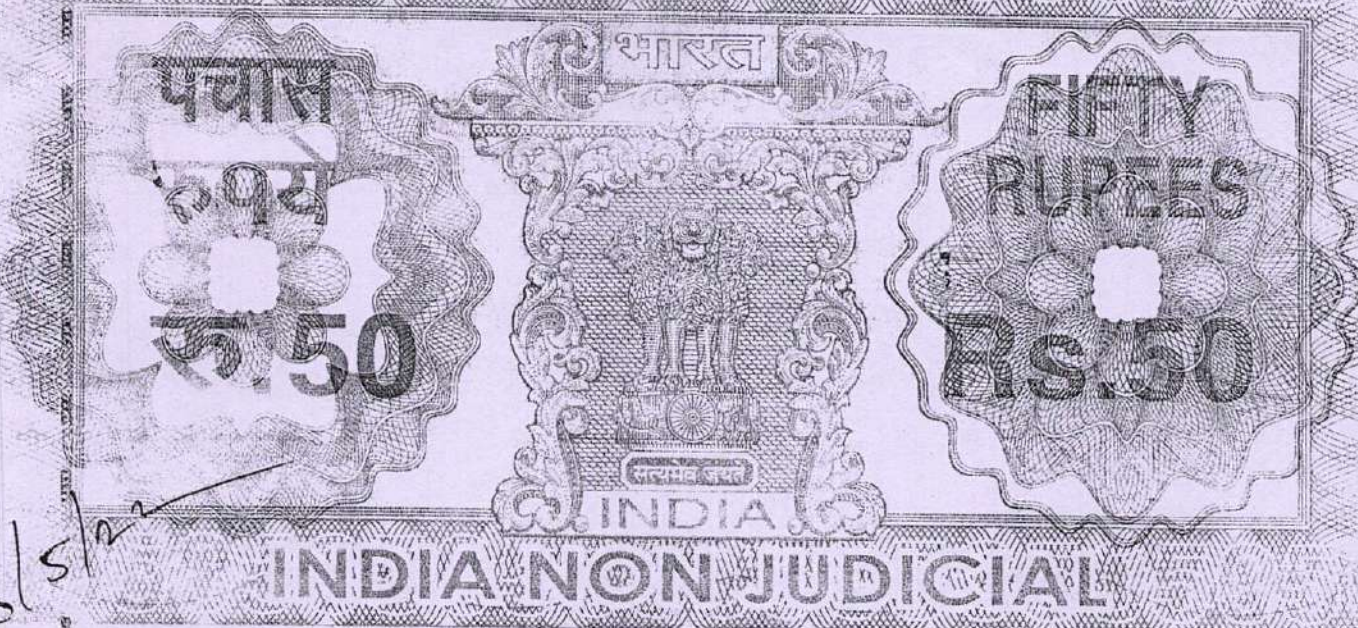


06890/22

T-6866/2022

भारतीय गैर न्यायिक



26/5/22
13:55 PM

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 729064

820 - 800

156770

Certified that the document is admitted for
Registration. The signature sheets and the
endorsement sheet is attached with the
document are all part of this document.

District Sub-Register-II
Alipore, South 24 Parganas

26 MAY 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) SRI RANJIT ROY, PAN BBHPR2344R, Aadhaar No.4540 1489 9635, Son of Sri Sunirmal Roy, by faith Hindu, by occupation Service, Nationality Indian, residing at 27, New Shibatala Road, P.O. Bansdrone, Police Station formerly Regent Park at present Bansdrone, Kolkata 700070,

District South 24 Parganas, and (2) SRI SISIR KUMAR ROY, PAN ATDPR5868D, Aadhaar No.4790 3550 9506, Son of Sri Sunirmal Roy, by faith Hindu, by occupation Service, Nationality Indian, residing at 27, New Shibtala Road, P.O. Bansdrone, Police Station formerly Regent Park at present Bansdrone, Kolkata 700070, District South 24 Parganas, do hereby nominate, constitute and appoint "M/S AHANA CONSTRUCTION", a proprietor ship firm, having its office at 3/5, New Shibtala Road, P.O. Bansdrone, Police Station formerly Regent Park, now Bansdrone, Kolkata 700070, represented by its sole proprietor SRI BIPLAB KARMAKAR, PAN - AXQPK8999P, Aadhaar No.2863 2047 0686, son of Late Anil Chandra Karmakar, by faith - Hindu, By occupation Business, Nationality Indian, residing at 3/5, New Shibtala Road, P.O. Bansdrone, Police Station formerly Regent Park, now Bansdrone, Kolkata 700070, as our true and LAWFUL CONSTITUTED ATTORNEY to do, perform or execute for us, to do, execute and perform or cause to be done, performed and executed all such acts, deeds or things in respect of our schedule mentioned property, for the purpose as hereinafter expressed without prejudice to our rights to do execute, perform or cause to be done, performed and executed for us and on our behalf all such acts, deeds or things.

