

03/11/23

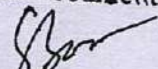
2-3950/2023



अभिष्टवञ्ज पश्चिम बंगाल WEST BENGAL

AH 241908

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


District Sub-Register-II
Alipore, South 24-Parganas

22 MAR 2023

POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM BY THESE PRESENTS SHALL COME
I, TAPAN NASKAR (PAN: ADBPN6094R, Aadhaar No. 6950 7863 3146) son of Late Subal Chandra Naskar by faith-Hindu, by occupation-Business, by Nationality-Indian, residing at 67, Brij Purba Naskarpara, P.O- Garia, P.S-Patuli, Kolkata-700084, in the District 24-Parganas (South), hereinafter called and referred to as the OWNER/ EXECUTANT of these present SEND GREETINGS.

WHEREAS I TAPAN NASKAR is well and sufficiently entitled to in equity and law ALL THAT the bastu land measuring 7 Cottah 7 Chittaks 5.741 sq.ft be the same a little more or less, being Plot No. B/1, comprised in C.S. Dag No. 634, R.S.Dag No. 743, appertaining to C.S. Khatian No. 92, R.S Khatian No. 28, Mouza Brizi, Touzi No. 39, Revenue Survey No. 1, J.L. No. 27, Pargana Khaspur P.S-Patuli, in the district 24-Parganas (South) now within the Limits of the Kolkata Municipal Corporation, being Municipal Premises No.67/3, Brij East, under ward No. 110, in the district South 24 Parganas which is morefully and particularly described in the Schedule hereunder written and hereinafter called referred to as the "SAID PROPERTY".

AND WHEREAS I, the above named OWNER/EXECUTANT has entered into a Development Agreement on 22/03/2023 with P.S.G.CONSTRUCTION PAN: ABCFP8582F, a partnership Firm having its office at 179, Brij Purbapara, P.O- Garia, P.S-Patuli, Kolkata-700084, District 24-Parganas (South), represented by its partners 1. SMT. PAPIYA NASKAR (PAN: AKZPB0291M, Aadhar No. 5092 4587 2914) wife of Sri Tapan Naskar, by faith - Hindu, by occupation- Business, by Nationality- Indian, residing at 67, Brij Purba Naskarpara, P.O- Garia, P.S-Patuli, Kolkata-700084, District 24-Parganas (South), 2. SRI SUNIL MONDAL (PAN: BEYPM5123B, Aadhar No.2623 0557 6636), son of Late Upendra Mondal, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at G-141, B.P.Township Patuli, P.O-Panchasayar, Kolkata 700094, District 24-Parganas (South), and 3. GOURAV MONDAL (PAN: BTTPM3828H, Aadhar No. 3675 5205 6793), son of Sri K.S.Mondal, By faith- Hindu, By Occupation- Business, by nationality-Indian, residing at Flat No.3A, Second Floor, Indu Apartment, Garia Station

Road, Balia More, P.O-Garia, P.S-Narendrapur, Kolkata-700084, District 24-Parganas (South), which is duly registered in the office of the D.S.R.II, at Alipur and recorded in Book No. I, Being deed No. 3900 for the year 2023 for promotion and/or development by raising proposed multi-storied building on our above referred property.

