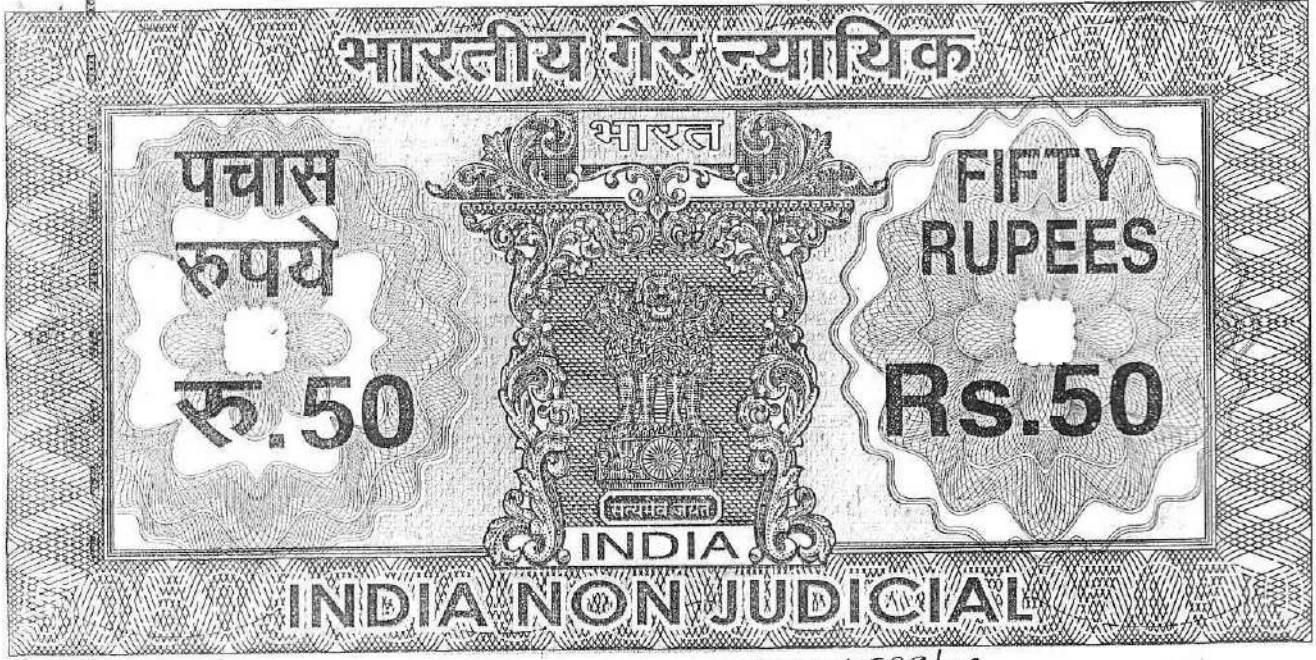


10053/22

I-10009/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 8/8/2891589/23

AK 735052

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

S. Mandal
Addl. District Sub-Registrar
Baruipur, South 24 Parganas

2244 NOV 2023

28 NOV 2023

Dipankar Sankar

DEVELOPMENT POWER OF ATTORNEY

(After the Registration of Development Agreement)

1. Date : 24th Day of November, 2023.
2. Place : Baruipur.

[Handwritten signature]

(2)

Dipankar Sarkar

3. Parties :

3.1. SRI DIPANKAR SARKAR, son of Satya Gopal Sarkar, having his PAN - AJPPS4037F, Voter I'd No. JTK2487072, Adhhar No. 3781 6001 2819, Phone No. 8777505714, By Faith - Hindu, By Occupation - Service, residing at Subidhipur Beltala, P.O. & P.S. - Baruipur, District - South 24 Parganas, West Bengal, hereinafter referred to as the principal and send greetings.

AND

4. Subject Matter of this Power of Attorney:

4.1 All That the piece and parcel of land measuring an area of western portion of 02 decimals out of 04 decimals and western portion of 8.5 decimals out of 17 decimals total 10.5 decimals out of 21 decimals comprising in R.S. & L.R. Plot No. 643 & 645 recorded under R.S. Khatian No. 881, L.R. Khatian No. 312 and 249 be the same lying and situated at Mouza - Subuddhipur, J.L. No. 32 Within the limits of Baruipur Municipality, ward No.02, Holding No. old 396 and new 695, under P.S- Baruipur, ADSR - Baruipur in the District South 24 Parganas, West Bengal, which is more fully and more particularly described in the Schedule hereunder written and hereinafter referred to as the "subject Property", in this indenture.