AND WHEREAS accordingly the executants are the owners of ALL THAT piece and parcel of land measuring 3

Cottah 0 Chittaks 0 Sq.ft., be the same a little more or less, together with 300 Sq.ft. R.T. Shed Structure, standing thereon, lying and situated under Mouza Bansdroni, J.L. No.45, Re: Sa No.381, under Khatian No.157, L.R. Khatian Nos.4407 and 4403 comprised in Dag No.1275 and 1276, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.113, and after amalgamation of the aforesaid two plots of land by the K.M.C. the amalgamated Kolkata Municipal Corporation Premises No.13, New Shibtala Road, Police Station formerly Regent Park, now Bansdroni, Kolkata 700070, District South 24 Parganas, under Assessee No.311131500134, more fully and particularly described in the Schedule hereunder written.

AND WHEREAS with a view to exploiting the schedule property hereunder written commercially by constructing a G+III storied building thereon, We, the executants herein being the joint owners of the aforesaid property, have entered into a registered Development Agreement on 26.05.2022 with "M/S AHANA CONSTRUCTION", a proprietor ship firm, having its office at ~~3/5~~, New Shibtala Road, P.O. Bansdroni, Police Station formerly Regent Park, now Bansdroni, Kolkata 700070, represented by its sole proprietor SRI BIPLAB KARMAKAR, PAN - AXQPK8999P, Aadhaar No.2863 2047 0686, son of Late Anil Chandra Karmakar, by faith - Hindu, By occupation Business, Nationality Indian, residing at 3/5, New Shibtala Road,

P.O. Bansdroni, Police Station formerly Regent Park, now Bansdroni, Kolkata 700070, for the purpose of development of the Schedule property hereunder written under certain terms and conditions mentioned therein.

AND WHEREAS the said registered Development Agreement has been duly executed and registered in the office of the District Sub Registrar II at Alipore, District South 24 Parganas and duly recorded in Book No. I being No.1602686/for the year 2022.

AND WHEREAS accordingly in terms of the said registered Development Agreement dated 26.05.2022 we are executing this registered Development Power of Attorney and accordingly nominate, constitute and appoint said "M/S AHANA CONSTRUCTION", a proprietor ship firm, having its office at 3/5, New Shibtala Road, P.O. Bansdroni, Police Station formerly Regent Park, now Bansdroni, Kolkata 700070, represented by its sole proprietor SRI BIPLAB KARMAKAR, PAN - AXQPK8999P, Aadhaar No.2863 2047 0686, son of Late Anil Chandra Karmakar, by faith - Hindu, By occupation Business, Nationality Indian, residing at 3/5, New Shibtala Road, P.O. Bansdroni, Police Station formerly Regent Park, now Bansdroni, Kolkata 700070, as our true and lawful constituted Attorney to do inter alias all or any of the following acts, deeds and things and for the purpose of smooth progress of the proposed construction work of the

said building over the said land of the Schedule property hereunder written that is to say:-

1. To supervise, manage, conduct all sorts of Development by constructing a two storied building and also other administration in respect of Schedule property.
2. To sign and execute any agreement, contracts etc., in respect of our schedule property for the purpose of development of the same and in respect of sale of the portion in the developers' allocation in terms of the said Development Agreement.
3. To apply for new telephone WBSEDCL for Electric connection, drainage and sewerage line or lines to the above premises on our behalf.
4. To appear and act on our behalf in all Courts, Civil Criminal or Revenue, in High Court Original, Appellate or Revisional jurisdiction, Supreme Court of India or in the office of the Estate Duty, Controller or Land Acquisition Collector, Settlement Department, R.R. & R. Department and in all other offices of the Government of West Bengal/Central Government or the local bodies or authorities and to take steps in all affairs and matters relating to the Schedule land.
5. To sign, verify and present complaints, written statements, applications, counter-claims and

objections, pleadings and to affirm affidavits and counter affidavits and depose, in our name and on our behalf.

