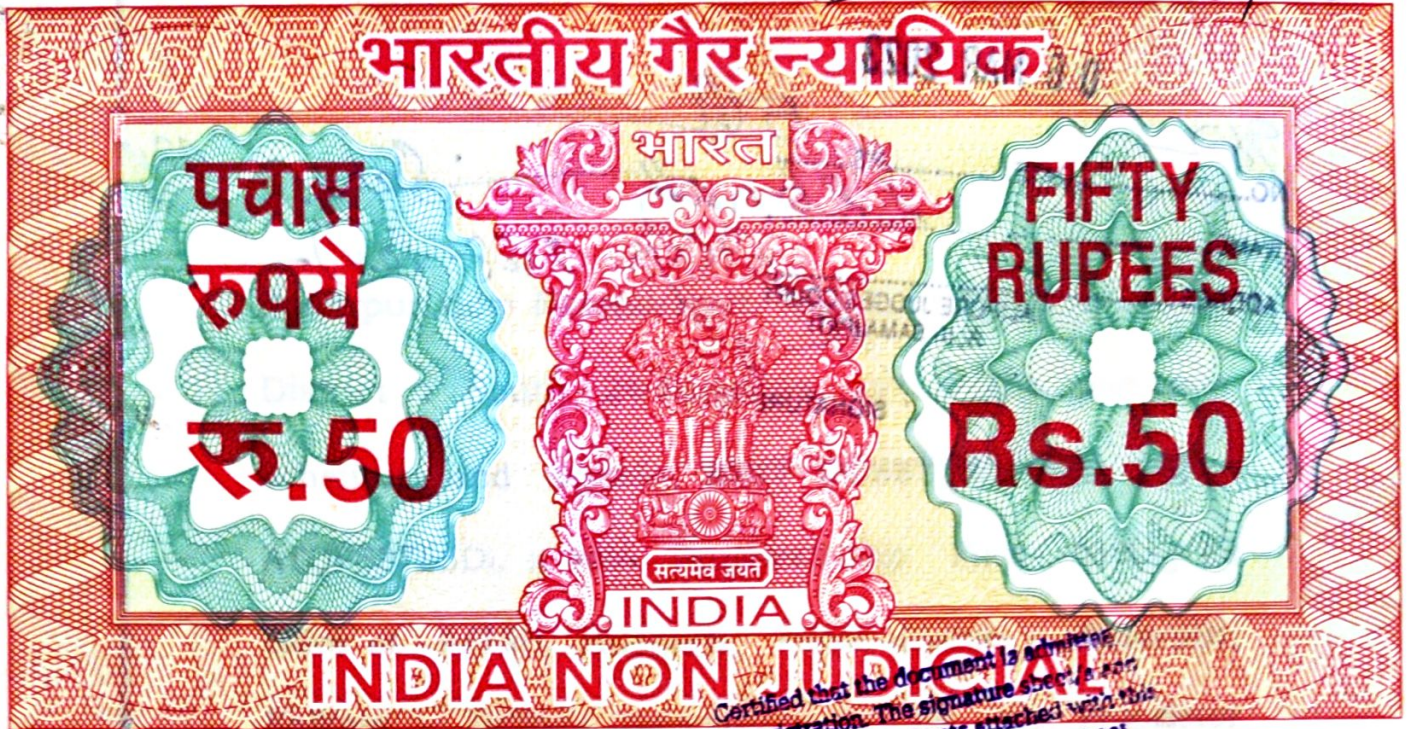


1407

1388/2023



Certified that the document is submitted
to registration. The signature sheet and the
endorsement sheets attached with this
document are the part of this document.

AH 239958

पश्चिम बंगाल WEST BENGAL

30/03/23
10:26 AM
8-840389/23

ADSR Office
South 24 Parganas

30 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that I SRI KINU

SARDAR alias KINURAM SARDAR (PAN - AQTPS1031J,
(AQTPS1031J)

Aadhaar No. 3916 4604 5769, Mobile No. 9831173352),

son of Late Hemanta Sardar alias Hemanta Kumar Sardar,

by faith - Hindu, by occupation - Business, residing at

Purba Para, Post Office - Laskarpur, Police Station -

Prayonal Dasha.
Kinu Sardar
Kinu Ram Sardar

06 MAR 2023

982

NO.....DATE.....RS.....