(3)

Background of the Property:

Dyanandan Samon

A) Title of The Srimati Niva Rani Devi

AND WHEREAS that Shrish Laskar @ Sri Shrish Chandra Naskar and Sunil Laskar @ Sri Sunil Chandra Naskar both are sons of Late Dukhiram Naskar were the raiyats in respect of western portion of 02 decimals land out of 04 decimals and western portion of 8.5 decimals out of 17 decimals total 10.5 decimal of land out of 21 decimals of land comprising in R.S. Plot No. 643 & 645 and they on 08.05.1953 sold, transferred and conveyed of the Land measuring an area 10.5 Decimal, be the same lying and situated at Mouza-Subuddhipur, J.L No.32, RS. khatian No. 881, Touzi No. 266 comprised in R.S. Khatian No. 881 under RS. Dag No. 643 & 645 under P.S. & S.R. - Baruipur in the district 24 Parganas to one Smt. Niva Rani Devi which was registered at the office of the SR - Baruipur and recorded in Book No. 1, Volume No. 34, Pages from 191 to 195, being No. 3228 for the year 1953 and duly have delivered the possession thereof in favour of the aforesaid purchaser Smt. Niva Rani Devi.

AND WHEREAS Said Niva Rani Devi by the aforesaid purchased had been in possession the same by doing various acts of possession thereon and

[Handwritten signature]

Dipankar Sarkar

(4)

accordingly her name had been recorded in the R.S.R.O.R. being R.S. Khatian No. 881, of the subject mouza in column no. 13 as well as in column no. 23.

B) Title of DIPANKAR SARKAR, the Principal herein:

AND WHEREAS the said Smt. Nivarani Devi being the owner of the aforesaid land measuring western portion of 02 decimals out of 04 decimals comprising in R.S & L R plot no. 643 and western portion of 8.5 decimals out of 17 decimals comprising in R.S & L R plot no. 645 of Mouza - Subuddipur, by way of above noted purchased on 09.11.1973 sold, transferred and conveyed of all that the piece and parcel of land measuring an area of western portion of 02 decimals out of 04 decimals comprising in R.S. plot no. 643 and western portion of 8.5 decimals out of 17 decimals comprising in R.S. plot no. 645 of Mouza - Subuddhipur, J.L. No. 32, Touzi No. 266 comprised in R.S. Khatian No. 881 under PS & SR-Baruipur in the district 24 Parganas to Smt. Champarani Sarkar wife of Sri. Satya Gopal Sarkar and Sri Dipankar Sarkar (the principal herein) which was registered at the office of the SR-Baruipur and recorded in Book No. 1, Volume No. 80, Pages from 186 to 188, being Deed No. 6878 for the year 1973 and delivered the possession thereof infavour of the aforesaid purchasers. The said Champarani Sarkar and the said Dipankar

[Handwritten signature]

Dipankar Sarkar

(5)

Sarkar becoming the raiyat in respect of the western portion of 02 decimals out of 04 decimals land comprising in R.S & L R plot no. 643 and western portion of 8.5 decimals out of 17 decimals comprising in R.S & L R plot no. 645 of Mouza - Subuddhipur are in possession the same by doing various acts of possession thereon and their name have duly been recorded in the L.R. R.O.R. being L.R. khatian no. 249 and 312 respectively.

AND WHEREAS the said Smt. Champarani Sarkar being the owner in respect of 01 decimal out of western portion 02 decimals out of 04 decimals of land comprising in R.S & L R plot no. 643 and 4.25 decimals out of western portion 8.5 decimals out of 17 decimals comprising in R.S & L R Plot no. 645 of Mouza - Subuddhipur by way of aforesaid purchased on 03.03.2010 Gifted the aforesaid land of 01 decimal comprising in R.S & L R plot no. 643 and 4.25 decimals comprising in R.S & L R plot no. 645 of Mouza - Subuddhipur infavour of her son Sri Dipankar Sarkar, (the principal herein) and duly have delivered the possession thereof by dint of a registered deed of gift and the said deed of gift has been registered in book no. 1, C.D. Volume No. 7, page no. 3635 to 3653 being deed no. 02286 for the year 2010 in the office of ADSR Baruipur. I the said Dipankar Sarkar by dint of aforesaid purchased and gift became the absolute owner in respect of the subject land in this agreement & has



Dipankar Sarkar

(6)

been possessing the same by doing various acts of possession thereon. The subject land also have been made conversion into Bastu from Danga and other nature. It may be mentioned here that the entire subject land now recorded under the L.R khatian no. 312 in the name of the owner/the principal.

