sripur Bagherghole, Kolkata - 700154 and started to pay the taxes, rents regularly.

During their such joint, absolute and peaceful possession and enjoyment of the said property, the said Sri Mintu Karmakar, Smt. Rama Ganguly and Sri Sourav Karmakar, being the Land Owners herein-named, executed a Development Agreement on 13.12.2017, with Sri Biswajit Modak (son of Bidhu Bhusan Modak) for the purpose of construction a multi-storied building upon their land property, which has been registered at the Office of the Additional District Sub - Registrar at Garia and recorded in Book No. I, Volume No. 1629-2017, from 130261 to 130290 pages and Being No. 162904826 for the year 2017.

Subsequently, the said Sri Mintu Karmakar, Smt. Rama Ganguly and Sri Sourav Karmakar executed a Development Power of Attorney after Development Agreement on 13.12.2017, to appoint him as their Attorney, to and in favour of the said Sri Mintu Karmakar, Smt. Rama Ganguly and Sri Sourav Karmakar and registered at the office of the Additional District Sub - Registrar at Garia and recorded in Book No. I, Volume No. 1629-2017, from 130291 to 130309 pages and being known and numbered as the Document No. 162904828 for the year 2017.

Due to various of reasons, the said Development Agreement dated 13.12.2017 has been cancelled by both the Parties, by execution of a Cancellation of Development Agreement dated 09.02.2023, which has been registered at the Office of the District Sub - Registrar III, at Alipore and recorded in Book No. I, Volume No. 1603 - 2023, and Being No. 1603 - 2023 for the year 2023 and also cancelled the said Development Power of Attorney after Development Agreement dated 13.12.2017, by virtue of execution of Cancellation and / or revocation of the Development Power of Attorney after Development Agreement on 09.02.2023 —, which has been registered at the Office of the District Sub - Registrar III, at Alipore and recorded in Book No. = IV —, Volume No. 1603 - 2023, and Being No. 1603 - ^{000 77}~~2023~~ for the year 2023.

During their such sole, absolute and peaceful possession and enjoyment of the said property, the said Sri Mintu Karmakar, Smt. Rama Ganguly and Sri Sourav Karmakar, being the Principals herein-named has entered into a Development Agreement on 09.02.2023, with the above named Developer namely Sri Bhaskar Pal, Sri Sanjay Roy, Sri Bishu Manna and Sri Subhadip Sarkar (being the Partners of M/s. Swastik Construction), to construct a multi storied building thereon the said property. The said Deed has been registered at the Office of the District Sub - Registrar III, at Alipore and recorded in Book No. I and Being No. 1603 01882 = for the year 2023 and as per the terms of the Agreement the respective Allocations of both the Principals (as the Land Owners) and Attorneys (as the Developer) are as follows:

➤ THE LAND OWNERS' (being the Principals) ALLOCATION WILL CONSIST OF:

The Land Owners / First Parties will jointly be provided, out of the proposed (probably a G + Four storied) building, shall mean the Land Owners / First Parties will be provided out of the proposed (probably a G + Four storied) building, as may be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality, which will be constructed, as per the Building Plan, to be sanctioned by the Rajpur Sonarpur Municipality, i.e.

Sanjay Roy

Bhaskar Pal

Subhadip Sarkar

Bishu Manna.

- A self – sufficient residential Flat, consisting of 02 (Two) Bedrooms, on the Second Floor, (except the staircase portion and other areas, which shall be common to all the Owners);
 - Entire Fourth Floor (except the staircase portion and other areas, which shall be common to all the Owners);
 - A Roof covered Car Parking Space, measuring about 135 (One Hundred and Thirty Five) Sq. Ft., on the Northern (Front) Side of the Ground Floor (except the staircase portion and other areas, which shall be common to all the Owners);
- TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities ALONG WITH the common users, facilities, amenities, liabilities and common roof right;

AND

A lump sum, non – refundable amount of Rs.23,00,000/- (Rupees Twenty Three Lakh), which will be paid by the Developer herein-named to the Land Owners jointly, at or before the time of execution and registration of the instant Agreement.

AND

➤ THE DEVELOPER'S (being the Attorney) ALLOCATION WILL CONSIST OF:
The "DEVELOPER'S ALLOCATION" shall mean the remaining construction area to be constructed on the basis of the Building Plan, as may be sanctioned by the Competent Authority of the Rajpur Sonarpur Municipality TOGETHER WITH the undivided, indivisible, proportionate share of the land underneath the said building and common areas and facilities to be constructed by the Developer at its own cost or at the cost of its nominees ALONG WITH the common users, facilities, amenities, liabilities and common roof right.