502

NAME.....

ADDRESS.....

ALIPORE JUDGES COURT
A. K. SAMAJPATI

SIGNATURE



2

A.D.S.R. Office
South 24 Parganas

Jayanta Mondal
210 St. Sanat Kr. Mondal
Alipore Judges Court.
Kal-27.
Law Clerk.

30 MAR 2023

Sonarpur now Narendrapur, Kolkata - 700153, in the District : South 24-Parganas, do hereby nominate, constitute and appoint **KRIT CONSTRUCTION** (PAN - ATQPS3753D), a sole Proprietorship Firm having its office at 4/13B, Bijoygarh, Police Station - Jadavpur, Kolkata - 700032 represented by its sole Proprietor **SRI SHYAMAL SAHA** (PAN - ATQPS3753D, Aadhaar No. 3370 8812 4847, Mobile No. 9831475116), son of Late Netai Saha, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 32, New Bikramgarh, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, to be my true and lawful Attorney in my name and on my behalf to do, execute and perform all or any of the following acts, deeds and things :-

WHEREAS I am the sole and absolute Owner in respect of **ALL THAT** piece and parcel of land measuring more or less 6.7375 decimals equivalent to 4 Cottahs 1 Chittak 15 Square Feet togetherwith 200 Square Feet asbestos shed structure lying and situate of Mouza - Laskarpur, J.L.

No. 57, R.S. No. 174, Pargana – Magura, Collectorate Touzi No. 3-5, under R.S. Khatian No. 29, L.R. Khatian No. 250, comprised in R.S. Dag 1095, L.R. Dag No. 2672 within the Police Station and Sub-Registration Office – Sonarpur, in the District : South 24-Parganas, within the Municipal Limits of the Rajpur-Sonarpur Municipality Ward No. 31, being Holding No. 1162, Purbapara Main Road, morefully and particularly described in the Schedule – ‘A’ hereunder written .

AND WHEREAS I have entered into a Registered Agreement for Development with **KRIT CONSTRUCTION** (PAN - ATQPS3753D), a sole Proprietorship Firm having its office at 4/13B, Bijoygarh, Police Station - Jadavpur, Kolkata - 700032 which has been duly registered on ~~22.03.2023~~ ^{16.29} in the office of the Additional District Sub-Registrar Garia and recorded in Book No. I, Volume No. ~~1629~~ ⁰¹³⁸⁶....., Being No. for the year 2023 to raise construction of a G + 3 storied building according to the Sanctioned Building plan to be

sanctioned by the Rajpur-Sonarpur Municipality after demolishing the old structure at present standing thereon at Holding No. 1162, Purbapara Main Road at the cost and responsibility of the said Developer under certain terms and conditions as mentioned in the said Agreement for Development .

AND WHEREAS in terms of the said Agreement I being the Owner of land will get 50% of the sanctioned area (FAR) as per the building plan to be sanctioned by the Rajpur Sonarpur Municipality which will be allocated entire First Floor, back portion of the Third Floor, one shop room in the Ground Floor Front side measuring more or less 150 Square Feet built up area and 50% of the covered area of car parking spaces in the Ground Floor and 50% of the commercial spaces as would be sanctioned by the Rajpur-Sonarpur Municipality including common areas and facilities attached to the said property being Holding No. 1162, Purba Para Road togetherwith the undivided proportionate share and

interest in the land and save and except my allocation the Developer shall retain 50% constructed area in the building which will be allocated in the entire Second Floor, 50% of the Third Floor Front side, 50% car parking spaces and 50% commercial spaces as would be sanctioned by the Rajpur-Sonarpur Municipality togetherwith the undivided proportionate share and interest in the land and all common facilities over the common areas at Holding No. 1162, Purba Para Road within the Ward No.31.

