

3244/2022

D- 3135/n



27/6/22 12:32 पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8001936514/2022

AG 613137
Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah 27/6/22

DEVELOPMENT POWER OF ATTORNEY

[After Registration of Development Agreement]

KNOW ALL MEN BY THESE PRESENTS We, [1] SRI KISHORE KUMAR

DEY (PAN: ACMPD5067C) (Aadhaar No.8088 4727 4668) son of Late

Manotosh Chandra Dey, by faith – Hindu, by occupation – Service, by Nationality

– Indian, residing at 20, Naskarhat Road, P.O. Tiljala, P.S. Tiljala now Kasba,

Kolkata – 700 039, [2] **SRI ASHIM KUMAR DEY (PAN: ACSPD0482F)**

(Aadhaar No.9815 0575 5752) son of Late Manotosh Chandra Dey, by faith –

Hindu, by occupation – Retired Person, by Nationality – Indian, residing at 20,

Cont'd....P/2

5947

04 OCT 2021

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

Name:..... A. D. DAS
ADVOCATE
177/11/8, P. G. ROAD
Address:..... KOLKATA-700039

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)

SUBHANKAR DAS
STAMP VENDOR

Alipur Police Court, Kol-27

Certified that this document is
admitted to Registration. The
signature and seal attached to the
document are of the document.

Additional Dist. Sub Registrar
Seal



Sagar Punjabi
S/o Late Deepak Punjabi
617 Tagore Park
Sola Village
PS - Kasba
Kolkata - 700039

A.D.S.R., SEALDAH

27 JUN 2022

Dist.-South 24 Parganas

Naskarhat Road, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 and [3]
SRI ASOK DE (PAN: ADFPD0608M) (Aadhaar No.8197 5375 6751) son
of Late Manotosh Chandra De, by faith – Hindu, by occupation – Retired Person,
by Nationality – Indian, residing at 20, Naskarhat Road, P.O. Tiljala, P.S. Tiljala
now Kasba, Kolkata – 700 039, **SEND GREETINGS.**

WHEREAS one Ramani Mohan Ghosh son of Late Gopal Chandra Ghosh was the
Owner of **ALL THAT** piece or parcel of a plot of land measuring 10 (Ten) Sataks
OR 6(Six) Cottahs 0(Zero) Chittak and 0(Zero) sq. ft. be the same a little more
or less alongwith other properties, lying and situates at and comprised in R.S.
Dag No.270 under R.S. Khatian No.87 in Mouza – Laskarhat, J.L. No.11, R.S.
No.151, Touzi No.2998, P.S. Tiljala now Kasba, now within the local limits of the
Kolkata Municipal Corporation under Ward No.107, purchase from Kanai Lal
Naskar, by way of a registered Kobala Dalil which was executed on 22.04.1963,
registered at the office of S.R. Alipore, 24 Parganas and recorded in Book No.I,
Volume No.71, Pages 251 to 257, Being No.3488 for the year 1963.

AND WHEREAS the said Ramani Mohan Ghosh was the Owner of the aforesaid
plot of land by way of the aforesaid purchase and thereafter he sold, conveyed
and transferred his aforesaid plot of land measuring 10 (Ten) Sataks **OR** 6(Six)
Cottahs 0(Zero) Chittak and 0(Zero) sq. ft. be the same a little more or less
alongwith other properties, lying and situates at and comprised in R.S. Dag
No.270 under R.S. Khatian No.87 in Mouza – Laskarhat, J.L. No.11, R.S. No.151,



A.D.S.R., SEALDAH

27 JUN 2022

Dist.-South 24 Parganas

Touzi No.2998, P.S. Tiljala now Kasba, now within the local limits of the Kolkata Municipal Corporation under Ward No.107, to Manotosh Chandra Dey son of Late Raj Kumar Dey of Laskarhat, Tiljala, Kolkata, by a registered Bengali Sale Deed which was executed on 07.11.1974, registered at the office of S.R. Alipore, 24 Parganas and recorded in Book No.1, Volume No.157, Pages 107 to 110, Being No.5774 for the year 1974. Thereafter he hold and possessed the same which is free from all encumbrances.

AND WHEREAS the said Manotosh Chandra Dey died on 07.11.1985 intestate him leaving behind his wife Sefali Dey and four sons namely Sri Ashis Kumar Dey, Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Asok De as his survivors, legal heirs and successors.