Tapan Naskar

AND WEHREAS I, being the OWNER/EXECUTANT herein have decided to complete and construct the proposed multi-storied building in or upon the said property in accordance with the sanctioned building plan and for the purpose of management of construction of the said building it has been considered essential for me to appoint and/or engage an ATTORNEY on my behalf and that is why I grant a POWER OF ATTORNEY in favour of 1. SMT. PAPIYA NASKAR wife of Sri Tapan Naskar, by faith - Hindu, by occupation - Business, by Nationality -Indian, residing at 67, Brij Purba Naskarpara, P.O- Garia, P.S-Patuli, Kolkata-700084, District 24-Parganas (South), 2. SRI SUNIL MONDAL son of Late Upendra Mondal, by faith- Hindu, by occupation - Business, by Nationality- Indian, residing at G-141, B.P.Township Patuli, P.O- Panchasayar, P.S-Patuli, Kolkata -700094, District 24-Parganas (South) and 3. GOURAV MONDAL son of Sri K.S.Mondal, By faith- Hindu, By Occupation- Business, By nationality- Indian, residing at Flat No.3A, Second Floor, Indu Apartment, Garia Station Road, Balia More, P.O-Garia, P.S-Narendrapur, Kolkata-700084, District 24-Parganas (South) all are partners of P.S.G.CONSTRUCTION having its office at 179, Brij Purbapara, P.O- Garia, P.S-Patuli, Kolkata-700084, District 24-Parganas (South), to be my true and lawful ATTORNEY for me and on my behalf to do or perform from time to time and at all times the development works and also to sell,

convey and transfer the DEVELOPER'S ALLOCATION exclusively of the said building to be constructed subject to the conditions that the Developer shall be entitled to transfer/alienate Developers allocation only and also to do or perform any of the following acts, deeds and/or things as follows .-

1. To enter upon, take charge, look after, manage, possess and occupancy the said property, more fully described in the schedule here in after written for the purposes as mentioned in the said agreement and to do deeds, matters and things as the said ATTORNEY shall think fit and proper under prevailing circumstances.
2. To appoint chartered engineers, architects, valuers, surveyors, observers, Civil Contractors, Engineers, Manager, Supervisors, Masons, Durwans, Chowkidars, Labouers and other employees and staffs for the construction of the proposed new building and discharge or release or term inmate any of them at his own desire and also to pay their salaries, wages, remunerations, fees and other charges as the said ATTORNEY shall think fit and proper.
3. To sign and apply to the Kolkata Municipal Corporation and/or other equivalent Authority(ies) for sanction of the new building plan(s) and any addition or alteration thereof for the development of the said property in the form of proposed new building and also to prepare and submit map, drawing and design and any modification or amendment thereof for the proposed building, if necessary for the approval, sanction, certifications from the appropriate Authority(ies) like to the Kolkata Municipal Corporation, Fire Brigade, Health Development, Police Station(s) and/or office(s) and other Government Authority (ies) and /or

departments for the purpose of development of the said property by raising/constructing proposed new building; and upon the said purpose to make affirm, verify and submit all necessary Application(s), Petition(s), Map(s)/ Plan(s), Elevation(s), Document(s), Diagram(s), Sketch(es), Bond(s), Declaration(s), Indemnity(ies), Security (ies) and other paper(s) and Document(s) as the said ATTORNEY shall think fit and proper.

4. To sign and make application(s) for Cement and Steel and other Building Materials for construction of the proposed new building and to take Delivery(ies) of the same also to apply for and to get connection(s) of Sewerage, Water, Electricity, Telephone, Cable T.V. etc. and other necessary connections for the said building from the appropriate Authority(ies).

5. To appear before the concerned officers of the Government of West Bengal and other appropriate Government authorities and/or department and to sign, execute and submit all necessary applications, petitions, declarations, bonds and other papers and documents as may from time to time necessary.

6. To appear and present on behalf of the OWNERS/ EXECUTANTS herein before the appropriate Police authority and other authorities and also to make or lodge complaints and diaries concerning disputes and differences arising out of the said proposed constructions as may from time to time be necessary or required.

7. To appoint any Attorney(s), Solicitor(s), Advocate(s), Barrister(s), Revenue Agent(s) and to sign and delivery any warrant or warrants of Attorney, Vakaltnama and to sign and execute all documents, returns, forms, complaints,

objections, written statements, affidavits and all other papers as may be necessary to be submitted before any Authority(ies) in connection with the said property or in connection with the development thereof or for construction of the proposed new building, apartments, flats/ units and other spaces thereon and to pay and deposit all fees, levies, fines, penalties, municipal taxes, annual rents, and other rents and taxes, other charges and on account therefore or relating to the said property from time to time be necessary or required.

