

2- 2658

19 (10)

2- 2594/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 271765

9858154/23
A3/21/23

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS . 1.SRI SUBHAJIT DAS, Son of Sri Shyam Sundar Das, by caste-Hindu, by occupation-Business, residing at 32 Dixon Lane ,P.O-Entaly, P.S-Muchipara, Dist. Kolkata, Kolkata-700014, PAN-AILPD5191J, AADHAAR NO.5912 7057 4380 , MOBILE NO.8017174155, (2) SRI SUVAJIT KARMAKAR, Son Sri Uttam Karmakar, by caste-Hindu, by occupation-Business, residing at ADRIJA APARTMENT, 27 Mitra Para Second Lane, P.O-Harinavi, P.S-Sonarpur, Dist.South 24 Parganas, Kolkata-700148, PAN-IRWPK5246R, AADHAAR NO.6163 3736 8344, MOBILE NO.9804101234 -hereinafter called and referred to " THE EXECUTANTS "

SEND GREETINGS.

31 MAR 2023

WHEREAS said (1) SRI SUBHAJIT DAS, and (2) SRI SUVAJIT KARMAKAR (Land owner herein) had jointly purchased a plot of land measuring 1 katta 3 Chattacks 9 sq. feet more or less regarding R.S. & L.R Dag No.493 under R.S.Khatian No.103, L.R.Khatian Nos. 2578,2579,2580, 2581,2582 of Mouza-GOARKHARA, J.L.No.22, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas from Sri Anup Kumar Ghosh and others by Virtue of Registered Deed No.5562 for the year 2019 which was duly registered at Adl.D.S.R. Sonarpur.

AND WHEREAS said (1) SRI SUBHAJIT DAS, and (2) SRI SUVAJIT KARMAKAR (Land owner herein) had jointly purchased a plot of land measuring 1 katta 3 Chattacks 9 sq. feet more or less regarding R.S. & L.R Dag No.493 under R.S.Khatian No.103, L.R.Khatian Nos. 2578,2579,2580, 2581,2582 of Mouza-GOARKHARA, J.L.No.22, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas from Sri Anup Kumar Ghosh and others by Virtue of Registered Deed No.5563 for the year 2019 which was duly registered at Adl.D.S.R. Sonarpur.

AND WHEREAS said (1) SRI SUBHAJIT DAS, and (2) SRI SUVAJIT KARMAKAR (Land owner herein) had jointly purchased a plot of land measuring 1 katta 3 Chattacks 9 sq. feet more or less regarding R.S. & L.R Dag No.493 under R.S.Khatian No.103, L.R.Khatian Nos. 2578,2579,2580, 2581,2582 of Mouza-GOARKHARA, J.L.No.22, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas from Sri Anup Kumar Ghosh and others by Virtue of Registered Deed No.5564 for the year 2019 which was duly registered at Adl.D.S.R. Sonarpur.

AND WHEREAS said (1) SRI SUBHAJIT DAS, and (2) SRI SUVAJIT KARMAKAR (Land owner herein) had jointly purchased a plot of land measuring 1 katta 3 Chattacks 9 sq. feet more or less regarding R.S. & L.R Dag No.493 under R.S.Khatian No.103, L.R.Khatian Nos. 2578,2579,2580, 2581,2582 of Mouza-GOARKHARA, J.L.No.22, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas from Sri Anup Kumar Ghosh and others by Virtue of Registered Deed No.5565 for the year 2019 which was duly registered at Adl.D.S.R. Sonarpur.

AND WHEREAS said (1) SRI SUBHAJIT DAS, and (2) SRI SUVAJIT KARMAKAR (Land owner herein) had jointly purchased a plot of land measuring 1 katta 3 Chattacks 9 sq. feet more or less regarding R.S. & L.R Dag No.493 under R.S.Khatian No.103, L.R.Khatian Nos. 2578,2579,2580, 2581,2582 of Mouza-GOARKHARA, J.L.No.22, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas from Sri Anup Kumar Ghosh and others by Virtue of Registered Deed No.5566 for the year 2019 which was duly registered at Adl.D.S.R. Sonarpur.

AND WHEREAS said Vendors jointly purchased the total land measuring 6 Kattas by virtue of above mentioned five sale deeds and They have mutated their name in the office of Rajpur Sonarpur Municipality of which Holding No.178, ward No.10, situated at Goarkhara Road and they have mutated their name in the office of sonarpur settlement office. The "said property" morefully described in the Schedule-A hereunder written.

