

14/06/2024

T-12906/24

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the Document is authentic
Registration The Signature Sheet and the
endorsement sheets attached to this document
are the part of this Document

Additional Registrar
of Assurances-II Kolkata

8/2982474/2024

AK 882388



1 NOV 2024

DEVELOPMENT POWER OF ATTORNEY**(AFTER REGISTERED DEVELOPMENT AGREEMENT)**

KNOW ALL MEN BY THESE PRESENTS I, MOZAFFAR HOSSAIN MOLLAH (PAN: AMEPM3965A, Aadhaar No. 3893 3070 7897), son of Late Haji Moslem Ali Mollah, by faith- Islam, by occupation- Business, residing at Village- Baragohal, P.O. Birshibpur, P.S. Uluberia, District- Howrah, Pin- 711316, hereinafter referred to and called as the **LAND OWNER/PRINCIPAL/EXECUTANT** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include his heirs, executors, administrators, representatives and assigns) of the **FIRST PART.**

Mozaffar Hossain Mollah
Pradeep Kumar Singh

01/11/24
ADDITIONAL REGISTRAR OF
ASSURANCES-II, KOLKATA

AND

PRADIP KUMAR SINGH (PAN: AUMPS7011D), Aadhaar No. 8048 2284 4060), son of Late Narad Singh, by faith- Hindu, by occupation- Business, residing at 2 No. Deshpran Shasmal Road, P.O.- Howrah, P.S. Bantra, District- Howrah, Pin- 711101, is the sole Proprietor of **SAMBHAV CONSTRUCTION** a sole proprietorship Firm, having its registered office at 208, Panchanantala Road, Post and Police Station- Howrah, Pin- 711101, hereinafter referred to and called as the **ATTORNEY** (which expression shall unless excluded by or repugnant to context be deemed to mean and include its heirs, successors-in-office, executors, administrators, representatives and assigns) of the **SECOND PART**.

KNOWN ALL MEN BY THESE PRESENTS, that I, the Principal/Executant / First Part, by way of Purchase is the owner and occupier of ALL THAT piece and parcel of Bastu, Viti and Very small portion (0.0191 acre) of Bagan land measuring about 15 Cottahs 11 Chittacks in total together with very old dilapidated 400 Sq.ft. Tin shed structure comprising in R.S. & L.R. Dag No. 107/128, 109, 113, Mouza- Shibpur, Sheet No. 108, J.L. No. 1, Re-Survey No. 2005, Touzi No. 736, R.S. Khatian No. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166 corresponding to L.R. Khatian No. 151 and comprising in R.S. & L.R. Dag No. 35 & 40, Mouza- Shibpur, Sheet No. 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, R.S. Khatian No. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, corresponding to L.R. Khatian No.

Mogaffan Hossain Malik

Pradip Kumar Singh

154, Situated and lying at Holding No. 16/5, Dakshin Buxarah 1st Bye Lane, Old P.S.- Shibpur, present P.S.- A.J.C. Bose Botanic Garden, District Howrah, within the limits of the Howrah Municipal Corporation Ward No. 41, together with all easements right attached thereto, within the jurisdiction of District Registrar at Howrah and Additional District Sub-Registrar at Howrah, which is morefully described in the schedule herein below and hereinafter called the SAID PROPERTY and I am in peaceful possession of the said Property without any kind of hindrance, obstruction and interruption made from any corner whatsoever till date.

AND WHEREAS due to inconvenience to look after, manage, control and in order to develop the said property, I, the abovenamed Appointer/ Principal, have entered into a Development Agreement executed on 30.10.2024 with SAMBHAV CONSTRUCTION, a sole Proprietorship Firm, having its Registered office at 208, Panchanan Tala Road, Post, Police Station & Distgrict- Howrah, Pin- 711101, being represented by its sole proprietor namely PRADIP KUMAR SINGH, son of Late Narad Singh, residing at 2 No. Deshpran Shasmal Road, P.O. Howrah & P.S. Bantra, District Howrah, Pin- 711101, which was registered in the office of Additional Registrar of Assurances¹⁷, Kolkata and recorded in Book No. 1, Being No. 12200 for the year 2024.

