

10611/2

1-10274/23



पश्चिम बंगाल WEST BENGAL

AP 321494

14.07.2023
8/1782816/23

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

District Sub-Register-III
Alipore, South 24-pargan.

DEVELOPMENT POWER OF ATTORNEY:

14 JUL 2023

KNOW BYE AND THESE PRESNETS WITNESSES that I, **SMT. KHELNA DHAR** PAN.BIUPD.7185C, AADHAAR NO. 5543 6296 7794, wife of Sri Pradip Kumar Dhar, by faith Hindu, by Occupation- House wife, by Nationality-Indian residing at Chowhati Bidhan Block, P.O. Chowhati, P.S. Sonarpur, Kolkata-700149, District South 24-Parganas, do hereby **SEND GREETINGS:-**

Khelna Dhar



Scanned with OKEN Scanner

001016

23 JUN 2023

Sl. No.....Dt.....Rupay 100/-

Address.....

P.O.....P.S.....

Vendor.....

AMITABHA ROY (Advocate)
Alipore Police Court, Kolkata 700 027

Jayanta Dey
ALIPORE POLICE COURT
Kolkata-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS, ALIPORE
14 JUL 2023

Nimai Jana
S/o Sudhis Jana
Alipore Police Court
Kolkata-27
P.O. & P.S. - Alipore
Deputy Clerk.



WHEREAS the owner/principal herein executed and registered a Development Agreement in favour of the Developer herein, which was registered at D.S.R. III Alipore vide Book No. I, Deed No. 10265 for the year 2023 for these reasons and more terms and conditions and power to develop and sell the developer's allocated portion, the principal appoint, constitute and nominate to **"JAGANNATH ENTERPRISE"** PAN **AATFJ 3358F**, a Partnership Firm, having its Registered office at 70, Kendua Main Road, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Pargnas, represented by its Partners namely 1. **MRS. KEYA PATRA**, PAN **ECZPP 0353Q**, **AADHAAR NO. 8823 05601344**, wife of Mr. Rudra Patra, by faith Hindu, by Occupation Business, by Nationality Indian, residing at 18, Ashutosh Pally, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Pargnas, 2. **SUBIR DAS**, PAN **ALXPD 0117B**, **AADHAAR NO. 5123 3250 7128**, son of Sri Prafulla Das, by faith Hindu, by Occupation Business, by Nationality Indian, residing at Boral Lake Pally, P.O. Boral, P.S. Sonarpur now Narendrapur, Kolkata-700154, District South 24-Parganas and 3. **MAIDUL ALI MOLLA** PAN **AWTPM 3233G**, **AADHAAR NO. 7181 6703 6656**, son of late Rahim Ali Molla, by faith Islam, by Occupation Business, by Nationality Indian, residing at 122, Garia, Sreerampur, P.O. Garia, P.S. Patuli, Kolkata-700084, District South 24-Parganas, as my true and lawful attorney to make, perform, execute and exercise and all or any of the several acts, deeds, things powers authorities, matter herein mentioned in my name and on behalf that is to say:-

1. To sell all flats, car parking paces save and except owner's allocated two flats each measuring 700 Sq.ft. super built up area on the Third

Kheema Dhar

floor and Two flats each measuring 800 Sq.ft. super built up area First floor front side and two Carparking spaces on the ground floor as per sanction of the Building plan together with proportionate share right of all common area and facilities and non refundable sum of Rs. 5,00,000/- (Rupees five lakhs) only together with undivided proportionate share of Bastu land measuring **6 Cottah 4 Chittaks be the same a little more or less together with 100 Sq.ft. Tilled shed** structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal Holding No. 125, Bidhan Block, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, together undivided proportionate share of the land and Premises has described in the schedule hereunder written together with common rights of the common parts of the building and common amenities and benefits of the said proposed building more fully described in the Schedule below to any purchaser or purchasers at such price which our said attorney in his discretion think fit and proper and/or cancelled or to reputed the same.

2. To receive from the intending purchaser or purchasers any earnest money and or advance or advances and also the balance of purchase money and to give good valid receipt and discharge for the same

Khelma Dhan

which will protect the purchaser/purchasers money to be received by our aforesaid attorney.

3. Upon such receipt as aforesaid property in my name and as my act and deed to sign execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser or purchasers or her nominee or nominees and to deliver possession thereof .
4. To sign and execute all other deeds , instruments and assurances which they shall consider and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said flats and car parking spaces under Developer's allocation as I could do myself if personally present.
Development Agreement vide NO - 10265/23
5. To present any such conveyance or conveyances for registration to admit, execution and receipt of consideration before the Sub-Registrar Alipore Distract Registrar Alipore, Registrar of Assurance Kolkata having Authority for and to has the said conveyance registered and to do all acts , deeds and things which my said attorney shall consider necessary for conveying the said flats under developer's allocation to the said purchaser or purchasers as fully and effectually in all respect as we could do the same myself in respect of developer's allocation.