Now the said land owners willing to develop the said plot and they have jointly executed a Development Agreement with the Developer SUBHO CONSTRUCTION, PAN-ADWFS1829G, situated at 1072/182 R.N.C Road, P.O-Subhasgram, P.S-Sonarapur, Dist. South 24 Parganas, Kolkata-700147-being represented by its Partners (1) SRI SHYAM SUNDAR DAS, PAN-AECPD2045N, Son of Late Jiban Krishna Das, by caste-Hindu, by occupation-Business, residing at 32 Dixon Lane, P.O-Entaly, P.S-Muchipara, Dist. Kolkata, Kolkata-700014, Mobile No.9143048931, AND (2) SRI UTTAM KARMAKAR, PAN-AMFPK7339B, Son of Late Sudhir Karmakar, by caste-Hindu, by occupation-Business, residing at ADRIJA APARTMENT, 27 Mitra Para Second Lane, P.O-Harinavi, P.S-Sonarapur, Dist. South 24 Parganas, Kolkata-700148, Mobile No.9836170171 for the development of the said land. The said land owner & Developer jointly executed a Development Agreement, Vide registered Development Agreement Deed No. 2592 for the year 2023, registered at Additional D.S.R. Sonarapur to construct the multi storied Building on the said land with some terms and conditions. - as my true and lawful attorney, in my name and on my behalf, to do and execute all or any of the following acts, deeds and things relating to my property which is fully described in Schedule hereunder written and to execute and perform the following acts, deeds and things interlay as follows:-

1) To hold and defend possession of the Premises and every part thereof and receive and/ or Develop the Schedule property and completed the multistorey building as per sanction building plan on the Schedule property and transfer, sale, mortgage, exchange and deliver the possession of flats, shops, garage spaces, office space to any person or person occupying the same or desirous of purchasing the same and also to manage, maintain and administer of the said premises and every part thereof.

2) To demand, recover and receive consideration premium and / or rents, means profits, licenses fees, damages, electricity charges, service charges, Municipality Taxes and Rates and all other sums or moneys receivable in respect of the said premises or any part thereof, any share or shares therein from the Occupants /Licensee /Purchasers of the said Premises and to make all just and reasonable allowance in respect

Page: 4 :

thereof and to take all necessary steps whether by action, distress or otherwise to recover, any sum of money in arrears in respect of the said premises from all or any one of more of the occupants/ licensees/purchasers of the said premises or any portion or portions thereof and to raise bills and grant, valid, receipts and discharges therefore which shall fully exonerate the persons paying such money.

- 3) To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or any account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon against loss or damages by fire and / or other risks as be deemed necessary and/ or desirable by my said Attorneys and to pay all premiums for such insurances.
- 4) To sign and give any notice to any occupier of the said premises or trespassers or any portion thereof to quit or to repair or to abate any nuisance or to make remedy and breach of covenant and / or for any other purpose whatsoever.
- 5) To enter upon the said premises and every part thereof as be desired to view the state or repair thereof and to require any occupier/licensees/ purchasers as a result of such view to remedy any want of repair abate any nuisance.
- 6) To enforce any covenant in any Agreement, lease Deed, Sale Deed, rent agreement, Declaration and / or License or Tenancy Agreement or any other document relating to the existing tenant in the said Premises or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such right, amongst others.
- 7) To warn off and prohibit and if necessary, proceed against in due from of law against all trespassers on the said premises or any part thereof for taking possession and to take appropriate steps whether by action or distress or otherwise and to abate all nuisance and for such to enter into all contracts or arrangements with the trespassers.

- 8) To appoint and terminate the appointment of Architect and to get prepares Plan or plans for demolition, construction and / or re-construction of and/ or addition and / or alteration to any new Building or existing Building or Buildings or structures on the said premises or any portion or portions thereof. The attorney shall demolish the existing building and construct new three or four storied building on the said land.
- 9) To appear before and excute all or any formality or formalities or to submit plan, before the Rajpur Sonarpur Municipality, in my name and in my favour and to do all formalities on my behalf.
- 10) To pay fees, obtain sanction for Principal Plan and / or allocation and modification of palm and to take delivery of the same and such other orders and permissions from the necessary authorities including the Rajpur Sonarpur Municipality as be expendient for Sanctioning and / or modification and / or alteration of plans and also to submit and take delivery of title deeds concerning the said premises documents as be required by the necessary authorities. The said Attorney will construct and complete the G+ three storied building at his own cost which is morefully described in Schedule hereunder written and hereinafter referred to as the "said property". The said Attorney shall finish the entire building if any portion or portions of the said building remains incomplete at his own cost by this power of Attorney Deed on my behalf. He will receive all cheques, drafts, manager's cheques, Banker's cheques, RTGS, or any other documents in our name and on my behalf from any Bank, financial Institution or non financial Institution or, any office, offices, court or courts for the Sale, exchange or transfer of property or which will be issued by Bank Managers and other authority concerned.
- 11) To build upon and exploit commercially the said premises by making construction of Building or buildings, thereon and for that to arrange by me take down demolish structures of whatsoever nature existing threon or as may be constructed in future.
- 12) To appoint any Developer/ Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new contractor to be done by him or his own discretion as if I do the same personally.