AND WHEREAS the said Sefali Dey died on 27.01.2008 intestate her leaving her four sons namely Sri Ashis Kumar Dey, Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Asok De as her survivors, legal heirs and successors.

AND WHEREAS after demise of Manotosh Chandra Dey and Sefali Dey their successors, Sri Ashis Kumar Dey, Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Asok De are the Owners of the aforesaid property by way of inheritance as undivided 1/4th share each.



A.D.S.R., SEALDAH

27 JUN 2022

Dist.-South 24 Parganas

AND WHEREAS the said Ashis Kumar Dey gifted his undivided 1/4th share of land measuring 1(One) Cottah 8(Eight) Chittaks and 0(Zero) sq. ft. be the same a little more or less, lying and situates at and comprised in R.S. Dag No.270 under R.S. Khatian No.87 in Mouza – Laskarhat, J.L. No.11, R.S. No.151, Touzi No.2998, P.S. Tiljala now Kasba, now within the local limits of the Kolkata Municipal Corporation under Ward No.107, to his brother Sri Ashim Kumar Dey by a registered Gift Deed which was executed on 12.07.2016, registered at the office of D.S.R. III, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1603-2016, Pages from 100236 to 100253, Being No.160303258 for the year 2016.

AND WHEREAS the said Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Asok De are the Owners of the aforesaid plot of land by way of inheritance and gift and thereafter they mutated their names in the record of the Calcutta Municipal Corporation also known as the Kolkata Municipal Corporation and the said authority of the C.M.C. / K.M.C. recorded their names in their mutation books and allotted them the Premises No.112, N.D.B. Road, Madhya, Dakshin & Laskarpara, Kolkata - 700 039 under K.M.C. Ward No.107, being Assessee No.311070901126, thereafter they are paying the K.M.C. taxes regularly.

AND WHEREAS we have been seized and possessed of or otherwise well and sufficiently entitled to as the absolute Owners in respect of all that piece and parcel of land measuring of an area of land 10(Ten) Sataks **OR** 6(Six) Cottahs 0(Zero) Chittak and 0(Zero) square feet more or less, lying and situates at and



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

comprised in Municipal Premises No.112, N.D.B. Road, Madhya, Dakshin & Laskarpara, P.S. Tiljala now Kasba, Kolkata – 700 039, within the jurisdiction of Sub – Registry office Sealdah, within the District of South 24 Parganas and Ward No.107, within the Kolkata Municipal Corporation, which is more fully and specifically described in the Schedule herein below free from all encumbrances, charges, liens, attachments lispends.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule below property, we have decided to develop the said Schedule below property being, **ALL THAT PIECE AND PARCEL OF LAND** measuring 10(Ten) Sataks **OR** 6(Six) Cottahs 0(Zero) Chittak and 0(Zero) square feet of land be the same or a little more or less, which is more fully and specifically described in the Schedule hereunder and hereinafter referred to as the **SAID PROPERTY** by constructing a multi storied building thereon consisting of several flat / flats, car parking space / Apartments.

AND WHEREAS for the said Development we have neither financial resources and time to arrange for or to take effective steps to arrange new construction on the aforesaid Schedule property.

AND WHEREAS while thus being absolutely seized and possessed of or otherwise well and sufficiently entitled to the said Schedule property, we have decided to develop the same through any recognized Developer / Promoter and accordingly we have entered into a registered Development Agreement vide



A.D.S.R., SEALDAH

27 JUN 2022

Dist.-South 24 Parganas

Deed No.1606.03131 for the year 2022 with **ZION BUILDERS & DEVELOPERS (PAN: AACFZ2159F)** a Partnership Firm, having its office at 728, Naskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, represented by its **Partners [1] SRI SUBRATA DEY (PAN: AGOPD8676M)** (**Aadhaar No.3725 6635 3022**) son of Late Sudhangsu Bikash Dey, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 728, Naskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 and [2] **MR. JAIKISHIN ARJANDAS GIANANI (PAN: ADVPG2232Q)** (**Aadhaar No.7378 2332 5270**) son of Late Arjandas Udharam Gianani, by faith – Christian, by occupation – Business, by Nationality – Indian, residing at 617, Tagore Park, 2nd floor, Flat No.3, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, as our true and lawful Attorney for us and our behalf to do, perform, execute and exercise or any of such or several acts, deeds, power and authority, matter and things for proposed constructions on the aforesaid property more fully and specifically described in the Schedule property herein below and to sell the respective flats, car parking spaces and / or apartments of the proposed building under Developers' Allocation to the intending purchaser or purchasers only after handing over to the Owners Sri Kishore Kumar Dey, Sri Ashim Kumar Dey and Sri Ashok De.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS THAT We,