AND WHEREAS to facilitate the smooth construction of the proposed G + 3 storied building and to sell the Developer's allocation I am to give Power an Attorney to my said Developer as my lawful attorney to construct a G+3 storied building under its supervision, management and administration and also to sell the Developer's allocated portion of the proposed new G+3 storied building and to do, execute and perform or cause to be done,

executed and performed all or any of the following acts and deeds :-

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by my said Attorney in respect of the said property for the purpose of construction, development of the property within the purview of said Development Agreement.
2. To initiate or defend any suits or proceedings by and against me and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all complaints, petitions, applications, written statements, written objection and to adduce evidence before the competent Court of Law in respect of said property.
3. To appear before all Government and semi Government offices and all statutory authorities like the Rajpur-Sonarpur Municipality, Police Station and other offices etc.
4. To apply for and obtain necessary permission and sanction in respect of the aforesaid property and to appear

before the Rajpur-Sonarapur Municipality Building Department, Drainage Department, Sewerage Department, Assessment Department, Water works Department, Law Department, Survey Department and to sign accept assessment so would be made and execute all plans, revised plan Supplementary plan of the G + 3 storied building in respect of Holding No. 1162, Purbapara Main Road and obtain permission and sanction from the Authorities concerned in respect of the aforesaid property and also to deposit fees penalties for the purpose aforesaid.

5. To sign and execute any Agreement for Sale with any intending Purchaser or Purchasers in respect of only Developer's allocation as mentioned in the Development Agreement as well as hereinbefore togetherwith the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities attached to the said Holding No. 1162, Purbapara Main Road and to receive or collect the earnest money, consideration money and

booking money from the prospective Purchaser or Purchasers.

6. To sign and execute Deed of Conveyance or Conveyances in respect of Developer's allocation only except Owner's allocation as mentioned in the Development Agreement as well as hereinbefore written together with the undivided proportionate share and interest in the land underneath the said building and all common rights over the common areas and facilities attached to the said Holding No. 1162, Purbapara Main Road and to receive or collect the full consideration money from the prospective Purchaser or Purchasers.

7. That my said Attorney has the right to take new electric connection in respect of the said Holding Project under the name & style "GANAPATI" from the WBSEB Authority, including 440 line and other individual connection .

AND GENERALLY to do execute and perform any other act or acts Deeds matter or thing whatsoever which in the

opinion of my said Attorney ought to be done executed and performed in relation to my property or my concern engagement and business or affairs or incidental where thereto as fully and effectually as I could do the same if was personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under this power on my behalf herein before contained, shall lawfully do execute and perform or caused to be done, executed and performed in exercise of this powers Authorities hereby conferred upon by virtue of this Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 6.7375 decimals equivalent to 4 Cottahs 1 Chittak 15 Square Feet togetherwith 200 Square Feet asbestos shed structure lying and situate of Mouza – Laskarpur, J.L.

No. 57, R.S. No. 174, Pargana - Magura, Collectorate Touzi No. 3-5, under R.S. Khatian No. 29, L.R. Khatian No. 250, L.R. Dag No. 2672, comprised in R.S. Dag 1095, L.R. Dag No. 2672 within the Police Station - Narendrapur (previously Sonarpur), Additional District Sub-Registration Office - Garia, in the District : South 24-Parganas, within the Municipal Limits of the Rajpur-Sonarpur Municipality Ward No. 31, being Holding No. 1162, Purbapara Main Road, together with all easement rights and appurtenance attached thereto including right to use drain, underground connections of water supply, electric line, telephone connection over and under from the main road with the right of users and easement and the said property is butted and bounded by:

ON THE NORTH : R.S. 1094 and 1096 land

ON THE SOUTH : R.S. 1079 land

ON THE EAST : 18 Feet Road

ON THE WEST : R.S. 1094 land

IN WITNESS WHERE OF I the **EXECUTANT** do hereby set
and subscribe our respective hands on this the
30th day of March 2023.