AND WHEREAS by the manner stated above the said Sri Dipankar Sarkar the principal herein became the owner and since his acquisition of title of the subject land seized, possessed and sufficiently entitle to the said property by demarcating the boundary wall and mutate his name before the Baruipur Municipality and paying taxes regularly in respect of the said property. The owner/principal herein duly have regularly paid the revenue in favour of the Government of West Bengal and the Govt. of West Bengal duly have issued the receipt thereof. The said owner/principal has full power and absolute right to enter into this power of attorney.

AND WHEREAS since the lawful and absolute owner in respect of the aforesaid property and has been possessing and enjoying the same, the owner/principal herein entered into a joint venture agreement with SOUVIK SARKAR, Son of - Phanibhushan Sarkar, having his PAN - DCXPS1290E, Voter I'd No. TYK1793710, Adhhar No. 3130 3492 4096, Phone



Dipankar Sarker

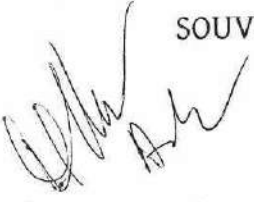
(7)

No. 7003131789, By Faith - Hindu, By Occupation - Business, by nationality -Indian, residing at Subidhipur Beltala, P.O. & P.S. - Baruipur, Baruipur Municipality Ward No. 02, District - South 24 Parganas, West Bengal the developer therein.

AND WHEREAS the principal wants to construct a building at the subject land but due to lack of finance, men power and technical knowledge he was in search for suitable solvent Developer to implement the aforesaid project and to that effect the said Developer has agreed to develop the said property of the said OWNER/LANDLORD/principal and the parties hereto after several discussion have agreed to enter into an Agreement to avoid any future litigation, misunderstanding and dispute in between them and amongst their legal heirs and successors in future.

AND WHEREAS the principal herein and the said developer for developed and constructing a multi storied building in the subject land entered into an development agreement on 23.11.2023 and the said agreement has been registered in the A.D.S.R Baruipur on 23.11.2023 being deed no. 9930 for the year 2023

NOW KNOW I AND THIS PRESENTS WITNESSETH THAT I, the said Owner of the said property doth hereby nominate, constitute and appoint SOUVIK SARKAR, Son of - Phanibhushan Sarkar, By Faith - Hindu, By

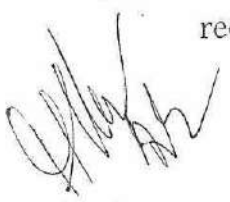


Dipankar Saman

(8)

Occupation - Business, by nationality -Indian, residing at Subuddhipur Beltala, P.O. & P.S. - Baruipur, Baruipur Municipality Ward No. 02, District - South 24 Parganas, West Bengal as my true and lawful attorney for me in my name and on my behalf to act make performs execute and exercise all or any of the several acts, deeds, powers, authorities, matters and things herein below mentioned that is to say.

1. To sign and execute all necessary papers and documents as my said attorney thinks fit and proper. The attorney will develop the said property according to the sanction plan, sanction by the Baruipur Municipality.
2. To negotiate on terms for and to agree to and enter into and conclude any agreement for sale and sell the developer's allocation which is more fully and particularly described in the schedule herein. The developer would sale out the developer's allocation which is more particularly described in the Schedule herein.
3. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money in respect of the Developer's Allocation and to give good, valid receipt and discharge for the same which will protect the purchaser or



Dipankar Samson

(9)

purchasers without seeing the application of the money. Upon such receipt as aforesaid in my name and as my act and deed, to sign, execute, registered and deliver any conveyance or conveyances of the said developer's allocation in favour of the said purchaser or his nominee or assignees.

5. To sign and execute all other deeds, instruments and assurances which he shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do myself, if personally present.

6. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which may said attorney shall consider necessary or purchaser as fully and effectually in all respects as I could do the same myself

7. To sign effect mutation or separation of holding in the settlement record or any other records maintained by the appropriate authorities as also in the assessment record maintained by the Municipality and to sign all applications and objections relating thereto.