NOW it has become necessary to make and execute a Development Power of Attorney wherein and whereby I want to appoint the aforesaid nominated person of the said Developer as my lawful constituted

Mozaffar Hussain Mollah

Pradip Kumar Singh

Mozaffar Hussain Mollah

Attorney to do all acts, deeds, things and cause to be done and perform in respect of my said property strictly following the terms of the said Development Agreement on my behalf and strictly following the sanction building plan and rule and bye laws of Howrah Municipal Corporation and other laws.

NOW KNOWN YE ALL MEN by these presents that I, the abovenamed Landowner/Appointer do hereby nominate, constitute and appoint **PRADIP KUMAR SINGH** (PAN: AUMPS7011D), Aadhaar No. 8048 2284 4060), son of Late Narad Singh, by faith- Hindu, by occupation- Business, residing at 2 No. Deshpran Shasmal Road, P.O.- Howrah, P.S. Bantra, District- Howrah, Pin- 711101, is the sole Proprietor of **SAMBHAV CONSTRUCTION** a sole proprietorship Firm, having its registered office at 208, Panchanantala Road, Post and Police Station- Howrah, Pin- 711101, as my Attorney hereinafter referred to as the **ATTORNEY** as my true and lawful Attorney to do all law full acts, things, perform, execute and cause to be done, executed and performed in respect of my property morefully and particularly described in the Schedule hereunder written as mentioned below in my name and on my behalf that is to say.

- 1) To sign, enter into, take possession for managerial work and charge for and look after, manage and administrate the said property including all the messuages, ~~tender~~, hereditaments,

Mozaffar Hussain Khatun

Pradip Kumar Singh

premises or any part thereof and also take possession and to administer all the effects thereof in my name and on my behalf.

- 2) To provide finance and to supervise for making the construction of the proposed multi-storied building.
- 3) To sign on required papers or Building plan and to prepare proposed building plan and to submit the said building Plan for sanction in my name for development of the said property described in the schedule hereunder written before the Building plan sanction authority of Howrah Municipal Corporation and any other concerned authorities for obtaining approval of the same and to submit proposals from time to time for the lawfull amendments of such building plan to be made by the said Municipal authority and any other concerned authorities for the purpose of obtaining approval to such lawfull amendments for the purpose of proposed multi storied building in respect of the said property.
- 4) To approach all the concerned authorities under the Urban Land (Ceiling & Regulation) Act 1976 for the purpose of obtaining exemption under Section 20 to the said act in respect of the said property for purpose of development and/or re-development of the said property and for that purpose, to sign such applications papers, writings, undertakings etc. as may be required and to carry on correspondence with the authorities under the said Act and also prefer appeal or appeals from any order of the Competent

Mazaffar Hassan Mulla

Readip Kumar Singh

authority and/or any other authority made under the provisions of the said act in connection with the said property.

- 5) To enter upon the said property either alone or along with others for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structures standing on the said property and erecting new structures thereon.
- 6) To supervise the development work in respect of the proposed building over Scheduled mentioned property and to carryout or to get carried out through his authorized agents viz. contractors architects etc. as per prevailing rules and laws including bye laws as per plans and specifications sanctioned by the concerned-authorities and other bodies & concerned authorities in this respect but in any case the said Attorney shall not do any act which will be detrimental to the principal in any way. In facts, it shall be the endeavour of the Attorney to see that rights and interests of the Principal are legally protected in every respect the said attorney shall not make any illegal and unauthorised construction and shall not make any deviation beyond the sanction plan, rule, laws and bye laws of H.M.C. and/or violating the sanction plan.
- 7) To carry on correspondence with all concerned authorities and bodies including the concerned authorities of Government of West

Mazhar Hussain Malik
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Bengal in all its departments, Howrah Municipal Corporation and/or Town Planning Department, Fire Brigade Authority and other concerned authorities in connection with the Development of the said property.