The roof of the building will remain common to both the parts herein.

The Developer is being provided with the right to dispose of its allocation, as per it's choice, against receipt of the consideration amount as it may seem fit and proper.

It is further to be mentioned here that because of their various problems, the Principals herein are facing difficulties to look-after, manage, maintain and execute the

various required acts and jobs in respect of the above mentioned as well as Schedule mentioned property and it has become next to impossible for them to present themselves physically whenever and wherever required for the purpose of various acts and jobs required to look-after, manage, maintain and execute the various day-to-day requirement for peaceful and better use, enjoyment and execution of various acts and/or deeds in respect of the building thereon, at the Schedule mentioned property and hence they do hereby authorize and/or appoint and/or nominate and constitute the above-named M/s. Swastik Construction, being a Partnership Firm, to be their true and lawful Attorney, to act for them and in their names and on their behalf to do, execute and/or perform all or any of the following acts, deeds, matters & things:-

- 1) To represent the Principals before any and/or every Concerned Authority/s in relation with any and/or every type of work in respect of the Schedule mentioned property.
- 2) To enter into the said Premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls, to construct building, etc.
- 3) To appoint engineers, architects, contractors and other agents and sub-contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges.
- 4) To approach and/or make applications before various Concerned Departments of the Rajpur Sonarpur Municipality like Building assessment, water supply, drainage, etc. including signing on the required papers and/or documents and plans for getting necessary permission, sanction, re-sanction, alteration, addition, verification, modification to get the plan sanctioned and to get connections like water, electric supply, drainage, etc. in the names of the Principals and/or on behalf of them and to take delivery of the said permission, sanction, re-sanction, alteration, addition, verification, modification, etc. from the Concerned Departments and/or Authorities of the Rajpur Sonarpur Municipality.
- 5) The Attorney are hereby authorized to sign on the Building Plan and/or any deviation/ addition/ alteration of the same for submitting the same before the Rajpur Sonarpur Municipality or any other Concerned Authority/s including Layout Plan for water supply and drainage as also for the purpose of regularizing the deviations / alterations /

addition plan as also any matter related with the Commencement Certificate and the Completion Certificate.

- 6) To make various deposits / apply for getting connection / sign / dis-connection into the various Concerned Department/s of the C.E.S.C. / WBSEDCL in respect of the Schedule mentioned property, to pay any amount for getting new connection, to pay electric bills and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 7) To make various deposits into the various Concerned Department/s and/or Authority/s and/or Office/s including the Rajpur Sonarpur Municipality, KMDA, B.L. & L.R.O., C.E.S.C., WBSEDCL, etc. in respect of the Schedule mentioned property and also to get refund for any excess payment and to issue proper and valid receipt for the same.
- 8) To approach and / or apply and / or sign various papers and / or documents for getting necessary mutation, conversion, etc. of the property, before the Competent Authority of the B.L. & L.R.O. and sign and / or receive necessary certificate for the same.
- 9) To apply for and obtain steel, bricks, cements and other construction materials in the names of the Principals and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the Principals either financially or otherwise.
- 10) To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanction of plan and any other purpose for construction of the new building at the said premises on account of the owner of the said premises without making liability upon the owner.
- 11) To do all acts, deeds, matters and things in respect of the property mentioned in the Schedule here-below and to represent the Principals before and correspond with the Concerned Authority/s for any of the matters relating to the property under the Schedule herein below.
- 12) To do and/or perform any necessary and required acts, deeds, matters for the purpose of better use and enjoyment of the property under the Schedule herein.

- 13) To insure the said property against damage, fire, tempest, riots, flood, earthquake or otherwise as it stands fit and proper.
- 14) To represent the Principals before the Registrar, Sub-Registrar and/or other such Authorities in all connections with execution and registration of the required Declaration etc. and/or Rectification of the required Deeds and/or any other Documents (including Agreement for Sale, Sale Deed or any other type of Deed of Transfer) in relation with the property, as the occasion may require.
- 15) The Attorney will remain eligible to execute Agreement for Sale and /or Deed of Sale and /or other kind of transfer Deed and if necessary make the same registered in respect of the entire Allocation of the Developer, out of the proposed building and the amount to be realized there-from will be considered as the Developer's share and the same can be utilized by it as per their desire.
- 16) The Principals do hereby undertake and agree that they shall not in any way write any letter and/or correspond with the Government in all it's Departments, the Rajpur Sonarpur Municipaity in all it's Departments and other Concerned Local Authorities counter demanding any act, deed, matter or thing done by the said Attorney pursuant to this Power of Attorney.
- 17) The Principals do hereby expressly agree and undertake if any such instruction/s is/are issued by any of them, the same shall not affect the acts, deeds, matters and things done by the said Attorney and all the Concerned Authorities shall be entitled to disregard all such instructions given by any of them, in respect of the property under the Schedule herein below except in case all or any of the acts, deeds or things go against the interest or claims of them.
- 18) To accept for the Principals and in their names or on their behalf, service of any Writ or Summons or other legal process and to appear in any or all Courts of Law and/or Magistrate and/or Judicial Officer and/or any Tribunal or any other Hearing Officer or Competent Person/s of any other Office/s whatsoever as by the said Attorney shall deem advisable and to commence any action and/or other procceding/s or to prosecute or discontinue or become non-suited as the said Attorney shall see cause, then also to take