[1] **SRI KISHORE KUMAR DEY (PAN: ACPMD5067C)** (**Aadhaar No.8088 4727 4668**) son of Late Manotosh Chandra Dey, by faith – Hindu, by



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

occupation – Service, by Nationality – Indian, residing at 20, Naskarhat Road, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, [2] **SRI ASHIM KUMAR DEY** (PAN: ACSPD0482F) (Aadhaar No.9815 0575 5752) son of Late Manotosh Chandra Dey, by faith – Hindu, by occupation – Retired Person, by Nationality – Indian, residing at 20, Naskarhat Road, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 and [3] **SRI ASOK DE** (PAN: ADFPD0608M) (Aadhaar No.8197 5375 6751) son of Late Manotosh Chandra De, by faith – Hindu, by occupation – Retired Person, by Nationality – Indian, residing at 20, Naskarhat Road, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039, do appoint [1] **SRI SUBRATA DEY** (PAN: AGOPD8676M) (Aadhaar No.3725 6635 3022) son of Late Sudhangsu Bikash Dey, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 728, Naskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 and [2] **MR. JAIKISHIN ARJANDAS GIANANI** (PAN: ADVPG2232Q) (Aadhaar No.7378 2332 5270) son of Late Arjandas Udham Gianani, by faith – Christian, by occupation – Business, by Nationality – Indian, residing at 617, Tagore Park, 2nd floor, Flat No.3, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 **Partners of ZION BUILDERS & DEVELOPERS** of 728, Naskarhat, P.O. Tiljala, P.S. Tiljala now Kasba, Kolkata – 700 039 as our true and lawful Attorney for us to Act jointly and severally and in our names to Act jointly and severally and to perform execute all or any of the several acts, deeds, powers, authorities, matter and things hereinafter mentioned: -



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

- [1] To work, manage, control and supervise the management of all and administer the landed properties belonging to us mentioned in the Schedule below and to develop the same in any nature whatsoever as may be necessary for the purpose of construction of the said proposed multi storied building with lift thereon for commercial / residential purpose in the said property.
- [2] To construct proposed multi storied ownership building with lift on the schedule mentioned land at the cost of our said Attorney and for that purpose our said Attorney can engage Architects, Lawyers, Engineers, Building Contractors, Plumbing and Sanitary Contractors, Accountants, Supervisors and other employees according to the needs as may be necessary from time to time.
- [3] To construct the said proposed multi storied building with lift as per on and design prepared by the Architect Engineer appointed by the Developers on our Schedule mentioned land after demolition of existing structure thereon.
- [4] To pay and discharge all ground rent, taxes, rates, assessments, charges, deductions, expenses and all other payments and out goings whatsoever due and payable or which may hereafter become due and payable for or on account of the said property from the date of the said agreement.
- [5] To deal and correspond with the Municipal Authority or any other authority including all its Department or any officers or Authorities concerned



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

regarding the building plan in connection with or relating to or to the said property hereunder and in particular to do the following acts, deeds, matters and things viz.

[a] To apply for or obtain sanction, revalidation with further alteration or addition or modification as our said Attorney may require.

[b] To deal with the Assessment Department of the Municipal Corporation and to get the assessment from the Municipal Corporation of the said property.

[6] To deal with the correspondence with the Calcutta Electrical Supply Corporation or any other Authority for obtaining Electric connections and to put up and supply of electricity to the buildings that may be constructed on the said property and for this purpose to sign all letters, applications, undertakings, terms and conditions as may from time to time be thought necessary or as may be required by the concerned authorities for the purpose of development of the aforesaid property.

[7] To commence, carry out and complete and / or cause to be commenced and completed construction work at their entire cost on the said property in accordance with the sanctioned plan / plans and specifications and so far as any construction work is concerned, to see that all applicable rules and regulations which are made by the KMC and / or any other competent Authority or Authorities for the time being are strictly obtained.



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

[8] To apply for refund or deposits made or to be made with the Kolkata Municipal Corporation, Calcutta Electric Supply Corporation / State Electricity Board and other concerned authorities and receive the said refunds.