- 8) To appear and represent me before all concerned authorities and parties as may be lawfully necessary in connection with the Development of the said property as aforesaid.
- 9) To appoint from time to time Architect, contractors and other personal and workmen for carrying out the development of the said property as also construction of multi storied building/s thereon and to pay their fees, consideration monies, salaries and/or wages etc from the fund of the Developer.
- 10) To pay various deposits to the Howrah Municipal Corporation and other concerned authorities as may be legally necessary for the purpose of carrying out the lawfull development work on the said property and construction of the structures thereon and to claim refund of such deposits so paid by my said Attorney and to give valid and effectual receipt in my name and on my behalf in connection with the refund of such deposits.
- 11) To approach the officers of the Howrah Municipal Corporation and other authorities for the purpose of obtaining various permissions and other service connections including water, fire and sewerage connection for carrying out and completing the development of the said property and

Mozaffar Hussain Mollah

Pradip Kumar Singh

construction of buildings thereon and also to obtain water connection and other service connection to the building to be constructed.

- 12) To make necessary applications to the Calcutta Electric Supply Corporation and other concerned authorities for obtaining electric power for the said property and the multi storied building to be constructed thereon.
- 13) To make necessary representations including filling of complain and appeals before the Assessor and Collectors, Howrah Municipal Corporation and other concerned authorities in regard to the fixation of rentable value in respect of the multi storied buildings on the said property and/or any portion thereof by the Assessor and Collector and Howrah Municipal Corporation.
- 14) To apply from time to time for lawfull modifications of the building plans in respect of the multi storied building to be constructed on the said Schedule property as may be required from time to time by without harming and prejudicing the right, title and interest of the principal/Landowner.
- 15) To apply for and obtaining water, fire and sewerage connection for the said multi storied buildings to be constructed on the said property and shall take appropriate quick step to obtain occupation and completion certificate in respect of the said multi storied buildings or any part or parts thereof from Howrah Municipal Corporation and other concerned authorities.

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- 16) To give such letters and writings and/or undertakings as may be required from time to time by the Howrah Municipal Corporation and/or other concerned authorities for the purpose of carrying out the development Work in respect of the Scheduled mentioned property as also in respect of the construction work of the multi storied buildings thereon and also for obtaining occupation and/or completion Certificates in respect of the said buildings or any part or parts thereof.
- 17) To give necessary letters, writings and undertakings to the Howrah Municipal Corporation and Fire Brigade Department for the said buildings and/or for obtaining necessary No Objection Certificate (N.O.C.) from the said department in connection with the said building.
- 18) To approach the Howrah Municipal Corporation and all other concerned authorities for the purpose of obtaining release of any portion of the said property and/or structure thereon from reservation (if any).
- 19) To approach the Government of West Bengal and in all its department as well as in the Howrah Municipal Corporation and in all other concerned authorities for the purpose of obtaining necessary "No Objection" Certificate and/or permission and/or sanction in regard to the carrying out construction of the said buildings and completion thereof and for obtaining occupation and

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I read it for me Singh

completion certificate in connection with the running and establishing units thereon.

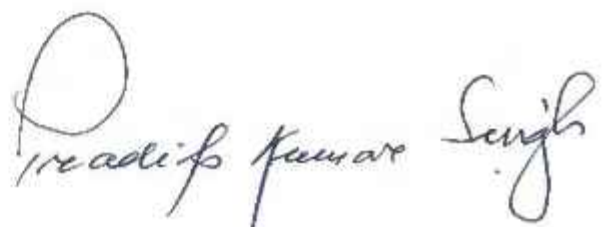
20. To appear before the Income Tax Authority and to apply for obtaining clearance certificate if required.
21. To put or affix sign Board on the said Premises and to publish notification in the news paper for inviting application for booking of the proposed flats.
22. To enter into the said premises for taking measurement of the land or building and to sign the proposed plan, application, undertakings, declaration and other papers in connection therewith and to submit the same to the Howrah Municipal Corporation to get the said plan sanctioned, approved and/or modified or altered if necessary and to pay necessary fees thereof and also to obtain permission from all other authorities, required to be obtained for same and to obtain sanction and/or permission in my name and on my behalf and to represent me before Howrah Municipal Corporation, Police Department, Fire Brigade Authority and to the all other necessary competent authority/authorities in connection therewith.
- 23) To do all other lawfull acts, matters and things in respect of Development of the said property and for construction of proposed building to be constructed on the property described in the

Muzaffer Hossain Molah / readip Kumar Singh

schedule hereunder written including to represent before the concerned authority and to correspond with the Howrah Municipal Corporation and other concerned authorities for any of the matters relating to the sanctioning of the plan obtaining the floor space index (FSI) for the construction proposed to be carried out on the said property and any other matters pertaining to the said property.