- 13) To apply for and obtain such certificate, permissions from Govt. of West Bengal Apartment Ownership Act, under the Income Tax Act or other Law relating to Revenue and / or land and / or Building both Urban and Registration of any sale agreement, sale deed, exchange deed, gift deed and any other deeds in respect of Developer's Allocation in terms of the Development Agreement or other documents of transfer concerning the said Premises and also to appear before and sign and submit all papers and Documents and make representations to the necessary authority or authorities for getting such certificate and / or premissions. The said Attorney shall be bound to pay the all income tax or other taxes ,duties and charges which will be necessary for the transfer of property in future and the said attorney shall be responsible if any dispute arises in future.
14. To negotiate on terms for and to agree and to sale the said space/ spaces with flats and /or proportionate land to be lying or situate with common space and car parking space/ spaces/share etc. in the premises to any purchaser or purchasers either for space, proportionate share of land and / or spaces with super-structures and / or flat or flats,shops, car parking space as such price which the said Attorney in his absolute discretion thinks proper.
- 15) To collect the maintenance charges , service charges or whartsoever charges from the intending purchaser or purchasers as they think fit.
- 16) To agree upon and to enter into any Agreement or Agreements and /or for any party or parties or Firm and company sale or sales of space or spaces with super structures or flats , shops, car parking space ,proportionate share of land and / or cancel and repudiate the same with the intending Purchaser or Purchasers except my allocation as mentioned in the Development agreement.

- 17) To receive from the intending Purchaser or Purchasers any booking money and / or earnest money or advance or advances and also the balance of the Purchase money and to give, good valid receipt and discharges for the same which will protect the purchaser or purchasers without seeing the application of the money and receive any cash or cheque in my name or in his name and on my behalf from any intending purchaser or purchaser's or their Bank Manager who will issue the Pay order, manager's cheque, Banker's cheque or Draft etc. against their loan account. All the consideration price or sale proceedings shall be deposited in the principal's Account. There is no monetary transaction in this Deed.
- 18) To sign and execute all other deeds, instruments and assurance which he shall consider necessary and to enter into and / or agree to such covenant and condition as may be required for fully and effectually conveying the said proportionate share of land, flat/flats, flat/space, car parking space together with easement right of the common passage as our self personally could do, if I personally present. The said Attorney shall not transfer or sale, mortgage, gift, exchange the owner's Allocation mentioned in the development agreement. He Shall execute any sale deed, mortgage deed, gift deed, exchange deed, lease deed, deed of assignment or any other deed or deeds for the transfer of the Developer's allocation.
- 19) To appear before and execute the plan and to submit the same in my name and in my favour and to do all formalities to submit plan, for modification and / or alteration of plan renew and sign execute any sale deed, Agreement for sale deed, gift deed, Declaration, Affidavit, Boundary Declaration, exchange deed, lease deed, any type of deeds, and to present for Registration to admit execution to any Registration Authority and to have the said documents and / or sign, execute any Gift Deed, any Declaration, Affidavit, Boundary Declaration which includes Municipality Gifts if any and to present for Registration to admit for execution to any Registration Authority and have to the said document registered and / or for whatsoever necessary before the Rajpur Sonarpur Municipality to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessary in my name and in favour to negotiate in my name and to do whatsoever necessary for the same in my name or on my behalf as I could do personally by myself.

20) To work and supervise the construction of the Building or Buildings therein and for that matter, being, purchase, procure all sorts of building materials, electrical and sanitary, fittings and fixtures and to engage Plan makers, Designers, Architects, Engineers, Artisans, Masons, Electricians and workmen. To pay and incur all fees, charges and expenses costs in the matter of construction and all other matters concerning and / or arising out of the construction of the said Building .

21) To appear and to apply for obtaining sanction, permission, clearance and service connection before appropriate authorities (Both Sanitary & Water, electricity) Improvement Trust, K.M.D.A, B.L & L.R.O, WBSEDCL, Fire Brigade, Housing Board of West Bengal and any local and all Government Offices , Municipal Office, and to sign on our behalf all necessary Forms, application, petitions and documents and apply for obtaining permit, license permanent and temporary supply services as may be required for making the Building or Building habitable.

22) To apply for electricity, water, telephone, sewerage, drains and / or connection or any other utility in the said premises. To apply for modification and/ or alterations and / or extended approved/ sanctioned plan and to pay fees and to take delivery of the same and take such other orders or permissions from the necessary authorities which they deem fit and proper.

23) To commence, prosecute, enforce, defend, answer or oppose all or any actions and other legal proceedings and demand touching any of the matters aforesaid or any other matter relating to the said premises in which I am now or may hereafter be interested or connected and also if though fit, give evidence and compromises refer to Arbitration abandon, submit to Judgement or before no-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller, District Court and Small Causes Court.