Kheha Dhan

Kheha Dhan

6. To sign building plan, revise building plan, letters, correspondences and documents and to receive all papers, documents, maps or plans from the Rajpur Sonarpur Municipality or other local authorities and for that purpose to sign grant proper and effectual receipts and discharges.
7. To sign, execute and registry of Boundary Declaration, splayed portion, strip portion of land of the Rajpur Sonarpur Municipality Which are require for obtaining sanction plan or revised building plan on my behalf.
8. To apply for Electricity, Gas, sewers, drainage, water, and other connections, and for that purpose to make and sign necessary papers and applications in my name and to make payment of all fees, charges, and expenses in respect thereof.

AND I hereby agree to ratify and confirm all and whatsoever other act or acts as my said attorney shall lawfully do, execute or perform or cause to be executed or performed in connection with the sale of my said property under and by virtue of this Deed notwithstanding no express power in that behalf if hereunder provided.

Khelue Dhan

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring **6 Cottah 4 Chittaks** be the same **a little more or less together with 100 Sq.ft. Tilled shed** structure standing thereon, lying and situated at Mouza-Chowhati, J.L. No. 76, R.S. No.234, Touzi No. 70,71 Lay out Plot No. 448, C.S. & R.S. Plot No. 127, under R.S. Khatian No. 457, L.R. Khatian No.1045, within P.S. Sonarpur, within the limits of Rajpur Sonarpur Municipality, Ward No. 023, Being Municipal **Holding No. 125, Bidhan Block**, Assessment No. 1104302146420, A.D.S.R. Sonarpur, PIN 700149, in the District of South 24-Parganas, together with all easement and quasi-easement rights, tittle , interest , facilities and the said property is butted and Bounded as follows :- **(Road Zone Bidhan Block)**

ON THE NORTH :By 18' ft wide Municipal Road

ON THE SOUTH :By LOP No. 452,

ON THE EAST : By LOP No.450,

ON THE WEST: By 18'ft. wide Municipal. Road,

Khelma Dhan

IN WITNESS WHEREOF the both parties (Principal and attorney) have set and subscribed their respective hand on the 14th day of July 2023.

SIGNED AND DELIVERED

At Kolkata in the presence of

WITNESSES:-

1. Piasa Ghosh Mondal
Jagaddal School Rd,
P. O. - Jagaddal, Kal-700151

Kheha Dhan
SIGNATURE OF THE PRINCIPAL

2. Rudra Patra
Alipore Police Court
KOL. 27

JAGANNATH ENTERPRISE
Keya Patra
Partner

JAGANNATH ENTERPRISE
Sabin Das
Partner

JAGANNATH ENTERPRISE
Manish Anand
Partner
SIGNATURE OF THE DEVELOPER

Drafted by me:-

Amitabha Ray
Advocate
Alipore Police Court
KOL: 27
WB/236/1984

Typed by me:-

Tapas Kumar Santra
Alipore Police Court
Kolkata-700027.

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand					
right hand					

KHEL NADHAR

Signature Kheha Dhan

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand					
right hand					

Name KEYA PATRA

Signature Keya Patra

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand					
right hand					

Name SUBIR DAS

Signature Subir Das

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger



left hand					
right hand					

Name MAIDUL ALI MOLLA

Signature Maidul Ali Molla





GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB20 20090273365
Name : NIMAI JANA
Address :
E 271 BAISHNABGHATA PATULI
KOLKATA (M CORP) KOLKATA 700094



Form 7 Rule 10(2)
S/DW Of : S. JANA

Date of Issue	31-12-2009	Blood Group : B+
Valid Till (NT)	30-12-2029	Date of Birth :
Valid Till (TR)	01-12-2024	03-06-1988

Issuing Authority I.A. 24444444444444444444
Licencing Authority Sign 

Licence holder sign

Authorisation to drive the following vehicle class throughout India

Vehicle Class	Date Of Issue
MCWG	20-05-2022
LAV	31-12-2009
LMVCAB	02-12-2016




Nimai Jana

Major Information of the Deed

Deed No. :	I-1603-10274/2023	Date of Registration	14/07/2023
Query No / Year	1603-8001782816/2023	Office where deed is registered	
Query Date	14/07/2023 11:22:33 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	NIMAI JANA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980406399, 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. 45,26,995/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310265/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

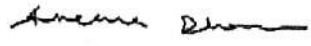
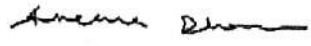
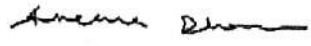
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Chauhati, , Ward No: 023, Holding No:125 Pin Code : 700149