24) i) To make necessary applications under the Land Acquisition Act for the purpose of getting the property released from Acquisition or any reservation if any occurs subsequently and also for the purpose of such applications sign or execute such writings and undertaking as may be required and to prefer an appeal from the order of the competent authority and to acquire possession of the said structures as also the said property.

(ii) To make applications and submit the amended or new building plan to the Howrah Municipal Corporation including all its departments or any other authorities for the purpose of getting the building Plan and commencement certificate sanctioned and/or revalidated and to give such other applications, writings etc. as may be required for the purpose of the development of the said property.

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- iii) To make applications for water connection, electric supply gas, telephone, telex connection etc. and other incidental requirements which may be required for the development of the said property and for under ground cables sewerage and drainage connection in the said premises.
 - iv) To apply to the controller of cement, brick and steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for the purpose to give such undertakings or execute such documents and applications as also to correspondence with and do such other acts, matters and things as the Attorney may think fit and proper for the purpose of developing the said property.
25. To pay taxes, rates, charges, expenses and other outgoing whatsoever payable for and on account of the said premises or any part thereof from the fund of the Developer and to obtain valid discharge in respect thereof.
- 26) i) To enter into Agreement for sale of flat, apartment, shop and car parking with prospective buyer/buyers of the flat, apartment shop and car parking space that will be constructed on the said property in my name until and unless the term 5 of the Development agreement is fulfilled by the Developer and to receive the sale proceeds from the prospective buyer in conformity with

Mazhar Hassan Mulla
 Roadip Kumar Singh

the terms of agreement for Development registered in the office of Additional Registrar of Assurances-^{II} Kolkata executed on 30th

October, 2024 being Deed No. ^{12900 of 2024} and sale proceed in respect of owner's allocation shall be deposited to the owner's A/c.

ii) To agree to sell or to let out the said buildings or any part thereof to such person and/or persons and on such terms and condition as the said Attorney may in its absolute discretion think fit and proper in conformity with the terms and condition of the Agreement for Development dated 30th October, 2024.

iii) To collect and receive of and from the acquires, occupants or purchasers of such flat or flats, shops and parking spaces the price of such flats, shop or parking space that may be payable by such aforesaid person or persons and also to receive and collect or demand the rent from the tenants (if any) of the said building to be constructed on the said plot and for that purpose in making sign and execute and/or give proper and lawful discharge for the same in accordance to terms and conditions of the said Agreement for Development.

27) To execute from time to time agreement or agreements for sale on ownership basis of such flats, shops or garage in respect of the said multi storied building or buildings that may be constructed on the said Scheduled plot as per the sanctioned plan but shall not execute and/or sign conveyance, Deed of Sale/Sale Deed, and

Mozaffar Hassan Mollah Radip Kumar Singh

Mozaffar Hassan Mollah

shall not finally transfer any Flat/Flats of the said multi storied building in favour of any third party in any way until and unless the Developer fulfil the terms of Para 5 of the above referred Development Agreement but after fulfilment of terms mentioned in para- 5 hereinabove the Developer will be able to do the aforesaid act.

28) To insure the said property against damage, fire, tempest, riots civil commotion, floods, earthquake or otherwise as our said attorney may think fit and proper and to pay all payment for such insurance and to receive any compensation arising out of the said insurance.

29) To appear and represent me in any Court of Civil, Criminal, Original Side, Appellate Side, Revisional Jurisdiction of the Hon'ble High Court, Tribunal, in the Court of executive Magistrate or Judicial Magistrate, before Settlement Office, Howrah Municipal Corporation, Income Tax, Wealth Tax, Urban Land Ceiling Authority or other Authorities and to sign verify and file any complaints, written statements, application, petitions, affidavit, undertakings, Declaration and all other documents and papers as it thinks fit and proper to protect the scheduled property and interest of the land owner.