[9] To pay remunerations of all persons and organizations to be appointed for the purpose of said proposed multi storied building with lift from the fund of our said Attorney.

[10] To make payment of all materials to be purchased for the said construction of the said proposed multi storied building with lift from our Attorneys' own fund.

[11] To apply for sanction of permits and Licence as may be necessary for the purpose of construction of said proposed multi storied building with lift and also to get sanction of the Building plan in favour of us duly signed by us or our said Attorney.

[12] To sell, convey or transfer all or any of the complete flat in the said proposed multi storied building with lift to be constructed on our schedule mentioned land along with right title and interest thereto to any person / persons for any consideration whatsoever except the area of Owners' portion which should be handed over to the Owners in complete condition in all respect.



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

[13] To execute any agreement for sale and / or to present any document for registration of the flat, garage to any intending purchaser from the Developers' share of allocation of the aforesaid purpose or purposes and to cause to be stamped, registered or authenticated as the case may be and present for any document whether by us or in favour of the intending purchaser/ purchasers and admit the same and registration thereof excepting the Owners' portion.

[14] To swear affidavit in any Court of law or before any Magistrate, Notary Public or before any authority empowered to administer oath and to apply before the Competent authority under the Land Ceiling and Regulation Act, if required, and to apply before the Income Tax Officer for Income Tax clearance certificate for sale of the flat to be constructed in the said ownership multi storied building with lift on our behalf.

[15] To receive or agree to receive the consideration money for the sale of the said flat/s from the intending Purchaser or Purchasers. To enter into any agreement for any kind of transfer, by nature or mortgage, sale taking loan from any other financial institute against their allocation or whatsoever nature either in part or in full portion of Developers' share and execute all such necessary papers records and documents in our behalf only except the Owners' allocated share.

[16] To appear before any Sub-Registrar officer, District Registrar officer, Registrar of Assurance Calcutta or any where as required for the purpose of sale transaction of the said ownership flat, to sell and execute the deed of



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

conveyance of the Developers' allocation portion to the prospective buyers of the flat/s on our behalf after giving allocation to the Owners but they shall execute and register the agreement for sale in favour of any intending Purchaser/s on behalf of us only for Developers' share of allocation, if necessary.

[17] To cause mutation where necessary, effected in the Revenue, Record, Municipality, the Kolkata Municipal Corporation or other local authority or other Agents to effectuate the aforesaid purposes.

[18] To deliver possession of the flat/s to intending purchasers as well as Original Owner's of the said property.

[19] To represent on our behalf to carry on correspondences with all the Government officers, Lawful Authorities, Local Bodies, Kolkata Municipal Corporation, Registration officers, Courts, Tribunals and other Forums for perusing vindicating and defending our right and claim in connection with the development of the mentioned property.

[20] To invite applications from the intending Purchasers of the flats to be constructed on our schedule mentioned property and take advance as earnest money from the Purchaser/s in respect of the flats to be constructed of Developers' share only and to sign all the relevant papers and documents on our behalf without any kind of damages of us.



A.D.S.R., SEALDAH

27 JUN 2022

Dist.-South 24 Parganas

[21] To arrange publicity for selling the constructing flats on our behalf through the leading News Papers and / or through any other medium our said Attorney may think fit and proper in respect of Developers' allocation only.

[22] In connection with all relating to the said property to take action against persons or occupiers etc. if any, in any court to represent us in any Court of Law and to sign all applications, plaints, written statements, affidavits, review, appeal petitions on our behalf from time to time be found necessary, proper and / or enter into any agreement relating to said development of property or to refer the same to arbitration or to otherwise deal with the same as effectively to all intends and purposes aforesaid to appoint Advocate(s), Solicitors and Counsel and to sign Vakalatnama and / or authorization on our behalf, but at their entire risk and as to costs.

[23] To make applications to the authorities of the Kolkata Municipal Corporation for making availability of water connection, drainage / sewerage connection, electricity and also boundary declaration, K.M.C. Gift / declaration, affidavit etc. on the said property that may be required for commencing the development work and to complete the same and for that to execute necessary writings including undertakings.



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

[24] To make application and appear to the authority of B.L. & L.R.O. for record, mutation and conversion our below schedule property by our said Attorney and sign all necessary papers and documents for the same on behalf of us.