8. To enter into compromise or settlement with regard to any suit or other litigation or any dispute or differences concerning or relating to or arising out of the said property and/or development thereof and/or the construction of the proposed new building or other constructions in or upon the said property on such terms and conditions as he said ATTORNEY shall think fit and proper.

9. To select prospective as well as intending Buyer and/or Purchasers for the 'DEVELOPER'S ALLOCATION' in of the aforesaid "DEVELOPMENT AGREEMENT" either individually or in group as the said ATTORNEY shall thing fit and proper subject to the conditions that the Developer shall be entitled to transfer/alienate Developers Allocation.

10. To receive collect and realize payments as Advance/ Earnest or Booking Money, Sale Price either in full or in part thereof for the Flats/ units, Apartments, Car parking spaces and/or other spaces from the intending Buyer/ Purchasers in respect of the DEVELOPERS ALLOCATION exclusively subject to the conditions that the developer shall be entitled to transfer/ alienate developers allocation only before delivering the owners allocation to the owners first according to the development agreement including the

undivided proportionate share of land underneath of the proposed building and to sign, execute and make registered the Deed(s) of Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers as may from time to time as necessary or required as the said ATTORNEY shall think fit and proper.

11. To sign on our behalf and present any such Deed(s) or Agreement(s), Contract(s), Conveyance(s) or other necessary Deeds, Documents and papers for registration, to admit execution and receipt of consideration before the sub registrar or the registrar having authority for and to have said Conveyance(s) registered and to do all acts, deed and things which the ATTORNEY shall consider necessary for conveying the flats/units, car parking spaces and other spaces, in respect of DEVELOPER'S ALLOCATION exclusively of the proposed new building together with undivided proportionate share of the land and/or common space/spaces.

12. For further and more fully effectually doing effecting and performing any of the several matters and things as aforesaid We do hereby give and grant unto and in favour of our said ATTORNEY full power and authority/authorities from time to time to appoint one or more substitute(s) and to remove such substitute(s) at his pleasure and to appoint other/others in his place/places for all or any one of them or the matters as aforesaid upon such terms and conditions as my said ATTORNEY shall thing proper and expedient generally concerning or relating to the said property and/or development thereof and/or construction of the proposed new building and/or transfer the DEVELOPER'S ALLOCATION exclusively subject to the conditions that the Developer shall be entitled to transfer/ alienate developers allocation

only after delivering the owners allocation to the owners first according to the development agreement.

AND GENERALLY, to do and perform all and every such further and other lawful or reasonable acts, deeds and things touching and concerning the matter as aforesaid as fully and effectually to all intends and purposes as might could do if we personally were present and from our behalf and I do hereby ratify and confirms and agree to ratify and confirm whatsoever our said ATTORNEY to do or cause to be done by virtue of these presents.

SCHEDULE ABOVE REFERRED TO

ALL THAT the bastu land measuring 7 (seven) Cottah 7(seven) Chittaks 5.741sq.ft be the same a little more or less, being plot No. B/1, Comprised in C.S. Dag No. 634, R.S.Dag No. 743, appertaining to C.S. Khatian No. 92, R.S Khatian No. 28, Mouza Brizi, Touzi No. 39, Revenue Survey No. 1, J.L. No. 27, Pargana Khaspur P.S-Patuli, in the district 24-Parganas (South) now within the Limits of the Kolkata Municipal Corporation, being Municipal Premises No.67/3, Briji East, Assesse No. 31-110-03-0146-9, under ward No. 110, Kolkata- 700084, in the district South 24 Parganas. (Road name Briji East). The above said land is butted and bounded in the manner as follows: -

On The North by : By Premises No. 67/2, Briji East & 10'wide Road.

On The South by : By 9295 mm Wide Road (minimum) KMC Road.

On The East by : By House of Khagen Chanda.

On The West by : By House of Rabin Naskar.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day of the month of the year herein first above written.