30) Upon consultation with me to appoint and retain advocates, pleaders and legal practitioners and to sign and execute

Mazaffar Hussain Malik / readip Kumar Singh

vakalatnamas and to accept service of all summons notices and other judicial process and to execute any order, Decree or Judgement and to deposit for withdraw money or documents in and from any Court or other authorities AND GENERALLY to act in any suit, proceedings or matters in which I may be interested or concerned in connection with the said premises fully described in the schedule herein below.

31) Upon consultation with me to settle, compromise all actions, suits, accounts, claims and disputes between myself and any other person or persons AND GENERALLY to do execute and perform all other lawful acts, matters and things as my said attorney shall consider necessary in connection with the said premises AND I do hereby agree that all acts, deeds and things in respect of the said premises lawfully done by the said Attorney on behalf of shall be construed as my acts, deeds and things done by me AND I undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do cause to be done for construction and sale of the flats, shops & garage of the proposed multi storied building by virtue of this Power of Attorney governed under the said Development agreement.

32) That the Attorney shall not do any illegal and unlawful act, action, omission and commission with the help of this power during the

Mozaffer Hussain  Radip Kumar Singh

period of development and construction of the proposed Building to be constructed at the scheduled mentioned property.

- 33) It is made clear that this Power of Attorney is granted for the purpose of smooth construction and development and for taking advance for sale of the flats, shop and parking space of the proposed multi storied building to be constructed on the scheduled mentioned property.

GENERALLY to do and perform all lawfull acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could in my person do.

AND I hereby agree to ratify all lawfull acts, deeds, assurances done given executed or made by my said attorney under the powers confirmed by this power of attorney as if the same were done or made by me all the receivable by or payable to the Principal must be paid to the principal.

SCHEDULE OF THE PROPERTY SOLD
BY THE VENDORS JOINTLY

ALL THAT piece and parcel of Bastu, Viti and a very small portion of Bagan Land measuring about 15 Cottahs 11 Chittacks in total together with very old dilapidated 400 sq.ft. Tin Shed structure with Cemented Floor lying and situated at holding No. 16/5, Dakshin Buxarah 1st Bye

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Preadip Kumar Singh

Lane, comprising in R.S. & L.R. Dag No. 107/128, 109, 113, Mouza-Shibpur, Sheet No. 108, J.L. No. 1, Re-survey No. 2005, Touzi No. 736, L.R. Khatian No. 151 corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, and comprising in R.S. & L.R. Dag No. 35 and 40, Mouza- Shibpur, Sheet No. 109, J.L. No. 1, Revenue Survey No. 2005, Touzi No. 736, L.R. Khatian No. 154, corresponding to R.S. Khatian Nos. 41, 78, 79, 109, 138, 139, 143, 144, 164, 165 and 166, under the Jurisdiction of D.S.R. & A.D.S.R. of Howrah under old P.S. Shibpur, Present P.S. A.J.C. Bose Botanic Garden, District- Howrah, within the limits of the Howrah Municipal Corporation Ward No. 41 together with all kinds of easement rights of using the 12 feet wide common passage (metal) attached thereto and all the rights of user in overhead and underneath and benefits including water, electricity, drainage and passage and appurtenances and hereditaments appertaining thereto are the subject matter of this instant Development Power of Attorney and the said land is butted and bounded as follows :-

ON THE NORTH : Land of Ashis Maity & Ors.

ON THE SOUTH : Holding No.16/2, Dakshin Buxarah 1st Bye Lane and 12 feet wide common passage.

ON THE EAST : Holding No. 16 & 16/1, Dakshin Buxarah (Baksara) 1st Bye Lane.

ON THE WEST : Land of H.I.T.

Muzaffer Hassan Mulla
 Readip Kumar Singh

IN WITNESS WHEREOF we the Executants have hereto set our hand at
this the 30th day of October 2024.