[25] All charges and expenses of and incidental to any act, Deed matter or thing done or caused to be done by our said Attorney in exercise of any power or powers herein contents shall be borne and paid and provided for by our said Attorney alone and we shall not be responsible for the same and the said Attorney shall indemnify and keep indemnified my estate and effects from and against the payments of the aforesaid costs, charges, that may have to be paid by our Attorney doing or causing to be done any act, Deed, matter or thing by virtue of these presents.

[26] To do any act, Deed or thing, as our said Attorney may deem fit and proper and necessary in the best interest of us and in best interest of the said property.

[27] To sign, transfer forms, documents and writing for transferring the property in the records of Government or Municipal Authorities and other public Authorities and to do all other acts in connection therewith.

[28] And generally to do and caused to be done all acts, Deeds, matters and things as our said Attorney shall think fit and proper for the purpose of sale of flats, car parking spaces and enjoyment and the development of the said property, as apply and effectual as we could have personally done.



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

THE SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of a plot of land measuring 10(Ten) Sataks **OR** 6(Six) Cottahs 0(Zero) Chittak and 0(Zero) square feet be the same a little more or less alongwith Tiles Shed Structure measuring more or less 600 sq. ft., lying and situates at and comprised in R.S. Dag No.270 under R.S. Khatian No.87 in Mouza – Laskarhat, J.L. No.11, R.S. No.151, Touzi No.2998, P.S. Tiljala now Kasba, being Municipal Premises No.112, N.D.B. Road, Madhya, Dakshin & Laskarpara, Kolkata – 700 039, within the local limits of the Kolkata Municipal Corporation under Ward No.107, registering jurisdiction A.D.S.R. Sealdah in the District of South 24 Parganas, butted and bounded by:

ON THE NORTH :: BY HOUSE OF MR. GOMES & MR. SANYAL ;

ON THE SOUTH :: BY PLOT OF MR. BIREN CHANDRA DAS ;

ON THE EAST :: BY LAND OF DAG NO.2780, KASBA MOUZA ;

ON THE WEST :: BY 12' FEET WIDE K.M.C. ROAD ;

OR HOWSOEVER OTHERWISE the said land hereditaments and premises and every party thereof **TOGETHER WITH** all sorts of easements rights and ingress and every part thereof.



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

IN WITNESS WHEREOF we have hereunto set and subscribed our hand on the

27th day of June..... 2022.

SIGNED SEALED AND DELIVERED
At Kolkata in the presence of:

[1]

SAGAR PUNJABI
617, TAGORE PARK
SAILA VILLAGE
KOLKATA 700039
(M) 8584074508

1. Kishore Kumar Dey,

2. Asi Kumar Dey.

3. Asou se

SIGNATURE OF THE EXECUTANT

[2]

DILIP KUMAR SARKAR
18, GOLAP SASTRY LANE
KOLKATA - 700014
(M) 9836839865

We Accept the Power

1. Seebrata Dey

2. Talukdar
(Talukdar Arjundas Chaudhary.)

Signature of the Constituted Attorney












Drafted by:












Arabinda Dhan Das.
Advocate












MR. ARABINDA DHAN DAS, ADVOCATE
HIGH COURT, KOLKATA
Enrl. No.WB/1083/81

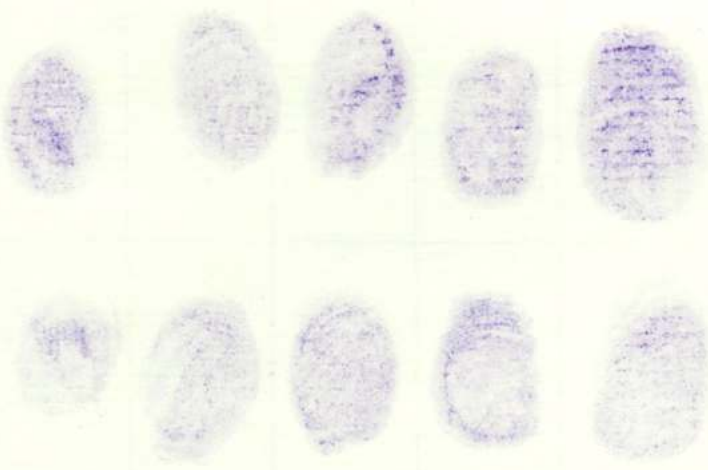


A.D.S.R., SEALDAH
27 JUN 2022
Dist. South 24 Parganas

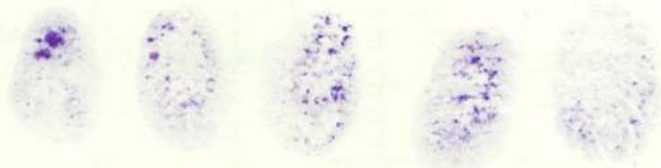
 <p><i>Kishore Kumar Dey</i></p> <p>NAME: <u>KISHORE KUMAR DEY</u></p> <p>SIGN: <u>Kishore Kumar Dey</u></p>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	R.H.						