Date 22.03.2023

SIGNED, SEALED AND DELIVERED

By the parties at Kolkata

In presence of the witnesses

1. Anil Mondal
Patuli Kol-94

Tapan Naskar
SIGNATURES OF THE OWNER

1. Papiya Naskar
2. Sunil Mondal
3. G. Mondal

2. Rahul Das
Alipore Judges Court
Kol 27

SIGNATURES OF THE ATTORNIES

Drafted & Prepared by:-

Sourav Mondal

Advocate

WB/303/15

Alipore Judges Court.

Thumb

1st finger




Middle finger

Ring finger

Small Finger

Left
handRight
handName TAPAN NASKARSignature Tapan NaskarLeft
handRight
handName PAPIYA NASKARSignature Papiya NaskarLeft
handRight
handName SUNIL MONDALSignature Sunil MondalLeft
handRight
handName Gourav MondalSignature Gourav Mondal.



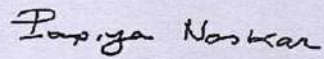
Principal Details :



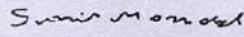
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Tapan Naskar (Presentant) Son of Late Subal Chandra Naskar Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	Photo  22/03/2023	Finger Print  LTI 22/03/2023	Signature  22/03/2023
67, Brij Purba Naskarpara,, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADxxxxxx4r, Aadhaar No: 69xxxxxxxx3146, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				



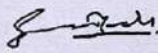
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	P S G Construction 179, Brij Purbapara, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ABxxxxxx2f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			



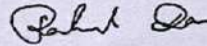
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Papiya Naskar Wife of Tapan Naskar Date of Execution - 22/03/2023, , Admitted by: Self, Date of Admission: 22/03/2023, Place of Admission of Execution: Office	Photo  Mar 22 2023 3:28PM	Finger Print  LTI 22/03/2023	Signature  22/03/2023
City:- Not Specified, 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.: AKxxxxxx1m, Aadhaar No: 50xxxxxxxx2914 Status : Representative, Representative of : P S G Construction (as Partner)				

2	Name Sunil Mondal Son of Late Upendra Mondal Date of Execution - 22/03/2023, , Admitted by: Self, Date of Admission: 22/03/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 22 2023 3:30PM	LTI 22/03/2023	22/03/2023	
City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BExxxxxx3b, Aadhaar No: 26xxxxxxx6636 Status : Representative, Representative of : P S G Construction (as Partner)				

3	Name Gaurav Mondal Son of K S Mondal Date of Execution - 22/03/2023, , Admitted by: Self, Date of Admission: 22/03/2023, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Mar 22 2023 3:29PM	LTI 22/03/2023	22/03/2023	
City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BTxxxxxx8h, Aadhaar No: 36xxxxxxx6793 Status : Representative, Representative of : P S G Construction (as Partner)				

Identifier Details :

Name Mr RAHUL DAS Son of Mr N CH DAS ALIPORE JUDGES COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	Photo 	Finger Print 	Signature 
	22/03/2023	22/03/2023	22/03/2023
Identifier Of Tapan Naskar, Papiya Naskar, Sunil Mondal, Gaurav Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Tapan Naskar	P S G Construction-12.285 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Tapan Naskar	P S G Construction-500.00000000 Sq Ft

On 22-03-2023

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 15:20 hrs on 22-03-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Tapan Naskar ,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 85,36,305/-

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

Execution is admitted on 22/03/2023 by Tapan Naskar, Son of Late Subal Chandra Naskar, 67, Brij Purba Naskarpara,, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 22-03-2023 by Papiya Naskar, Partner, P S G Construction (Partnership Firm), 179, Brij Purbapara, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-03-2023 by Sunil Mondal, Partner, P S G Construction (Partnership Firm), 179, Brij Purbapara, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 22-03-2023 by Gaurav Mondal, Partner, P S G Construction (Partnership Firm), 179, Brij Purbapara, City:- Kolkata, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr RAHUL DAS, , , Son of Mr N CH DAS, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 241908, Amount: Rs.50.00/-, Date of Purchase: 18/03/2023, Vendor name: Bidyut Kumar Saha



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