WITNESSES:-

1) Him Kar Paul
5/13 Tara Road
Kat-26

2) Sushentwardar
Gorinda Pur
Nayabandrapur
Malhwa Pur
24 Ro (S)

Mozaffar Hossain Mollah
SIGNATURE OF THE EXECUTANTS

Pradip Kumar Singh

SIGNATURE OF THE ATTORNEY

Drafted by me :

Syed-Julhikan Ali
Advocate High Court Calcutta
WB 1258 of 2002.

SPECIMEN FORM FOR TEN FINGERPRINTS



Mazhar Hussain Malik

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Pradeep Kumar Singh

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

PHOTO

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Government of West Bengal GRIPS 2.0 Acknowledgement Receipt Payment Summary



GRIPS Payment Detail

GRIPS Payment ID:	011120242026230818	Payment Init. Date:	01/11/2024 16:06:24
Total Amount:	14084	No of GRN:	1
Bank Gateway:	State Bank of India	Payment Mode:	Online Payment
BRN:	1K0CZMHWZ2	BRN Date:	01/11/2024 16:07:31
Payment Status:	Successful	Payment Init. From:	GRIPS Portal

Depositor Details

Depositor's Name:	Utpal Bera
Mobile:	9123380270

Payment(GRN) Details

Sl No	GRN	Department	Amount (₹)
1	192024250262308191	Directorate of Registration & Stamp Revenue	14084
Total			14084

IN WORDS: FOURTEEN THOUSAND EIGHTY FOUR ONLY.

DISCLAIMER: This is an Acknowledgement Receipt, please refer the respective e-challan from the pages below.



Govt. of West Bengal
Directorate of Registration & Stamp
Revenue
GRIPS eChallan



192024250262308191

GRN Details

GRN:	192024250262308191	Payment Mode:	Online Payment
GRN Date:	01/11/2024 16:06:24	Bank/Gateway:	State Bank of India
BRN :	1K0CZMHWZ2	BRN Date:	01/11/2024 16:07:31
GRIPS Payment ID:	011120242026230818	Payment Init. Date:	01/11/2024 16:06:24
Payment Status:	Successful	Payment Ref. No:	2002651690/12/2024
[Query No * Query Year]			

Depositor Details

Depositor's Name:	Utpal Bera
Address:	Baneswarpur, Gujarpur Shyampur, Howrah, West Bengal, 711314
Mobile:	9123380270
E-Mail:	utpal.bera70@gmail.com
Contact No:	9123380270
Depositor Status:	Others
Query No:	2002651690
Applicant's Name:	Mr Utpal Bera
Address:	A.R.A. - II KOLKATA
Office Name:	A.R.A. - II KOLKATA
Identification No:	2002651690/12/2024
Remarks:	Sale, Sale Document Payment No 12
Period From (dd/mm/yyyy):	01/11/2024
Period To (dd/mm/yyyy):	01/11/2024

Payment Details

Sl. No.	Payment Ref No	Head of A/C Description	Head of A/C	Amount (₹)
1	2002651690/12/2024	Property Registration- Stamp duty	0030-02-103-003-02	12000
2	2002651690/12/2024	Property Registration- Registration Fees	0030-03-104-001-16	2084
Total				14084

IN WORDS: FOURTEEN THOUSAND EIGHTY FOUR ONLY.

Major Information of the Deed

No :	I-1902-12906/2024	Date of Registration	01/11/2024
No / Year	1902-8002782474/2024	Office where deed is registered	
Date	01/11/2024 3:39:29 PM	A.R.A. - II KOLKATA, District: Kolkata	
Grant Name, Address Other Details	ASIM SAMANTA Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9732808313, Status : Solicitor firm		
Section	Additional Transaction		
58] Sale, Development Power of Attorney after Registered Development Agreement			
Forth value	Market Value		
	Rs. 1,97,01,769/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 190212900/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: Howrah, P.S.- Shibpur, Corporation: HOWRAH MUNICIPAL CORPORATION, Road: Dakshin Buxarah 1st Bye
Lane(word-41), Premises No: 16/5, Ward No: 041, Holding No:16/5 Pin Code : 711103