such other lawful ways and means for recovering or getting in any such manner or other thing whatsoever which the said Attorney be convinced and conceived to be due/owing/belonging or payable to them, by any person and/or any Firm and/or Body Corporate and also to appoint any Solicitor and/or Advocates and/or Agents and/or Lawyers and/or Authorized Person to prosecute and/or to defend the cause as occasions may arise either in their names or in the name of the Attorney in relation with the Schedule mentioned property.

19) To appoint Pleader/s, Solicitor/s, Advocate/s, Authorized Person/s, Lawyer/s, Agent/s to appear and to act in any Court of Law or before any Authority as may be needed and to revoke such appointment and to substitute any other in their place and stead, in relation with the Schedule mentioned property.

20) To sign, verify and execute Plaint/s, Written Statement/s, Counter Claim/s, Appeal/s, Review/s, Application/s, Objection/s, Affidavit/s, Authority/s, Paper/s & Document/s of every description that may be necessary to be signed, verified & executed for the purpose of Suit/s, Action/s, Appeal/s & Proceeding/s of any kind whatsoever in any Court of Law or Equity, whether of Original, Appellate, Testamentary or Revisional Jurisdiction or Judicial Authority established by Lawful Authority and to do all acts, deeds and things and to appear and/or to make Petitions and/or Applications in any such Court or Courts aforesaid in any Suit/s, Action/s, Appeal/s and/or Proceeding/s brought and/or commenced and/or to defend, answer or oppose the same or suffer Judgment/s or Decree/s to be or had given, taken or pronounced in any such Suit/s, Action/s, Appeal/s, Proceeding/s and to execute Decree/s as the said Attorney shall be advised or think proper.

21) To receive from any Court or any Officer thereof or from any person, firm or body /corporate any amounts due and payable to the Principals on any account whatsoever and to give, sign and execute all papers, receipts, release and discharge the same in respect of the Schedule mentioned property.

22) To do all other acts, deeds, matters and things, which may be necessary to be done for rendering *these presents* valid and effectual in all intents and purposes according to the Laws and Custom of India and particularly of West Bengal.

23) By virtue of this Power, the Attorney will remain entitled to sell out and/or transfer all the units out of the Developer's Allocation.

24) **AND THE PRINCIPALS DO HEREBY DECLARE** that this Power of Attorney is given in favour of the said Attorney and accordingly the said Attorney shall be entitled to exercise independently the powers conferred upon them by this Power, in respect of the matters, related with the Schedule mentioned property and to do whatever necessary towards the successful materialization of the Development Work.

25) **AND THE PRINCIPALS DO HEREBY DECLARE** to ratify and confirm whatsoever the said Attorney shall do for the betterment of the property by virtue of *these presents* and the Principals will not act adversely in respect of the instant Power.

SCHEDULE ABOVE REFERRED TO

ALL THAT the piece and parcel of land, measuring about 04 (Four) Cottahs, within the District : South 24-Parganas, Police Station Narendrapur (previously Sonarpur), Additional District Sub – Registrar Office at now Garia previously Sonarpur, J.L. No. 59, Mouza Sripur Bagherghole, appertaining to the E.P. No. 958, comprising in C.S. Plot No. 15 (P), presently under the jurisdiction of the Rajpur Sonarpur Municipality Ward No.34, being known and numbered as the Holding No.74, Sripur Bagherghole, Kolkata - 700154, together with all easement rights, benefits, facilities and other advantages attached therein.

The property is butted and bounded by:

ON THE NORTH	: LOP No.855;
ON THE SOUTH	: LOP No.859;
ON THE EAST	: 24' Wide Road;
ON THE WEST	: LOP No.857.

IN WITNESS WHEREOF the Parties herein have set & subscribe their respective hands and put their respective signatures on this the day, month, year after going through the contents, understanding the meaning and realizing the results thereof.

THIS THE 09TH DAY OF FEBRUARY = , 2023 A.D.