 <p><i>Ashim Kumar Dey</i></p> <p>NAME: <u>ASHIM KUMAR DEY</u></p> <p>SIGN: <u>Ashim Kumar Dey</u></p>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	R.H.						

 <p><i>Asok Dey</i></p> <p>NAME: <u>ASOK DEY</u></p> <p>SIGN: <u>Asok Dey</u></p>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER	
							
	R.H.						



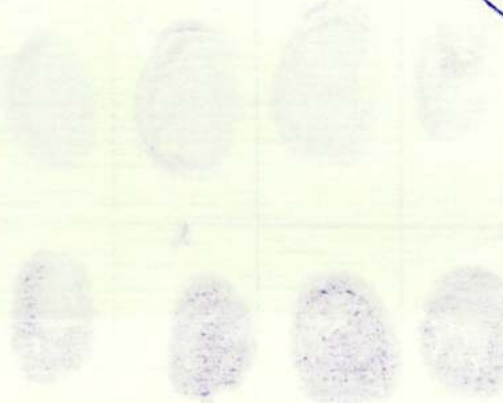
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A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas




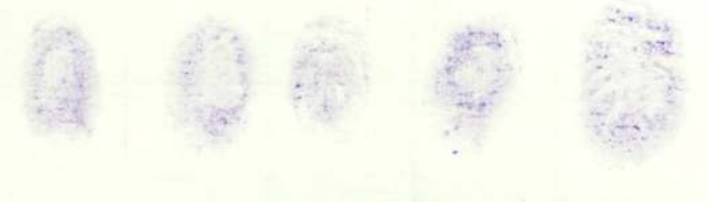
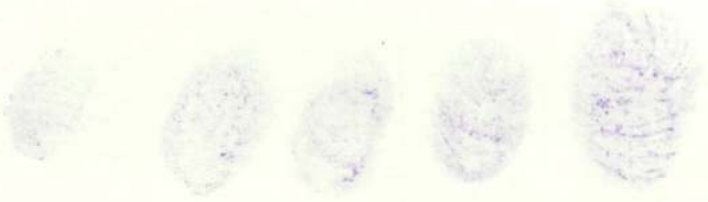
20/6/22

20/6/22

 NAME: <u>Subrata Sanyal</u> SIGN: <u>Subrata Sanyal</u>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					

 NAME: <u>Trishwin Arjundas Chavan</u> SIGN: <u>Trishwin Arjundas Chavan</u>	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					

 NAME: SIGN:	L.H.	THUMB	FIRST FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
	R.H.					



2022

for signature
for stamp

for signature
for stamp



A.D.S.R., SEALDAH
27 JUN 2022
Dist.-South 24 Parganas

Major Information of the Deed

Deed No :	I-1606-03135/2022	Date of Registration	27/06/2022
Query No / Year	1606-8001936517/2022	Office where deed is registered	
Query Date	27/06/2022 12:16:04 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arabinda Dhan Das 177/11/8, Picnic Garden Road,Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700039, Mobile No. : 9830662396, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,25,59,928/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160603131/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



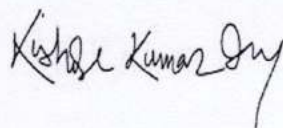


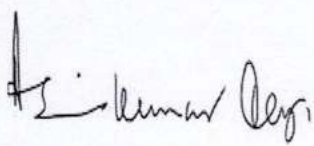


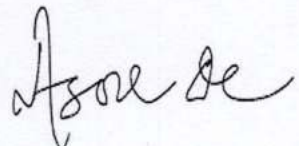
District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: N.D.B. Road, , Premises No: 112, , Ward No: 107 Pin Code : 700039

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		1/-	1,23,97,928/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				9.9Dec	1 /-	123,97,928 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		600 sq ft	1 /-	1,62,000 /-	