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	15 Katha 11 Chatak		1,95,81,769/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, Project Name :
Grand Total :				25.8844Dec	0/-	195,81,769 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	0/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		400 sq ft	0/-	1,20,000 /-	

Principal Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	MOZAFFAR HOSSAIN MOLLAH (Presentant) Son of Late Haji Moslem Ali Mollah Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 01/11/2024 ,Place : Office	 01/11/2024	 LTI 01/11/2024 Captured	 01/11/2024
Village Baragohai, City:- , P.O:- Birshibpur, P.S:-Uluberia, District:-Howrah, West Bengal, India, PIN:- 711316 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India Date of Birth: XX-XX-1XX5 , PAN No.: amxxxxxx5a, Aadhaar No: 38xxxxxxxx7897, Status :Individual, Executed by: Self, Date of Execution: 30/10/2024 , Admitted by: Self, Date of Admission: 01/11/2024 ,Place : Office				

Attorney Details :

Name,Address,Photo,Finger print and Signature	
Sl No	
1	SAMBHAV CONSTRUCTION 208, Panchanantala Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101 , PAN No.: AUxxxxxx1D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	Mr PRADIP KUMAR SINGH Son of Late Narad Singh Date of Execution - 30/10/2024 , , Admitted by: Self, Date of Admission: 01/11/2024, Place of Admission of Execution: Office	 Nov 1 2024 3:47PM	 LTI 01/11/2024 Captured	 01/11/2024
2, Deshpran Shasmal Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth: XX-XX-1XX2 , PAN No.: auxxxxxx1d, Aadhaar No: 80xxxxxxxx4060 Status : Representative, Representative of : SAMBHAV CONSTRUCTION (as)				

er Details :

AR PAL
Late Kanai Lal Pal
beria, City - , P.O.- Shibganj, P.S.-
apur, District:-Howrah, West Bengal,
PIN- 711314

Photo



Finger Print



Signature

Kanai Lal

01/11/2024

01/11/2024

01/11/2024

Attifier Of MOZAFFAR HOSSAIN MOLLAH, Mr PRADIP KUMAR SINGH

Transfer of property for L1

L.No	From	To. with area (Name-Area)
	MOZAFFAR HOSSAIN MOLLAH	SAMBHAV CONSTRUCTION-25.8844 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	MOZAFFAR HOSSAIN MOLLAH	SAMBHAV CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 190212906 / 2024

01-11-2024

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
of Indian Stamp Act 1899.

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

Presented for registration at 15:45 hrs on 01-11-2024, at the Office of the A.R.A. - II KOLKATA by MOZAFFAR
HOSSAIN MOLLAH, 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
1,97,01,769/-

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

Execution is admitted on 01/11/2024 by MOZAFFAR HOSSAIN MOLLAH, Son of Late Haji Moslem Ali Mollah, Village
Baragohal, P.O: Birshibpur, Thana: Uluberia, Howrah, WEST BENGAL, India, PIN - 711316, by caste Muslim, by
Profession Business

Identified by KINKAR PAL, . . Son of Late Kanai Lal Pal, Kurchiberia, P.O: Shibganj, Thana: Shyampur, Howrah,
WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Others

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

Execution is admitted on 01-11-2024 by Mr PRADIP KUMAR SINGH, . SAMBHAV CONSTRUCTION, 208,
Panchanantala Road, City:- Howrah, P.O:- Howrah, P.S:-Howrah, District:-Howrah, West Bengal, India, PIN:- 711101

Identified by KINKAR PAL, . . Son of Late Kanai Lal Pal, Kurchiberia, P.O: Shibganj, Thana: Shyampur, Howrah,
WEST BENGAL, India, PIN - 711314, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) =
Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 45690, Amount: Rs.50.00/-, Date of Purchase: 16/08/2024, Vendor name: S
Chanda


Satyajit Biswas
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1902-2024, Page from 710837 to 710863

being No 190212906 for the year 2024.



Digitally signed by SATYAJIT BISWAS
Date: 2024.11.06 11:34:04 +05:30
Reason: Digital Signing of Deed.

(Satyajit Biswas) 06/11/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.