Signed in the Presence of:-

1. Jaganta Mondal
Alipore Judges Court.
Kol-27.

2. Soumily Samanta
S/o Pradip Kr. Samanta
48/1, Nankarpara Road,
Boalia, Garia, Kol-84

Kinnu Sardar — Kinnu Ram Sardar

EXECUTANT

I accept the Development Power of Attorney.

Shyamal Saha

ATTORNEY

Drafted by:

Debnath Saha
Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer Print by:

Soma Ghosal
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name Kirnu Sarda = Kirnu Rana Sarda
Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name
Signature Shyamal Saha

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					



Name

Signature

Major Information of the Deed

Deed No :	I-1629-01388/2023	Date of Registration	30/03/2023
Deed No / Year	1629-8000840389/2023	Office where deed is registered	
Deed Date	30/03/2023 10:11:42 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7980417310, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 60,50,000/-		Rs. 66,68,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162901386/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

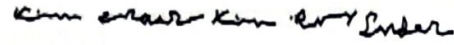
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road, Mouza: Laskarpur, , Ward No: 31, Holding No:1162 Pin Code : 700153

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-2672	LR-250	Bastu	Bastu	4 Katha 1 Chatak 15 Sq Ft	60,00,000/-	66,14,999/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :					6.7375Dec	60,00,000 /-	66,14,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	

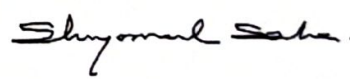
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Kinu Sardar, (Alias: Mr Kinuram Sardar) Son of Late Hemanta Sardar Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	30/03/2023	LTI 30/03/2023	30/03/2023	
Purba Para, 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.: Aqxxxxxx1j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	KRIT CONSTRUCTION 4/13B, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.: Atxxxxxx3d,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Shyamal Saha (Presentant) Son of Late Netai Saha Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 30 2023 10:31AM	LTI 30/03/2023	30/03/2023	
32,new Bikramgarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Atxxxxxx3d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KRIT CONSTRUCTION (as Sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA MONDAL Son of Late SANAT KUMAR MONDAL ALIPORE JUDGHES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027			
	30/03/2023	30/03/2023	30/03/2023
Identifier Of Mr Kinu Sardar, Mr Shyamal Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Kinu Sardar	KRIT CONSTRUCTION-6.7375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Kinu Sardar	KRIT CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Purba Para Main Road,
Mouza: Laskarpur, , Ward No: 31, Holding No:1162 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2672, LR Khatian No:- 250	Owner:কিনু সরদার, Gurdian:হেমন্ত , Address:নিজ , Classification:বাস্ত, Area:0.06000000 Acre,	Owner Name not selected by applicant.

On 30-03-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1982)

Admissible under rule 21 of West Bengal Registration Rule, 1982 duly stamped under schedule 1A, Article number : 46 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1982)

Presented for registration at 10:26 hrs on 30-03-2023, at the Office of the A.D.S.R. GARIA by Mr Shyamal Saha .

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 66,68,999/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1982)

Execution is admitted on 30/03/2023 by Mr Kinu Sardar, Alias Mr Kinuram Sardar, Son of Late Hemanta Sardar, Purse Para, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700133, by caste Hindu, by Profession Business

Indetified by Mr JAYANTA MONDAL, , Son of Late SANAT KUMAR MONDAL, ALIPORE JUDGES 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, 1982) [Representative]

Execution is admitted on 30-03-2023 by Mr Shyamal Saha, Sole proprietor, KRIT CONSTRUCTION, 4/13B, Bipinyan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr JAYANTA MONDAL, , Son of Late SANAT KUMAR MONDAL, ALIPORE JUDGES 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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 982, Amount: Rs.50.00/-, Date of Purchase: 06/03/2023, Vendor name: A K Samajpati



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 40954 to 40971
being No 162901388 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.03.30 11:54:01 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/03/30 11:54:01 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)