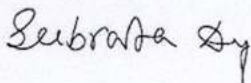


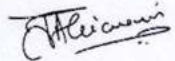
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Kishore Kumar Dey Son of Late Manotosh Chandra Dey Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	 27/06/2022	 LTI 27/06/2022	 27/06/2022
20, Naskarhat Road, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: acxxxxxx7C, Aadhaar No: 80xxxxxxxx4668, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				
2	Name Shri Asim Kumar Dey (Presentant) Son of Late Manotosh Chandra Dey Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	 27/06/2022	 LTI 27/06/2022	 27/06/2022
20, Naskarhat Road, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: acxxxxxx2f, Aadhaar No: 98xxxxxxxx5752, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				
3	Name Shri Asok De Son of Late Manotosh Chandra De Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office	 27/06/2022	 LTI 27/06/2022	 27/06/2022
20, Naskarhat Road, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: adxxxxxx8m, Aadhaar No: 81xxxxxxxx6751, Status :Individual, Executed by: Self, Date of Execution: 27/06/2022 , Admitted by: Self, Date of Admission: 27/06/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Zion Builders & Developers 728, Naskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No.:: aaxxxxxx9f,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Shri Subrata Dey Son of Late Sudhangsu Bikash Dey Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office				
Jun 27 2022 12:44PM		LTI 27/06/2022	27/06/2022	
728, Naskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: agxxxxxx6m, Aadhaar No: 37xxxxxxxx3022 Status : Representative, Representative of : Zion Builders & Developers (as Partner)				
2	Name	Photo	Finger Print	Signature
Shri Jaikishin Arjandas Gianani Son of Late Arjandas Udham Gianani Date of Execution - 27/06/2022, , Admitted by: Self, Date of Admission: 27/06/2022, Place of Admission of Execution: Office				
Jun 27 2022 12:45PM		LTI 27/06/2022	27/06/2022	
617, Tagore Park, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx2q, Aadhaar No: 73xxxxxxxx5270 Status : Representative, Representative of : Zion Builders & Developers (as Partner)				

Identifier Details :

Name	Photo	Finger Print	Signature
Sagar Punjabi Son of Late Deepak Punjabi 617 Tagore Park, City:- Not Specified, P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039			
	27/06/2022	27/06/2022	27/06/2022

Identifier Of Shri Kishore Kumar Dey, Shri Asim Kumar Dey, Shri As k De, Shri Subrata Dey, Shri Jaikishin Arjandas Gianani

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kishore Kumar Dey	Zion Builders & Developers-3.3 Dec
2	Shri Asim Kumar Dey	Zion Builders & Developers-3.3 Dec
3	Shri Asok De	Zion Builders & Developers-3.3 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Kishore Kumar Dey	Zion Builders & Developers-200.00000000 Sq Ft
2	Shri Asim Kumar Dey	Zion Builders & Developers-200.00000000 Sq Ft
3	Shri Asok De	Zion Builders & Developers-200.00000000 Sq Ft

On 27-06-2022

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 12:32 hrs on 27-06-2022, at the Office of the A.D.S.R. SEALDAH by Shri Asim Kumar Dey , 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 1,25,59,928/-

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

Execution is admitted on 27/06/2022 by 1. Shri Kishore Kumar Dey, Son of Late Manotosh Chandra Dey, 20, Naskarhat Road, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service, 2. Shri Asim Kumar Dey, Son of Late Manotosh Chandra Dey, 20, Naskarhat Road, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Retired Person, 3. Shri Asok De, Son of Late Manotosh Chandra De, 20, Naskarhat Road, Kolkata, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Retired Person

Indetified by Sagar Punjabi, , Son of Late Deepak Punjabi, 617 Tagore Park, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

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

Execution is admitted on 27-06-2022 by Shri Subrata Dey, Partner, Zion Builders & Developers, 728, Naskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Sagar Punjabi, , Son of Late Deepak Punjabi, 617 Tagore Park, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

Execution is admitted on 27-06-2022 by Shri Jaikishin Arjandas Gianani, Partner, Zion Builders & Developers, 728, Naskarhat, Kolkata, City:- , P.O:- Tiljala, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039

Indetified by Sagar Punjabi, , Son of Late Deepak Punjabi, 617 Tagore Park, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

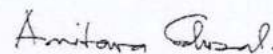
Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 5947, Amount: Rs.100/-, Date of Purchase: 04/10/2021, Vendor name: S DAS



Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 105012 to 105036
being No 160603135 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.06.29 12:17:56 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/06/29 12:17:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)