IN THE PRESENCE OF:

(1) Rupa Gupta
Advocate
Alipore Criminal Court,
Kolkata- 700027.

Rama Ganguly

Soumitra Karmakar
Printer Karmakar

SIGNATURE OF THE PRINCIPALS

Accepted the Power and undertake to act accordingly (without prejudicing or affecting the interest of the Principals herein-named):

(2) Shamim Mondal
Alipore, police Court
Kolkata- 700027

SWASTIK CONSTRUCTION

Bishu Mondal
Partner

SWASTIK CONSTRUCTION

Subhojit Sen
Partner

SWASTIK CONSTRUCTION

Bhaskar Pal
Partner

SWASTIK CONSTRUCTION

Sanyoj Roy
Partner

SIGNATURE OF THE ATTORNEY

Signature of the Attorney are being hereby attested by the Principals:

DRAFTED & PREPARED BY :

Soparkar
Advocate,

Alipore Judges' Court,
Kolkata- 700027.

F-1180/1550/2009.

Rama Ganguly

Soumitra Karmakar

Soumitra Karmakar

SIGNATURE OF THE PRINCIPALS



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - MINTU KARMAKAR

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - RAMA GANGULY

SIGNATURE.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME – SOURAV KARMAKAR

SIGNATURE.....*Sourav Karmaakar*



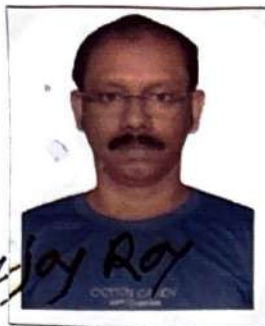
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Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Finger					

NAME – BHASKAR PAL

SIGNATURE.....*Bhaskar Pal*

Sanjay Roy



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - SANJAY ROY

SIGNATURE Sanjay Roy

Bishu Manna



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME - BISHU MANNA

SIGNATURE Bishu Manna



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME – SUBHADIP SARKAR

SIGNATURE...*Subhadip Sarkar*.....

Major Information of the Deed

Major Information of the Deed		Date of Registration	09/02/2023
Deed No :	I-1603-01883/2023	Office where deed is registered	
Query No / Year	1603-8000353057/2023	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Query Date	09/02/2023 11:55:54 AM		
Applicant Name, Address & Other Details	TAPAJIT ROY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8981114954, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 1,25,000/-	Rs. 43,83,004/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160301835/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

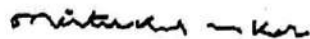
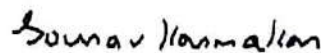
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharhole, , Ward No: 34, Holding No:74 Pin Code : 700154

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-15 (RS :-)	LR-958	Bastu	Bastu	4 Katha	1,00,000/-	43,56,004/-	Width of Approach Road: 24 Ft., Adjacent to Metal Road,
Grand Total :					6.6Dec	1,00,000 /-	43,56,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	25,000/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	25,000 /-	27,000 /-	

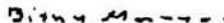
Principal Details :

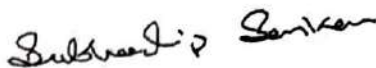
Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr MINTU KARMAKAR Son of Late SUBAL KARMAKAR Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2023	LTI 09/02/2023	09/02/2023	
BORAL TRIPURA SUNDARI ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AGxxxxxx6C, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office				
2	Name Mrs RAMA GANGULY Wife of Mr CHANCHAL GANGULY Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2023	LTI 09/02/2023	09/02/2023	
92 KANUNGO PARK, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AHxxxxxx7G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office				
3	Name Mr SOURAV KARMAKAR Son of Mr PINTU KARMAKAR Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	09/02/2023	LTI 09/02/2023	09/02/2023	
BORAL TRIPURA SUNDARI ROAD, City:- , P.O:- BORAL, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: CHxxxxxx8G, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/02/2023 , Admitted by: Self, Date of Admission: 09/02/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SWASTIK CONSTRUCTION LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AExxxxxx6M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr BHASKAR PAL (Presentant) Son of Late PRAHLAD CHANDRA PAL Date of Execution - 09/02/2023, , Admitted by: Self, Date of Admission: 09/02/2023, Place of Admission of Execution: Office				
				
		Feb 9 2023 2:06PM	LTI 09/02/2023	09/02/2023
LASKARPUR RABINDRA NAGAR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BSxxxxxx1E,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK CONSTRUCTION (as PARTNER)				
2	Name	Photo	Finger Print	Signature
Mr SANJAY ROY Son of Mr SHANTI ROY Date of Execution - 09/02/2023, , Admitted by: Self, Date of Admission: 09/02/2023, Place of Admission of Execution: Office				
				