Page: 9 :

- 24) To Sign, declare, verify and affirm, plant, written statement, petitions, consent petitions, Affidavit, Vokatnama, Warrant of Attorneys , Memorandum of Appeal or any other document or paper in any proceedings in respect of the said premises or connected with any of the matter aforesaid.
- 25) To receive any payment and / or deposit all monies including court Fees, Stamp Duty, Registration Fees, receive refunds and to receive and grant valid receipts and discharges in respect thereof.
- 26) For the better and more effectually executing the powers or authorities aforesaid to retain and employ Solicitors, Advocates, and / or debt collecting or other agents.
- 27) To institute conduct and defend all proceedings for acquisition and / or requisition in respect of the said premises or any part thereof and to receive compensation payable in respect thereof and also to grant, valid receipt and discharges thereof.
- 28) To appear and represent on me before all authorities make commitments and give under takings in connection of the said premises as be required for all or any of the purpose herein contained .
- 29) To appear before the Rajpur Sonarpur Municipality and / or other Authorities regarding the Tax Assessment or in any other way relating to the said premises or any portions thereof or an undivided share or shares therein.
- 30) To appoint and / or terminate the appointment from time to time and to make other or others of any substitute or substitutes for exercising all or any of the authorities herein above contained. The said Attorneys shall construct and develop the multistorey building on the owner's land as per sanctioned Plan approved by Authority of Rajpur Sonarpur Municipality. The said Attorney shall sale ,Gift, transfer, exchange, mortgage, the entire G+ three Storied building with proportionate share of land and common portion (Except owner's allocation) by this power of Attorney Deed.

31) To Sell, Exchange, surrender, lease , mortgage the said the Schedule below property ,being collateral documents of this Power of Attorney and to invest money with any Banker or Bankers or to obtain refund of Stamp Duty or repayment of Court fees or to borrow form time to time any sum of money upon any terms in relation to our property as mentioned in the Schedule below as my Attorney think fit and proper.

32). On my behalf to negotiate on terms for and to agree to and sale the Property Flat/Space , shops, carparking space,or part thereof the Property which seized and possessed of now and hereafter belongs to me mentioned and described in the and proper to engage upon and to enter into any Agreement or Agreements for such sale or sales and/ or to cancel and / or repudiate the same.

33) To execute and register any document or documents in that property relating to his Share (Developer's Allocation) out of total property.

34) On my behalf to receive from the intending purchaser or purchasers for selling of the Schedule property in whole or in part the space, flats, shops and Car parking spaces with others any earnest money and/ or advance or advances from the end also the balance of purchase money to give valid receipt and discharges for the same and operate the said money which will protect the purchaser or purchasers on my account.

35) Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances of Purchasers or their nominee or nominees or assignee or assignees.

36) To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and /or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises either in part or in full as We personally could do ourself, if We personally present.

37) To present any such deed or deeds of Sale, conveyance or conveyances or other document or documents for Registration to admit execution and receipt of consideration before the Registrar of Assurances, at Kolkata, the Additional District-Sub-Registrar, Sub-Registrar or District Registrar, having authority for and to have the said Conveyance or conveyance Registered and to do all other acts, deeds and things which the said Attorney shall consider necessary for the transferring and/ or conveying the said premises to the said purchaser or purchasers as fully and effectually in all respect as we could do the same ourself.

38) To enter into any Agreement with any person or persons or Firm for whatsoever purpose and or Agreement to sell or other wise dispose of any of the property or properties or portion or portions thereof and or transfer and sale the same ,security, release or other whatsoever documents or charge or also to execute or enforce any powers under any such security or charges or otherwise to release or obtain the benefits therefore on such manner as the said Attorneys shall think fit and proper.

39) To Develope the Schedule property and to construct the multistorey building on the said land in accordance with the plan Sanctioned and approved by the appropriate authority of Rajpur Sonarpur Municipality. The said Attorneys shall sale ,Gift, transfer, exchange, mortgage, lease,rent, the entire G+ three Storied building with proportionate share of land and common portion (Except owners allocation mentioned the Development).

40) To negotiate on terms for and to enter into agreement for sale of Schedule-property such as flats, shops, garage space, carparking space together with undivided proportionate share in land as mentioned in the Schedule to any intending purchaser or purchasers at such price or prices as our said Attorney in his absolute discretion think fit and proper and to agreed upon and to enter into agreement for sale / sales and or to cancel the same.

41) It is further declared that both the executant and constituted attorney shall bound to follow all the terms and conditions of this Deed and Previous Developement Agreement .

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any party thereof and for better exercise of the authorities herein contained which we could have lawfully done under my own hands and seals, if I personally present.

SCHEDULE

(Description of the Land with buidling)

ALL THAT piece and parcel of 6 kattas more or less regarding R.S. & L.R. Dag No.493 under R.S.Khatian No.103,L.R.Khatian Nos. 6579,6580 of Mouza-GOARKHARA, J.L.No.22, ward No.10, HoldingNo.178, situated at Goarkhara Road, within P.S & Adl.D.S.R. Sonarpur, Dist. South 24 Parganas ,Kolkata-700150 which is morefully, butted and bounded by as follows:

ON THE NORTH BY : 8 feet wide common passage and Land of R.S.Dag No.492.

ON THE SOUTH BY : 2 feet wide drain and 16 feet wide municipality Road.

ON THE EAST BY :Land of R.S. Dag No.496 .

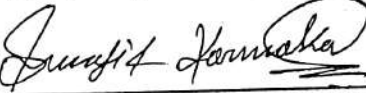
ON THE WEST BY : Land of Others Dag.

That said Attorneys shall demolish the existing building and they will construct and develop the New G+ three storied building on the owners land as per sanctioned Plan approved by Authority of Rajpur Sonarpur Municipality. The said Attorneys shall sale ,Gift, transfer, exchange, mortgage, the entire G+ three Storied building with proportionate share of land and common portion (Except owner's allocation mentioned in the Development agreement which is marked by red border in the plan attached herewith) by this power of Attorney Deed.

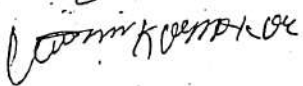
There will be common rights for using the open roof of the top floor, stair case, common passage from ground to top floor of the multistoried building by the said executant and the said attorney or their legal heirs and customers.

Page: 13 :

IN WITNESS WHEREOF , We the executants declared and sign this DEVELOPMENT POWER OF ATTORNEY after registration of Development Agreement on this 31st day of March, 2023.

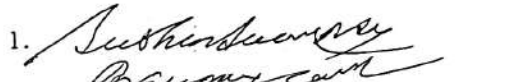
Subscribed as


SIGNATURE OF THE EXECUTANTS
SUBHO CONSTRUCTION
- being represented by its Partners:-

SIGNATURE OF THE ATTORNEYS

Witness :

1. 
Baupur cant
Regd. MB 297/2
2. Asim Bameji
Sonam #2150

Drafted by me


Baupur cant
Regd. MB 297/2

Typed by me





	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME.....SUBHAJIT DAS.....
SIGNATURE.....*Subhajit Das*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME.....*Subhajit Das*.....
SIGNATURE.....*Subhajit Das*.....



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

NAME.....*Subhajit Das*.....
SIGNATURE.....*Subhajit Das*.....

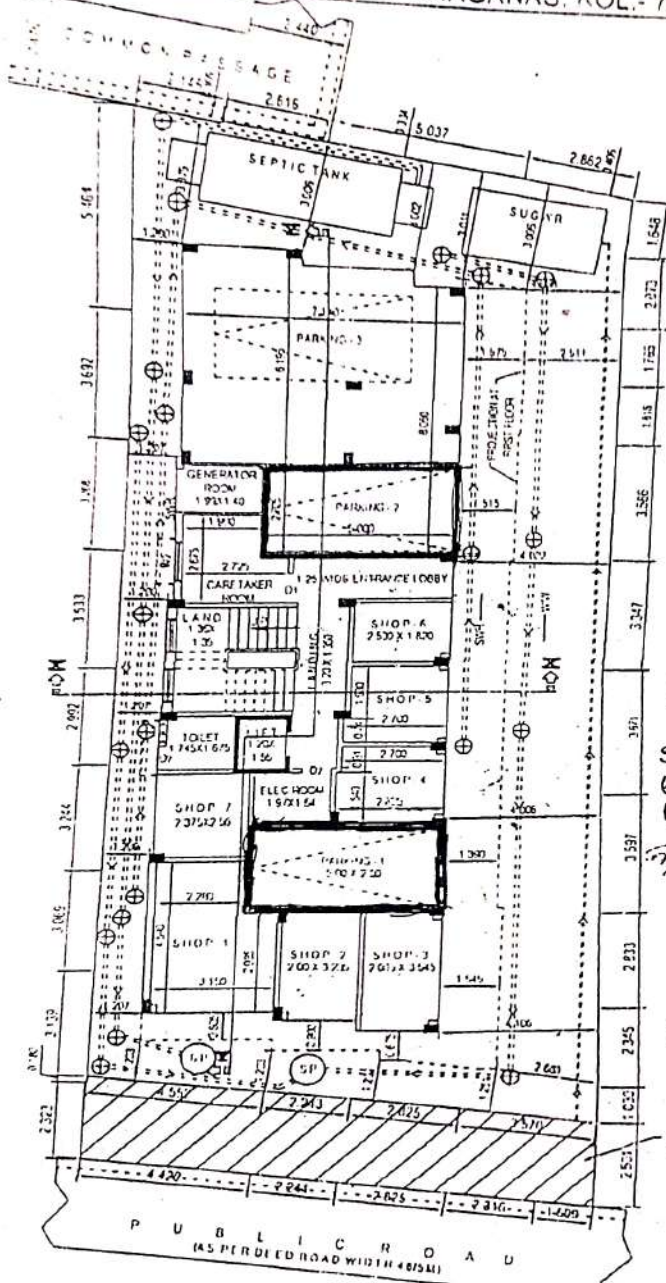


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Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Subhajit Das

GROUND FLOOR PLAN OF G+III STORIED RESIDENTIAL BUILDING OF SRI SUBHAJIT DAS
 AND SRI SUBHAJIT KARMAKAR AT MOUZA - GORKHARA, J.L NO.- 22, R.S & L.R DAG NO.-
 493, R.S KHATIAN NO - 103, L.R KHATIAN NO - 2578, 2579, 2581, 2582, HOLDING NO.- 178
 GORKHARA, WARD NO.- 10 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S -
 SONARPUR, DIST - SOUTH 24 PARGANAS, KOL.- 700150.