6. To appoint and engage pleaders, Advocates and Attorney by signing the Vakalatnama and circumstances notices, and on our behalf Warrant of Attorney and other necessary instruments of Authority and discharge his appointments.
7. To sign, verify, affirm and file applications for the execution of Decrees or Orders of any Court.
8. To withdraw and receive documents from Courts, Offices, or opposite parties, either in execution of Decree or otherwise swear in affidavit and put signature in all papers to be submitted in courts.
9. To execute, present and register the Deed of Conveyance or Conveyances or any deeds, Agreement for Sale before the Registrar concerned by signing all the documents in respect of our schedule mentioned property in our name and on our behalf and to appear and present for the registration of all documents before all the registration office or registering authorities having jurisdiction to entertain only in respect of the Developers' allocation as described in the Schedule 'C' of the this Development Agreement.

10. To sign all papers, and to submit any kind of plan/plans or additional plan, if any, so required before the Kolkata Municipal Corporation for sanction from the Kolkata Municipal Corporation for the construction of proposed building and/or necessary arrangement for sanction of the same on our behalf and to receive the same.
11. To appear and sign all relevant documents or papers before the Kolkata Municipal Corporation and/or Metropolitan Development authority and any other Government offices or appropriate authority and to do all things necessary at our schedule mentioned property.
12. To appear for and do mutation and to submit plan for sanction before the competent authority and/or Kolkata Municipal Corporation and sign all applications, forms or objection or to attend hearing, swear affidavit relating to the Mutation or any purpose in our name and on our behalf.
13. To sign, execute and present the Gift Deed in favour of K.M.C. for registration before the concerned registration office and to submit the same before the Kolkata Municipal Corporation or before any competent authority and to sign all papers, documents, affidavits, whatsoever, necessary for the development of the Schedule mentioned land.

14. To receive the earnest money/booking money/part payment/final and full payment in respect of the Developers' allocation from the intending purchaser or purchasers.
15. To sell and/or transfer the part of the schedule property in any manner whatsoever only in respect of the Developers' allocation.
16. To enter into any agreement for sale with the intending purchaser or purchasers in respect of developers' allocation.
17. To swear affidavit and to execute and register the said affidavit and undertaking, declaration in favour of the Kolkata Municipal Corporation on our behalf.

Be it expressly stated that this Power of Attorney does not create proprietorship or constitute or assume any kind of transfer, enjoyment or making profit in favour of the Attorney and further declare that the said Attorney shall not be hereby authorised to claim exclusive ownership on such property without prejudice to the owner's right

AND GENERALLY to do and cause to be done all such acts, deeds and things, as our said attorney may think just fit, proper, fair and necessary. We hereby give and grant unto our said attorney power to do perform and execute all such acts, hereinbefore stated and agree to allow, ratify and confirm all and whatsoever our said Attorney shall do

hereby and cause to be done for the purpose of administering and managing our property; and all the matter relating thereto by virtue of these presents.

THE SCHEDULE 'A ABOVE REFERRED TO
(Entire land)

ALL THAT piece and parcel of land measuring 3 Cottah 0 Chittaks 0 Sq.ft., be the same a little more or less, together with 300 Sq.ft. R.T. Shed Structure standing thereon, lying and situated under Mouza Bansdrani, J.L. No.45, Re: Sa No.381, under Khatian No.157, L.R. Khatian Nos.4407 and 4403 comprised in Dag No.1275 and 1276, within the jurisdiction of the Kolkata Municipal Corporation, under Ward No.113, and after amalgamation of the aforesaid two plots of land by the K.M.C. the amalgamated Kolkata Municipal Corporation Premises No.13, New Shibhala Road, Police Station formerly Regent Park, now Bansdrani, Kolkata 700070, District South 24 Parganas, under Assessee No.311131500134, which is butted and bounded as follows:-

ON THE NORTH : Dag No. 1275 (P) & 1276 (P)
ON THE SOUTH : Others Land & club
ON THE EAST : 11'-0" Wide K.M.C. Road
ON THE WEST : Others Landed Property

M/s. AHANA CONSTRUCTION

Biplob Samadhar.

Proprietor

IN WITNESSES WHEREOF We, the EXECUTANTS, herein,
have set and subscribed our hands, seals and signature on
the 26th day of May, Two Thousand Twenty Two (2022).

WITNESSES:-

1. Jyoti R. Bose
21 B RASH BEHARI
AVENUE KOL 26

2. Rajesh Saha *Ranjit Roy*
Adv *Indira Kumar Roy*

Alipore Judges
Court -
K-91-27

SIGNATURE OF THE EXECUTANTS

ACCEPTED BY

M/- **VA CONSTRUCTION**

Biplab Kumar
Proprietor

Drafted by me:-












Rajesh Saha
Advocate

SIGNATURE OF THE ATTORNEY

Enrolment No. NB/1074/99
Alipore Judges' Court,
Kolkata 700027












Typed by me:-

Rajin Saha
Alipore Judges' Court,
Kolkata 700027

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					












Name.....