[Handwritten signature]

Dipankar Sanyal

(10)

8. To appear for and represent me before any Judge, Magistrate, Munsiff and all Government Offices, such as B.L. & L.R.O., D.L. & L.R.O. etc. or any other authority in all matters and things relating to the said property or its affairs ancillary thereto.

9. To appear for and represent me in all Courts, Civil, Criminal or Revenue including Labour Tribunals as also original Revisional or Appellate Court, in any Registration office and to sign execute verify and file plaints, written statements, petitions and also to prefer appeals to any Court and to accept service of all summons, Notices and other process of Law relating to or concerning with the said premises.

10. To compromise, compound or withdraw cases or be unsuited or to refer to Arbitration all disputes and differences arising out of the said property and the present agreement.

11. To appoint, nominate and to authorize any Advocate or pleader in any of the aforesaid matters of his own choice other than themselves.

12. To apply before the appropriate authority and to obtain temporary and permanent connection of water, electricity, power as also to apply for and obtain permanent drainage and sewerage connection at the said developer's allocation for and on my behalf as my authorized agent.



Dipankar Sanyal

(11)

13. To appoint, engage of my behalf pleaders, advocates, counsel or solicitors wherever my said attorney shall think fit and proper to do so and to discharge and/or terminate its appointment.

14. To withdraw and receive documents or money from any Registration office and/or Courts for an on my behalf as my authorized agent.

AND GENERALLY to do, execute and perform any other acts or acts, deed or deeds matter or things whatsoever which is in the opinion of my said Attorney ought to be done, execute and performed in relation to the said premises or affairs ancillary or Incidental thereto as fully and effectually as could do the same by myself if personally be represent, provided always that all such dealings shall not in any way foster or create any financial liability upon me and I hereby agree to ratify and confirm all and whatever other Act or Acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the said property under and by virtue of this deed notwithstanding no express power in that behalf is hereunder provided.

[Handwritten signature]

Dyanuwar Sarkar

(12)

THE SCHEDULE - I ABOVE REFERRED (Description of the Land)

All That the piece and parcel land measuring an area of western portion of 02 decimals out of 04 decimals comprising in R.S. and L.R. Plot no. 643 and western portion of 8.5 decimals out of 17 decimals comprising in R.S. and L.R. plot no. 645 be the same lying and situated at Mouza-Subuddhipur, J.L. No.32 comprised in R.S. Khatian no. 881 corresponding to L.R. Khatian No. 312 Within the limits of Baruipur Municipality, Municipality ward No. 02, Beltala Road, Holding No. old 396 new 695 under P.S.-Baruipur, ADSR - Baruipur in the District South 24 Parganas, West Bengal.

On the North: 16' Pucca Road

On the South: PHANI BHUSAN SARKAR

On the East: Pratap Chandra Dey

On the West: Sankar Sarkar & Others

Q. Man
12.12.12

Ayanwar Saneer

(13)

IN WITNESS WHERE OF the parties above named have hereunto set and subscribed their respective hands to these presents on the day, month and year first above written

SIGNED, SEALED AND DELIVERED by the Parties

above named in presence of

[Handwritten signatures]

(14)

WITNESSES:

1) Sahabuddin Hussain
vill - Raban Pmr.

2) Imran Baidya
vill - Dakshin Padmajala

Dipankar Sarker

Dipankar Sarker
Signature of the principal

Souvik Sarker
Signature of the Power of Attorney.

Drafted and prepared by:

Mosarraaf Hossain Khan
MOSARRAF HOSSAIN KHAN Adv.

Advocate

Baruipur Civil & Criminal Court












Enrolment No.: WB/925/2001

M.:9831909331/7003064916.

Typed by:












Abdul Jabbar Gazi

Abdul Jabbar Gazi, Baruipur

		Thumb	Index finger	Middle finger	Ring finger	Little finger
 <i>Dipankar Sarkar</i>	Left hand					
	Right hand					

NAME : DIPANKAR SARKAR

SIGNATURE : *Dipankar Sarkar*

		Thumb	Index finger	Middle finger	Ring finger	Little finger
	Left hand					
	Right hand					

NAME : SOUVIK SARKAR,

SIGNATURE : *Souvik Sarkar*

DETAILS OF IDENTIFIER WITH PHOTO

(শনাক্তকারীর সচিত্র বিবরণ)



P]