SCALE - 1: 1.5



OWNER'S ALLOCATION
 MARKED BY RED
 BORDER.

Subjit ad

Subjit Karanaka

SUBHO CONSTRUCTION
 being represented by its
 Partners.

Subjit Karanaka

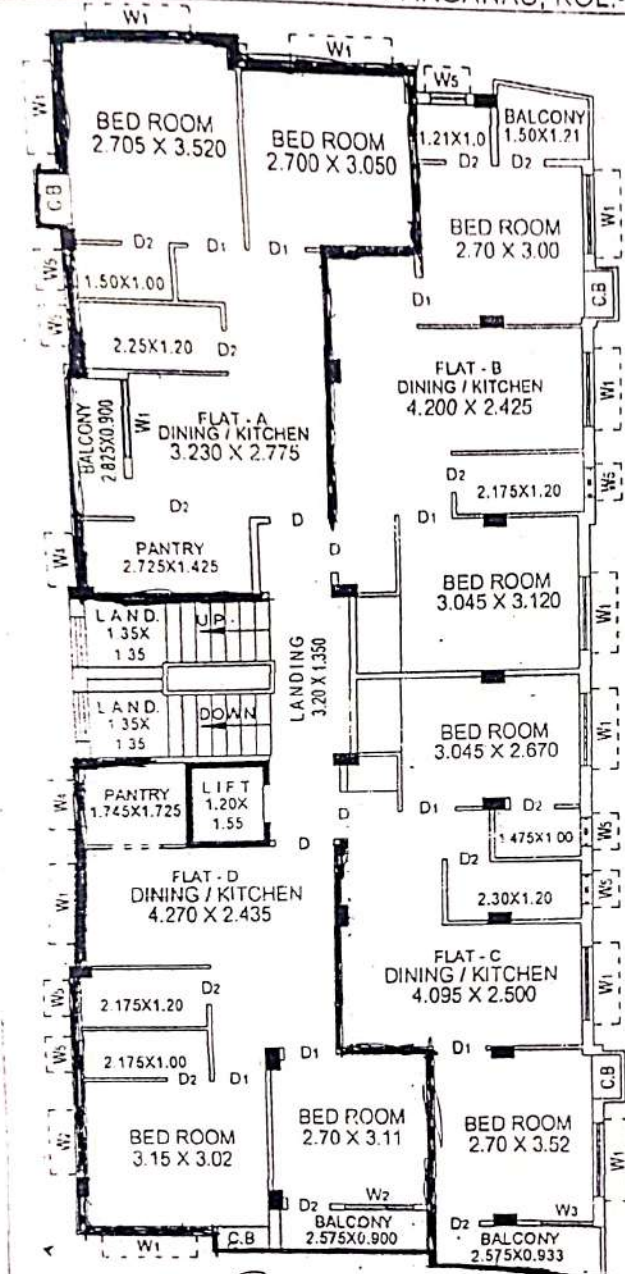
Subjit Karanaka

Amit Sen

AMIT SEN
 K.M.C & R.S.M. ENLISTED
 CHARTERED CIVIL ENGINEER
 (AM3022830)
 Mob: 9883249877/7980134016

TYPICAL FLOOR PLAN OF G+III STORED RESIDENTIAL BUILDING OF SRI SUBHAJIT DAS AND SRI SUBHAJIT KARMAKAR AT MOUZA - GORKHARA, J.L NO.- 22, R.S & L.R DAG NO.- 493, R.S KHATIAN NO.- 103, L.R KHATIAN NO.- 2578, 2579, 2581, 2582, HOLDING NO.- 178 GORKHARA, WARD NO.- 10 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S - SONARPUR, DIST. - SOUTH 24 PARGANAS, KOL.- 700150.

SCALE - 1:1



OWNER'S ALLOCATION MARKED BY RED BORDER

Sushit as

Subho Construction
- being represented by its Partners.