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-127	LR-1045	Bastu	Bastu	6 Katha 4 Chatak	1/-	44,99,995/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :					10.3125Dec	1 /-	44,99,995 /-	

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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 2 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :			100 sq ft	1 /-	27,000 /-

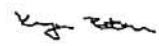
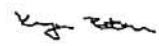
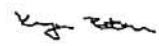
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office </td> <td>  14/07/2023 </td> <td>  LTI 14/07/2023 </td> <td>  14/07/2023 </td> </tr> </tbody> </table> CHOWHATI BIDHAN BLOCK, City:- , P.O:- CHOWHATI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700149 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: B1xxxxxx5C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	Name	Photo	Finger Print	Signature	Mrs KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023
Name	Photo	Finger Print	Signature						
Mrs KHELNA DHAR (Presentant) Wife of Mr PRADIP KUMAR DHAR Executed by: Self, Date of Execution: 14/07/2023 , Admitted by: Self, Date of Admission: 14/07/2023 ,Place : Office	 14/07/2023	 LTI 14/07/2023	 14/07/2023						

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JAGANNATH ENTERPRISE 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: AAXxxxxx8F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mrs KEYA PATRA Wife of RUDRA PATRA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office </td> <td>  Jul 14 2023 11:27AM </td> <td>  LTI 14/07/2023 </td> <td>  14/07/2023 </td> </tr> </tbody> </table> 18, Ashutosh Pally, 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.: ECxxxxxx3Q,Aadhaar No Not Provided Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)	Name	Photo	Finger Print	Signature	Mrs KEYA PATRA Wife of RUDRA PATRA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:27AM	 LTI 14/07/2023	 14/07/2023
Name	Photo	Finger Print	Signature						
Mrs KEYA PATRA Wife of RUDRA PATRA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:27AM	 LTI 14/07/2023	 14/07/2023						

Name	Photo	Finger Print	Signature	
Mr SUBIR DAS Son of Mr PRAFULLA DAS Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:26AM	 LTI 14/07/2023	 14/07/2023	
Boral Lake Pally, 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.: ALxxxxxx7B,Aadhaar No Not Provided Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)				
3	Name Mr MAIDUL ALI MOLLA Son of Late RAHIM ALI MOLLA Date of Execution - 14/07/2023, , Admitted by: Self, Date of Admission: 14/07/2023, Place of Admission of Execution: Office	 Jul 14 2023 11:25AM	 LTI 14/07/2023	 14/07/2023
122,Garia Sreerampur, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India PIN:- 700084, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.: AWxxxxxx3G,Aadhaar No Not Provided Status : Representative, Representative of : JAGANNATH ENTERPRISE (as)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr NIMAI JANA Son of Mr SUDHI JANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027	 14/07/2023	 14/07/2023	 14/07/2023
Identifier Of Mrs KHELNA DHAR, Mrs KEYA PATRA, Mr SUBIR DAS, Mr MAIDUL ALI MOLLA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs KHELNA DHAR	JAGANNATH ENTERPRISE-10.3125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs KHELNA DHAR	JAGANNATH ENTERPRISE-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: BIDHAN BLOCK, Mouza: Nauhati, Ward No: 023, Holding No:125 Pin Code : 700149

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 127, LR Khatian No:- 1045	Owner:রিফিউজি রিহেবিলিটেশন ডিপার্টমেন্ট, Address:নিজ , Classification:বাস্ত, Area:0.18000000 Acre,	Owner Name not selected by applicant.

14-07-2023

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 11:24 hrs on 14-07-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mrs KHELNA DHAR ,Executant.

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 45,26,995/-

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

Execution is admitted on 14/07/2023 by Mrs KHELNA DHAR, Wife of Mr PRADIP KUMAR DHAR, CHOWHATI BIDHAN BLOCK, P.O: CHOWHATI, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700149, by caste Hindu, by Profession House wife

Indetified by Mr NIMAI JANA, , , Son of Mr SUDHI JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 14-07-2023 by Mrs KEYA PATRA, , JAGANNATH ENTERPRISE, 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr NIMAI JANA, , , Son of Mr SUDHI JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by Mr SUBIR DAS, , JAGANNATH ENTERPRISE, 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr NIMAI JANA, , , Son of Mr SUDHI JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 14-07-2023 by Mr MAIDUL ALI MOLLA, , JAGANNATH ENTERPRISE, 70, KENDUA MAIN ROAD, City:- , P.O:- GARIA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr NIMAI JANA, , , Son of Mr SUDHI JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 1016, Amount: Rs.100.00/-, Date of Purchase: 23/06/2023, Vendor name: Jayanta Dey

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 285543 to 285558
being No 160310274 for the year 2023.**



Dhar

Digitally signed by Debasish Dhar
Date: 2023.07.14 13:54:21 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/07/14 01:54:21 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)