		Feb 9 2023 2:08PM	LTI 09/02/2023	09/02/2023
KALITALA PURBA PARA LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx4J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK CONSTRUCTION (as PARTNER)				
3	Name	Photo	Finger Print	Signature
Mr BISHU MANNA Son of Mr SRIKANTA MANNA Date of Execution - 09/02/2023, , Admitted by: Self, Date of Admission: 09/02/2023, Place of Admission of Execution: Office				
				
		Feb 9 2023 2:07PM	LTI 09/02/2023	09/02/2023
2 BALLYGUNGE PLACE EAST, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx4F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr SUBHADIP SARKAR Son of Mr KARTICK CHANDRA SARKAR Date of Execution - 09/02/2023, , Admitted by: Self, Date of Admission: 09/02/2023, Place of Admission of Execution: Office	 Feb 9 2023 2:35PM	 LTI 09/02/2023	 09/02/2023
LASKARPUR, RAMKRISHNA NAGAR, City:- Not Specified, P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: GNxxxxxx2J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SWASTIK CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAJIT ROY Son of Mr PRATAP ROY ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700277	 09/02/2023	 09/02/2023	 09/02/2023
Identifier Of Mr MINTU KARMAKAR, Mrs RAMA GANGULY, Mr SOURAV KARMAKAR, Mr BHASKAR PAL, Mr SANJAY ROY, Mr BISHU MANNA, Mr SUBHADIP SARKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr MINTU KARMAKAR	SWASTIK CONSTRUCTION-2.2 Dec
2	Mrs RAMA GANGULY	SWASTIK CONSTRUCTION-2.2 Dec
3	Mr SOURAV KARMAKAR	SWASTIK CONSTRUCTION-2.2 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr MINTU KARMAKAR	SWASTIK CONSTRUCTION-33.33333333 Sq Ft
2	Mrs RAMA GANGULY	SWASTIK CONSTRUCTION-33.33333333 Sq Ft
3	Mr SOURAV KARMAKAR	SWASTIK CONSTRUCTION-33.33333333 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Sreepur Bagherghole, Mouza: Sripur Bagharghole, , Ward No: 34, Holding No:74 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 15, LR Khatian No:- 958		Seller is not the recorded Owner as per Applicant.

On 09-02-2023

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

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

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

Presented for registration at 11:58 hrs on 09-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BHASKAR PAL .

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 43,83,004/-

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

Execution is admitted on 09/02/2023 by 1. Mr MINTU KARMAKAR, Son of Late SUBAL KARMAKAR, BORAL TRIPURA SUNDARI ROAD, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Business, 2. Mrs RAMA GANGULY, Wife of Mr CHANCHAL GANGULY, 92 KANUNGO PARK, P.O: GARIA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business, 3. Mr SOURAV KARMAKAR, Son of Mr PINTU KARMAKAR, BORAL TRIPURA SUNDARI ROAD, P.O: BORAL, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession Service

Indetified by Mr TAPAJIT ROY, , , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700277, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-02-2023 by Mr SUBHADIP SARKAR, PARTNER, SWASTIK CONSTRUCTION (Partnership Firm), LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr TAPAJIT ROY, , , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700277, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr BHASKAR PAL, PARTNER, SWASTIK CONSTRUCTION (Partnership Firm), LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr TAPAJIT ROY, , , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700277, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr SANJAY ROY, PARTNER, SWASTIK CONSTRUCTION (Partnership Firm), LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr TAPAJIT ROY, , , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700277, by caste Hindu, by profession Advocate

Execution is admitted on 09-02-2023 by Mr BISHU MANNA, PARTNER, SWASTIK CONSTRUCTION (Partnership Firm), LASKARPUR, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Mr TAPAJIT ROY, , , Son of Mr PRATAP ROY, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700277, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 1420, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: S B Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 64191 to 64214
being No 160301883 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.10 12:45:03 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/10 12:45:03 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

DEVELOPMENT POWER OF ATTORNEY

DATED

09TH DAY OF FEBRUARY, 2023.

REGISTERED AT

THE OFFICE OF THE DISTRICT SUB – REGISTRAR III, AT ALIPORE.

RECORDED IN

BOOK NO. I

VOLUME NO. 1603 - 2023

PAGES FROM 64191 TO 64214

BEING NO. 160301883 FOR THE YEAR 2023.

EXECUTED BY

SRI MINTU KARMAKAR AND OTHERS.

... PRINCIPALS.

TO AND IN FAVOUR OF

M/S. SWASTIK CONSTRUCTION.

... ATTORNEY.