Let me know if you

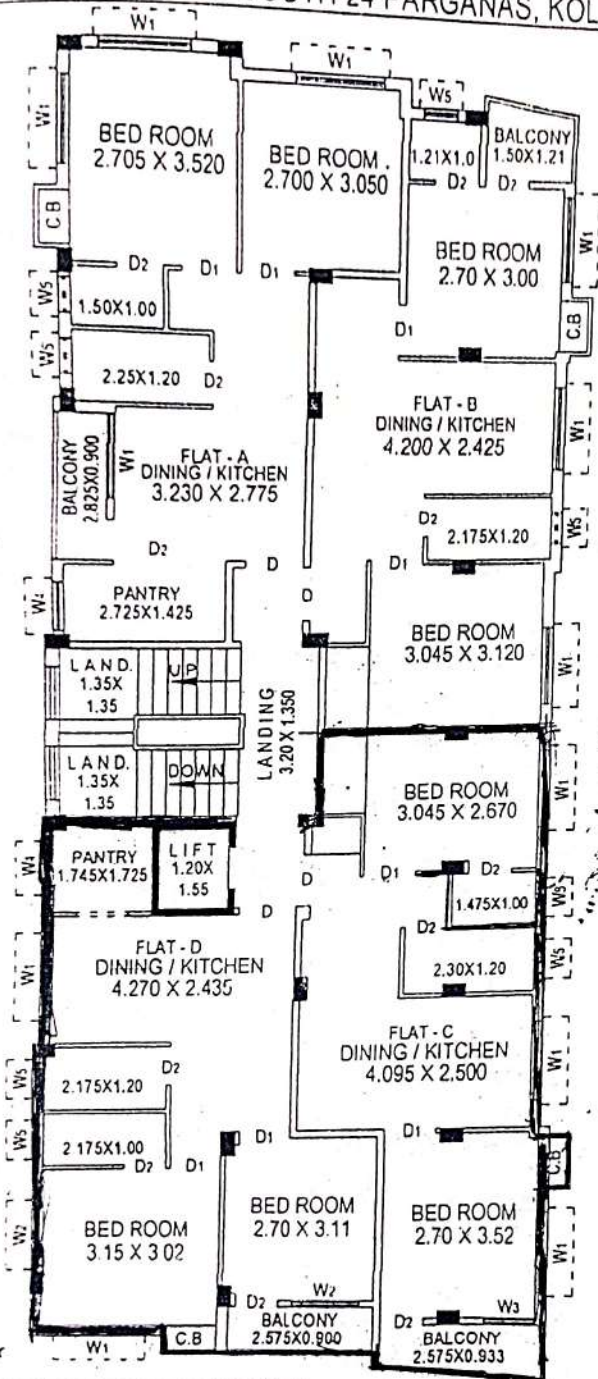
Amit Sen

AMIT SEN
K.M.C & R.S.M. ENLISTED
CHARTERED CIVIL ENGINEER
(AM3022830)
Mob: 9883249877/7980134016

THE TYPICAL FLOOR PLAN

TYPICAL FLOOR PLAN OF G+III STORED RESIDENTIAL BUILDING OF SRI SUBHAJIT DAS
AND SRI SUBHAJIT KARMAKAR AT MOUZA - GORKHARA, J.L NO.- 22, R.S & L.R DAG NO.-
493, R.S KHATIAN NO.- 103, L.R KHATIAN NO.- 2578, 2579, 2581, 2582, HOLDING NO.- 178
GORKHARA, WARD NO.- 10 UNDER RAJPUR - SONARPUR MUNICIPALITY, P.S -
SONARPUR, DIST.- SOUTH 24 PARGANAS, KOL.- 700150.

SCALE - 1:1



OWNER'S ALLOCATION
MARKED BY RED BORDER

Subjit as

Subho Construction
SUBHO CONSTRUCTION
being represented by its
partners -

1. 100% work & OK

Amrit Sen

AMIT SEN
K.M.C & R.S.M. ENLISTED
CHARTERED CIVIL ENGINEER
(AM3022830)
Mob: 9883249877/7980134016

1st FLOOR PLAN

Major Information of the Deed

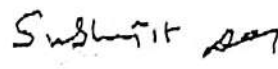
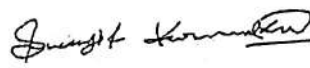
Deed No. :	I-1608-02594/2023	Date of Registration :	31/03/2023
Query No / Year :	1608-8000858154/2023	Office where deed is registered :	
Query Date :	31/03/2023 2:57:41 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	S Das Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831131698, Status : Advocate		
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. 30,00,000/-	Rs. 79,41,180/-		
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]:- 160802592/2023 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: GORKHARA A, Mouza: Gorkhara-(022), Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-493 (RS :-)	LR-6579	Bastu	Bastu	3 Katha	15,00,000/-	39,70,590/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
L2	LR-493 (RS :-)	LR-6580	Bastu	Bastu	3 Katha	15,00,000/-	39,70,590/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
					9.9Dec	30,00,000 /-	79,41,180 /-	
					9.9Dec	30,00,000 /-	79,41,180 /-	
		TOTAL :						
		Grand Total :						

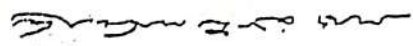
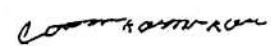
Principal Details :

Sl. No.	Name, Address, Photo, Finger-print and Signature
1	Mr Subhajit Das (Presentant) Son of Mr Shyam Sundar Das Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office  31/03/2023  LTI 31/03/2023  31/03/2023 32 Dixon Lane, City:- , P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aixxxxxx1j, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office
2	Mr Suvajit Karmakar Son of Mr Uttam Karmakar Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office  31/03/2023  LTI 31/03/2023  31/03/2023 Adrija Apartment, 27 Mitrapara Second Lane, City:- , P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: irxxxxxx6r, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 31/03/2023 , Admitted by: Self, Date of Admission: 31/03/2023 ,Place : Office