Saha bndun/khan

1. NAME (নাম) :- Sahabuddin Khan

2. FATHER/HUSBAND NAME (পিতা/স্বামীর নাম) :- Mirajom Khan

3. OCCUPATION (পেশা) :- Business

4. PERMANENT ADDRESS (স্থায়ী ঠিকানা)

VILLAGE/TOWN (গ্রাম) :- Ratanpur POST

OFFICE (পোস্ট অফিস) :- Mirpur Daulatpur

POLICE STATION (থানা) :- Baruipur PIN 743610

DISTRICT (জেলা) :- South 24 Pgs. STATE (রাজ্য) :- West Bengal

5. RELATIONSHIP WITH SELLER BUYER (দলিলের বিক্রেতা/দাতা গনের সহিত সম্পর্ক) :- Consensual

6. AADHAR NO:-.....PAN

EPIC NO:- JTR 2477-636 MOBILE NO:- 7001336545

আমি (শনাক্তকারী) Sahabuddin Khan অত্র দলিলের
(Query No.).....বিক্রেতা / দাতা গনকে শনাক্ত করিলাম।

7. as identifier identifying the executants
of the concerned deed (Query No).....

Sahabuddin Khan

IDENTIFIER SIGNATURE

(শনাক্তকারীর স্বাক্ষর)









Government of West Bengal

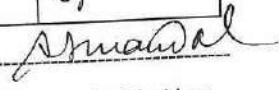
Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. BARUIPUR, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16118002891584/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Dipankar Sarkar Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Principal			Dipankar Sarkar 24/11/2023
2	Souvik Sarkar Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Attorney			Souvik Sarkar 24/11/23
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sahabuddin Laskar Son of Miyajan Laskar Ratanpur, City:- , P.O:- Mirpur Doulatpur, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743610	Dipankar Sarkar, Souvik Sarkar			Sahabuddin Laskar 24.11.2023.


(Subhrangshu Shekhar
Mandal)

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

Query No:-16118002891584/2023, 24/11/2023 02:49:01 PM BARUIPUR (A.D.S.R.)

Page 3 of 3

Major Information of the Deed

Deed No :	I-1611-10009/2023	Date of Registration	28/11/2023
Query No / Year	1611-8002891584/2023	Office where deed is registered	
Query Date	24/11/2023 12:45:04 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sahabuddin Laskar Baruipur,Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777505714, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2,00,000/-	Rs. 40,09,087/-		
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):- 161109930/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: Beltala Road, Mouza: Subuddhipur, , Ward No: 2, Holding No:695 Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-643	RS-881	Bastu	Shali	2 Dec	1,00,000/-	7,63,636/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	RS-645	RS-881	Bastu	Shali	8.5 Dec	1,00,000/-	32,45,451/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					10.5Dec	2,00,000 /-	40,09,087 /-	
Grand Total :					10.5Dec	2,00,000 /-	40,09,087 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Dipankar Sarkar (Presentant) Son of Satya Gopal Sarkar Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ajxxxxxx7f, Aadhaar No: 37xxxxxxx2819, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Souvik Sarkar Son of Phanibhushan Sarkar Subuddhipur Beltala, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: dcxxxxx0e, Aadhaar No: 31xxxxxxxx4096, Status :Individual, Executed by: Self, Date of Execution: 24/11/2023 , Admitted by: Self, Date of Admission: 24/11/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
Sahabuddin Laskar Son of Miyajan Laskar Ratanpur, City:- , P.O:- Mirpur Doulatpur, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610			
Identifier Of Dipankar Sarkar, Souvik Sarkar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Dipankar Sarkar	Souvik Sarkar-2 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Dipankar Sarkar	Souvik Sarkar-8.5 Dec

Endorsement For Deed Number : I - 161110009 / 2023

On 24-11-2023

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:10 hrs on 24-11-2023, at the Private residence by Dipankar Sarkar ,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 40,09,087/-

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

Execution is admitted on 24/11/2023 by 1. Dipankar Sarkar, Son of Satya Gopal Sarkar, Subuddhipur Beltala, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Service, 2. Souvik Sarkar, Son of Phanibhushan Sarkar, Subuddhipur Beltala, P.O: Baruiipur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Sahabuddin Laskar, , , Son of Miyajan Laskar, Ratanpur, P.O: Mirpur Doulatpur, Thana: Baruiipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Musliim, by profession Business

Smandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 28-11-2023

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.

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 5779, Amount: Rs.50.00/-, Date of Purchase: 24/11/2023, Vendor name: S GAZI

Smandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal