

1735/23

J- 1741/23

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✓ पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

Carriage Stamp 1735/23 35

Registered for Development Power Attorney and
Other documents in the name of the above mentioned
person in the name of the above mentioned person.

08 FEB 2023

DEVELOPMENT POWER ATTORNEY

(After Registered Development Agreement)

Alipore, South 24-parganas

TO ALL WHOM THESE PRESENTS SHALL COME WE(1) SRI BHUPAL NASKAR (having PAN ADGPN2426C, Aadhaar No. 8530 0353 8815), son of Late Sudhir Chandra Naskar, by occupation *Business* and (2) SMT. APARNA NASKAR (having PAN AKTPN3711C, Aadhaar No. 8005 5569 1401), wife of Sri Bhupal Naskar, by occupation *House-wife* both by faith Hindu, by Nationality Indian, residing at Tegharia, P.O. Ramkrishna Pally, Kolkata - 700 150, Post Office and Police Station Sonarpur, District south 24-Parganas, hereinafter collectively called and referred to as the **OWNERS/PRINCIPALS SEND GREETINGS:**

Contd.....

1635

- 2 FEB 2023

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

Name : BHUPAL NASKAR & ANO,

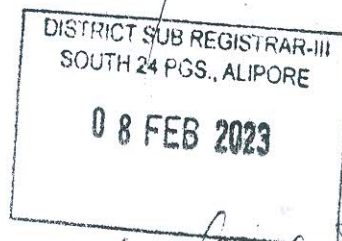
Address : Tegharia, Sonarpur, Kolkata-700 650.

Vendor :
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27



Chanchal Sarkar
Advocate
son of Late Hari Kumar Sarkar
Alipore Judge's Court

WHEREAS:

- A) We, the owners herein are thus jointly seized and possessed of or otherwise well and sufficiently entitled to ALL THAT the piece and parcel of Bastu land measuring 09 Cottahs 13 Chhitacks 42 Sq.ft. more or less of land at Mouza Nischintapur, J.L. No.53, in L.R. Dag No.171, L.R.Khatian Nos.1255, 1254, being the Holding No.3185, Nischintapur, Police Station Sonarpur under ward No.8 of Rajpur-Sonarpur Municipality and we are acquired our joint ownership over the said property on 09-03-2009 by virtue of two respective Deeds of Sale made in our favour.
- B) For the purposes of development of the aforesaid property, we have jointly entered into one **Development Agreement dtd.07-02-2023** with **SRI BHUPAL NASKAR (having PAN ADGPN2426C, Aadhaar No. 8530 0353 8815)**, son of Late Sudhir Chandra Naskar, by faith Hindu, by Nationality Indian, carrying on business as Developer and Promoter under the name and style of **MAA TARA ENTERPRISE**, as **Proprietor** thereof having his Office at No.3190, Tegharia, P.O. Dashani Para, Kolkata - 700 150, Post Office Ramkrishna Pally, Police Station Sonarpur, District south 24-Parganas on the terms and conditions therein contained and the said Development Agreement was registered at the **Office of District Sub-Registrar-III, Alipore South 24-Parganas** and recorded in its **Book No. I, Being No. 160301,** for the year 2023.

Pharna Naskar

Contd.....



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
08 FEB 2023

C) Now, therefore in terms of the said Registered Development Agreement dated 07-02-2023 to facilitate the said **BHUPAL NASKAR**, Proprietor of **MAA TARA ENTERPRISE**, it is expedient on our part to grant and/or execute this Development Power of Attorney in his favour as aforesaid, in the manner hereinafter appearing.

NOW KNOWN YE BY THESE PRESENTS, we, the said Owners/Principals, the joint Landowners of the said property situated at **Holding No.3185, Nischintapur, Kolkata- 700 150** under Ward No.8 of Rajpur-Sonarpur Municipality, District South 24-Parganas, fully described in the **SCHEDULE** hereunder i.e., the Owners/Principals herein do hereby nominate, constitute and appoint the said, **BHUPAL NASKAR** Proprietor of **MAA TARA ENTERPRISE**, to be our true and lawful **ATTORNEY** to do, execute and perform all or any of the following acts, deeds, matters and things in connection with development of the said property situated at Holding No.3185, Nischintapur, Kolkata- 700 150 that is to say:

1. To appear act in all the Courts, Civil, Revenue or Criminal whether original or appellate or before any of its Tribunals or any other local authority including Police Authority or before the Consumer Forum or before any of its Appellate Authorities.
2. To approach all concerned authorities of Rajpur-Sonarpur Municipality (Building, Drainage and Water Department), Fire Brigade Authority,

Contd.....

Police Department, West Bengal State Electricity Distribution Company Ltd. for the purposes of obtaining Sanction of Building Plan, obtaining other permissions, as concerned in respect of the schedule premises and for that to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities under various laws, as envisaged and also preferring appeal/appeals pursuant to any order of the competent authority/authorities made under the provisions as envisaged in connection with the said schedule premises, hereunder written.

3. To carry on correspondence with all concerned authority/authorities in respect of the said schedule premises
4. To sign and execute and represent us before all concerned authority/authorities whether it is Government, Semi-Government or any statutory bodied as may be necessary in connection with the said schedule premises to sale, transfer the Flats/Commercial Spaces/Car Parking Spaces in respect of Developer's Allocations only (excluding Landowners Allocations) of the newly constructed building and to present the Deed of Sale to the Registration Office on our behalf.
5. To make application and submit the new building plan and/or amendment to Rajpur-Sonarpur Municipality in terms of the Registered Development Agreement dtd.07th February, 2023 for the purpose of getting building plans and/or revalidated/revised plan/completion plan and certificate and to give such other

Contd.....

applications, writings, undertaking or any registered undertaking as may be required in connection with the building plan for sanction and said schedule premises and the said Attorney also shall sign in sanction plan on our behalf as and when necessary.

6. To sign and execute for obtain water connection, drainage connection at the said schedule premises and occupation and completion certificate from Rajpur-Sonarpur Municipality and other concerned authorities and also WBSEDCL for obtaining electric connection and others.
7. To approach in any Government Department both State and Central statutory/authorities for the purpose of obtaining permission and/or sanction in connection with the said building plan.
8. To give necessary letter, writings and undertaking to Rajpur-Sonarpur Municipality, Fire Brigade Department for occupying the said premises and/or obtaining necessary **NO OBJECTION** Certificate (N.O.C.) from the department in connection with the said premises.
9. To make application and submit the amendment or new building plans to Rajpur-Sonarpur Municipality, Licence Department for Lift under Govt. of West Bengal including all departments or any other authorities for the purpose of getting the building plans and/or revalidated and to give such other applications, writings undertakings in connection with the said schedule premises.

Contd.....

10. To sign and verify complaints, written statements, petitions of claims and objections, Memorandum of Appeal and petitions and applications of all kinds-swear affidavits and to file them in any such Courts or Office, Tribunal or Authorities.
11. To appoint Advocate or any other legal practitioner on our behalf.
12. To apply to Courts and Officers for copies of documents and papers.
13. To accept service of any summons, notice or writ issued by any Court or Office against us and to accept registered letters.

Be it noted that the Attorney shall have construction right and shall have every right to transfer from Developer's Allocation/Allocated shares in the newly constructed building to the intending Purchaser/s except the possession of the Owners' Allocation.

AND GENERALLY to do all acts. Deeds and things necessary for the above mentioned purpose.

AND we do hereby agree that all acts, deeds and things lawfully done by our said Attorney shall be deemed to have been done by us and we hereby undertake to ratify and confirm all acts lawfully done for me by virtue of this Power hereby given.

Contd.....

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

ALL THAT the piece or parcel of **9 (Nine) Cottahs**
13 (Thirteen) Chhitacks 42 (Forty-two) Sq. ft. more or less of
together with Tile Shed structure of 300 sq. ft. more or less thereon
Bastu land situated lying at **Mouza Nischintapur**, J. L. No. 53,
 comprised in L. R. Dag No.171, under L. R. Khatian Nos. 1255, 1254,
 Police Station and Addl. District Sub-Registration Office Sonarpur,
 District South 24-Parganas, being **Holding No. 3185, Nischintapur,**
Kolkata-700 150, under Ward No.8 of Rajpur-Sonarpur Municipality,
 whereon the proposed **Ground plus Four Storied Building** would be
 constructed. The said property is butted and bounded as follows :

ON THE NORTH : By Property of Mr. Halder ;

ON THE SOUTH : By 25'ft. wide Common Road ;

ON THE EAST : By Others property ;

ON THE WEST : By 50' ft. wide Municipal Road (Mission
 Pally Road);

Balulal Waskar

Aparna Naskar

Banyal Naskar

IN WITNESS WHEREOF We the Owners/Principals and the Attorney hereto have hereunto set and subscribed our respective hands and seals on the day ^{08th February, 2023} ~~month and year first above written~~ herein.

Aparna Naskar

SIGNED, SEALED AND DELIVERED
BY THE **OWNERS/PRINCIPALS**
AT Kolkata IN THE PRESENCE OF:

1. *Chanchal Santra*
Advocate *Banyal Naskar*
 2. *Satarupa Mondal*
Advocate *Aparna Naskar*
- (Signature of the Owners/ Principals)

SIGNED, SEALED AND DELIVERED
BY THE **DEVELOPER** through its
PARTNERS AT Kolkata IN THE
PRESENCE OF:

1. *Chanchal Santra*
Advocate **MAA TARA ENTERPRISE**
 2. *Satarupa Mondal*
Advocate *Banyal Naskar*
Alipore Judges Court Kol-27 **Proprietor**
- (Signature of the Attorney)

Drafted by:

Chanchal Santra
(Chanchal Santra)

Advocate

Regn.No.WB/496/1984
Alipore Judges' Court.

Typed by:

Sunil Kr. Dey
(Sunil Kr. Dey)

513, C. R. Colony, Baghajatin

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb 1st finger Middle Finger Ring Finger Small Finger

 Bhupal Naskar	left hand					
	right hand					

Name ...BHUPAL...NASKAR

Signature ...Bhupal Naskar

Thumb 1st finger Middle Finger Ring Finger Small Finger

 Aparna Naskar	left hand					
	right hand					

Name ...APARNA...NASKAR

Signature ...Aparna...Naskar

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-01741/2023	Date of Registration	08/02/2023
Query No / Year	1603-8000340457/2023	Office where deed is registered	
Query Date	08/02/2023 12:01:36 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	CHANCHAL SANTRA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830304855, 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. 1,31,40,112/-		
Stamp duty 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]:- 160301732/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

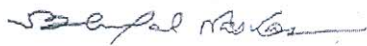
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Ward No: 8, Holding No:3185 Pin Code : 700150

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-181	LR-980	Bastu	Bastu	9 Katha 13 Chatak 42 Sq Ft		1,30,59,112/-	Width of Approach Road: 50 Ft., Project Name :
Grand Total :					16.2869Dec	0 /-	130,59,112 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	0/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
	Total :	300 sq ft	0 /-	81,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BHUPAL NASKAR Son of Late SUDHIR CHANDRA NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	08/02/2023	LTI 08/02/2023	08/02/2023	
TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District: South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx6C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				
2	Name Smt APARNA NASKAR Wife of Mr BHUPAL NASKAR Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	08/02/2023	LTI 08/02/2023	08/02/2023	
TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District: South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AKxxxxxx1C,Aadhaar No Not Provided, Status :Individual Executed by: Self, Date of Execution: 08/02/2023 , Admitted by: Self, Date of Admission: 08/02/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MAA TARA ENTERPRISE 3190 TEGHARIA DAKSHIN PARA, City:- , P.O:- RAMKRISHNA PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.: ADxxxxxx6C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl 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> Mr BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Feb 8 2023 12:05PM</td> <td>LTI 08/02/2023</td> <td>08/02/2023</td> <td></td> </tr> </tbody> </table> TEGHARIA DAKSHIN PARA, RAMKRISHNA PALLY, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District: South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx6C, Aadhaar No Not Provided Status : Representative, Representative of : MAA TARA ENTERPRISE (as AS DIRECTOR)	Name	Photo	Finger Print	Signature	Mr BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office				Feb 8 2023 12:05PM	LTI 08/02/2023	08/02/2023	
Name	Photo	Finger Print	Signature										
Mr BHUPAL NASKAR (Presentant) Son of Late SUDHIR CHANDRA NASKAR Date of Execution - 08/02/2023, , Admitted by: Self, Date of Admission: 08/02/2023, Place of Admission of Execution: Office													
Feb 8 2023 12:05PM	LTI 08/02/2023	08/02/2023											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr CHANCHAL SANTRA Son of Late HARI KUMAR SANTRA ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
08/02/2023	08/02/2023	08/02/2023	

Identifier Of Mr BHUPAL NASKAR, Smt APARNA NASKAR, Mr BHUPAL NASKAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BHUPAL NASKAR	MAA TARA ENTERPRISE-8.14344 Dec
2	Smt APARNA NASKAR	MAA TARA ENTERPRISE-8.14344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BHUPAL NASKAR	MAA TARA ENTERPRISE-150.00000000 Sq Ft
2	Smt APARNA NASKAR	MAA TARA ENTERPRISE-150.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Missiom pally Road, Mouza: Nishchintapur, , Ward No: 8, Holding No:3185 Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 181, LR Khatian No:- 980	Owner:অপর্ণা নন্দর, Gurdian:ভূপাল নন্দর, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.

On 08-02-2023

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 12:04 hrs on 08-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BHUPAL NASKAR ,.

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 1,31,40,112/-

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

Execution is admitted on 08/02/2023 by 1. Mr BHUPAL NASKAR, Son of Late SUDHIR CHANDRA NASKAR, TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Smt APARNA NASKAR, Wife of Mr BHUPAL NASKAR, TEGHARIA DAKSHI PARA, RAMKRISHNA PALLY, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession House wife

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-02-2023 by Mr BHUPAL NASKAR, AS DIRECTOR, MAA TARA ENTERPRISE, 3190 TEGHARIA DAKSHIN PARA, City:- , P.O:- RAMKRISHNA PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Mr CHANCHAL SANTRA, , , Son of Late HARI KUMAR SANTRA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 1635, Amount: Rs.100.00/-, Date of Purchase: 02/02/2023, Vendor name: Subhankar Das



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

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 59340 to 59355
being No 160301741 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.08 12:58:02 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/08 12:58:02 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)