Attorney Details :

Sl. No.	Name, Address, Photo, Finger-print and Signature
1	SUBHO CONSTRUCTION 1072/182 R.n.c. Road, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147 , PAN No.:: ADxxxxxx9G, Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

No	Name	Address	Photo	Finger Print	Signature
1	Mr Shyam Sundar Das Son of Late Jibon Krishna Das Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office				
			Mar 31 2023 4:13PM	LTI 31/03/2023	31/03/2023
	32 Dixon Lane, City:- , P.O:- Entaly, P.S:-Muchipara, District:-Kolkata, West Bengal, India, PIN:- 700014, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxx5n, Aadhaar No Not Provided Status : Representative, Representative of : SUBHO CONSTRUCTION				
2	Mr Uttam Karmakar Son of Late Sudhir Karakar Date of Execution - 31/03/2023, , Admitted by: Self, Date of Admission: 31/03/2023, Place of Admission of Execution: Office				
			Mar 31 2023 4:14PM	LTI 31/03/2023	31/03/2023
	Adrija Apartment, 27 Mitrapara Second Lane, City:- , P.O:- Harinavi, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: amxxxxxx9b, Aadhaar No Not Provided Status : Representative, Representative of : SUBHO CONSTRUCTION				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Asim Banerjee Son of Late Gopal Ch Banerjee Sonarpur, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	31/03/2023	31/03/2023	31/03/2023
Identifier Of Mr Subhajit Das, Mr Suvajit Karmakar, Mr Shyam Sundar Das, Mr Uttam Karmakar			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhajit Das	SUBHO CONSTRUCTION-2.475 Dec
2	Mr Suvajit Karmakar	SUBHO CONSTRUCTION-2.475 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Subhajit Das	SUBHO CONSTRUCTION-2.475 Dec
2	Mr Suvajit Karmakar	SUBHO CONSTRUCTION-2.475 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: GORKHARA A, Mouza: Gorkhara-(022), Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 493, LR Khatian No:- 6579	Owner:শুভজিৎ দাস, Gurdian:শ্যাম সুন্দর দাস, Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mr Subhajit Das
L2	LR Plot No:- 493, LR Khatian No:- 6580	Owner:শুভজিৎ কর্মকার, Gurdian:উত্তম , Address:নিজ , Classification:বাস্ত, Area:0.05000000 Acre,	Mr Suvajit Karmakar

Endorsement For Deed Number : I - 160802594 / 2023

On 31-03-2023, I have received from Mr. Subhajit Das, Son of Mr. Shyam Sundar Das, 32 Dixon Lane, P.O: Entaly, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mr. Subhajit Karmakar, Son of Mr. Uttam Karmakar, Adrija Apartment, 27 Mitrapara Second Lane, P.O: Harinavi, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business, Indetified by Mr. Asim Banerjee, Son of Late Gopal Ch Banerjee, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business, the following document for registration:

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)
Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules 1962
Presented for registration at 13:56 hrs on 31-03-2023, at the Office of the A.D.S.R. SONARPUR by Mr. Subhajit Das, one of the Executants.

Certificate of Market Value (WB RUV Rules of 2001)
Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 79,41,180/-

Admission of Execution (Under Section 58, W.B. Registration Rules 1962)
Execution is admitted on 31/03/2023 by 1. Mr. Subhajit Das, Son of Mr. Shyam Sundar Das, 32 Dixon Lane, P.O: Entaly, Thana: Muchipara, Kolkata, WEST BENGAL, India, PIN - 700014, by caste Hindu, by Profession Business, 2. Mr. Subhajit Karmakar, Son of Mr. Uttam Karmakar, Adrija Apartment, 27 Mitrapara Second Lane, P.O: Harinavi, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business, Indetified by Mr. Asim Banerjee, Son of Late Gopal Ch Banerjee, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules 1962) [Representative]
Execution is admitted on 31-03-2023 by Mr. Shyam Sundar Das, Indetified by Mr. Asim Banerjee, Son of Late Gopal Ch Banerjee, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Execution is admitted on 31-03-2023 by Mr. Uttam Karmakar, Indetified by Mr. Asim Banerjee, Son of Late Gopal Ch Banerjee, Sonarpur, P.O: Sonarpur, Thana: Sonarpur, South 24-Parganas, WEST BENGAL, India, PIN - 700150, 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 2408, Amount: Rs.100.00/-, Date of Purchase: 27/03/2023, Vendor name: Sankar Kumar Sarkar


Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Register of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2023, Page from 48733 to 48756
being No 160802594 for the year 2023.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.04.04 11:38:50 +05:30
Reason: Digital Signing of Deed.

AR

(Arindam Chakraborty) 2023/04/04 11:38:50 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)