Signature..... *Ranjit Roy*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Bisim Kumar Roy*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name.....

Signature..... *Biplab Karmakar*

Major Information of the Deed

Deed No :	I-1602-06866/2022	Date of Registration	26/05/2022
Query No / Year	1602-8001567701/2022	Office where deed is registered	
Query Date	26/05/2022 2:19:04 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831703959, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 30,51,002/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160206861/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



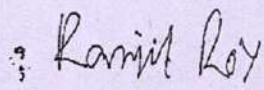


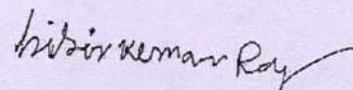
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: New Shibatala Road, , Premises No: 13, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha	29,70,002/-	Property is on Road , Project Name :
Grand Total :				4.95Dec	0 /-	29,70,002 /-	

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: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	0 /-	81,000 /-	



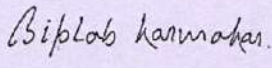
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr RANJIT RAY (Presentant) Son of Mr SUNIRMAL ROY Executed by: Self, Date of Execution: 26/05/2022 , Admitted by: Self, Date of Admission: 26/05/2022 ,Place : Office	Photo  26/05/2022	Finger Print  LTI 26/05/2022	Signature  26/05/2022
27, NEW SHIBTALA ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South24-Pargana: West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: BBxxxxxx4R, Aadhaar No: 45xxxxxxxx9635, Status :Individual, Executed by: Se Date of Execution: 26/05/2022 , Admitted by: Self, Date of Admission: 26/05/2022 ,Place : Office				
2	Name Mr SISIR KUMAR ROY Son of Mr SUNIRMAL ROY Executed by: Self, Date of Execution: 26/05/2022 , Admitted by: Self, Date of Admission: 26/05/2022 ,Place : Office	Photo  26/05/2022	Finger Print  LTI 26/05/2022	Signature  26/05/2022
27, NEW SHIBTALA ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: ATxxxxxx8D, Aadhaar No: 47xxxxxxxx9506, Status :Individual, Executed by: Self Date of Execution: 26/05/2022 , Admitted by: Self, Date of Admission: 26/05/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	AHANA CONSTRUCTION 3/5, NEW SHIBTALA ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.: AXxxxxxx9P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature			
1	Name Mr BIPLAB KARMAKAR Son of Late ANIL CHANDRA KARMAKAR Date of Execution - 26/05/2022, , Admitted by: Self, Date of Admission: 26/05/2022, Place of Admission of Execution: Office	Photo  May 26 2022 2:54PM	Finger Print  LTI 26/05/2022	Signature  26/05/2022
3/5, NEW SHIBTALA ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXxxxxxx9P, Aadhaar No: 28xxxxxxxx0686 Status : Representative, Representative of : AHANA CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanju Das Son of Mr Haru Das Sodepur K K Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082	 26/05/2022	 26/05/2022	 26/05/2022
Identifier Of Mr RANJIT RAY, Mr SISIR KUMAR ROY, Mr BIPLAB KARMAKAR			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT RAY	AHANA CONSTRUCTION-2.475 Dec
2	Mr SISIR KUMAR ROY	AHANA CONSTRUCTION-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RANJIT RAY	AHANA CONSTRUCTION-150.00000000 Sq Ft
2	Mr SISIR KUMAR ROY	AHANA CONSTRUCTION-150.00000000 Sq Ft

On 26-05-2022

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 13:55 hrs on 26-05-2022, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr RANJIT RAY , one of the Executants.

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 30,51,002/-

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

Execution is admitted on 26/05/2022 by 1. Mr RANJIT RAY, Son of Mr SUNIRMAL ROY, 27, NEW SHIBTALA ROAD P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, & Profession Service, 2. Mr SISIR KUMAR ROY, Son of Mr SUNIRMAL ROY, 27, NEW SHIBTALA ROAD, P.O: BANSDRONI, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service

Indetified by Mr Sanju Das, , , Son of Mr Haru Das, Sodepur K K Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 26-05-2022 by Mr BIPLAB KARMAKAR, PROPRIETOR, AHANA CONSTRUCTION, 3/5, NEW SHIBTALA ROAD, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India PIN:- 700070

Indetified by Mr Sanju Das, , , Son of Mr Haru Das, Sodepur K K Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 1567701, Amount: Rs.50/-, Date of Purchase: 26/05/2022, Vendor name: Samiran Das



Santanu Basak
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

