

2339

J-2365/25



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AT 777703

✓ 12/05/25
A-100
1228723/25

Additional District Sub-Registrar
Kadambagechi, North 24 Pgs

certified that the document is admitted to registration. The signature sheet/sheets and the endorsement sheet/sheets attached with this document are the Part of the document

Additional District Sub-Registrar
Kadambagechi, North 24-Pgs

06 MAY 2025

DEVELOPMENT POWER OF ATTORNEY
(After registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that We, 1. SRI GORA CHAND BASAK, PAN-AEAPB6828F Epic No. CKW3811197, S/o- Late Anil Kumar Basak, residing at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, 2. SRI SANKAR CHANDRA MONDAL, PAN- AFSPM9713P Epic No. CKW2338135, S/o- Late Kalipada Mondal, residing at Noapara Kalibari Road, P.O. & P.S. Barasat, Dist. North 24 Parganas, Kolkata-700124, both by nationality Indian, by faith

2/05/25

তারিখ: 2/05/25

নম্বর: 17

ক্রেতার নাম:

ঠিকানা:

মূল্য:

ভেদার:

হাওড়া এ.ডি.এস.আর অফিস

জেলা: উঃ ২৪ পরগনা

খরিদ তারিখ:

মোট স্ট্যাম্প মূল্য:

ট্রেজারি বারানত

ভান্ডার: শ্রী সুদীপ ঘোষ

Vendor - Sudip Ghosh

Goro Chond Bosh

S.N. Colony Nubophy

18 MAR 25

650000



Additional District Sub-Registrar
Kadambagechi, North 24 Pgs.

06 MAY 2025

স্বাক্ষরিত কর্তৃক
শ্রী সুদীপ ঘোষ
ন'লাভা, বাসনাত
ম'লাক

Hindu, by occupation Business, hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include **their** heirs, successors, executors, administrators, legal representatives and assigns) of the **ONE PART.**

AND

ASHIRBAD CONSTRUCTION, PAN- AARFA0622M, a partnership firm, having its office at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, represented by its partners **1. SRI GORA CHAND BASAK**, PAN-AEAPB6828F Epic No. CKW3811197, S/o- Late Anil Kumar Basak, residing at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, **2. SRI SANKAR CHANDRA MONDAL**, PAN- AFSPM9713P Epic No. CKW2338135, S/o- Late Kalipada Mondal, residing at Noapara Kalibari Road, P.O. & P.S. Barasat, Dist. North 24 Parganas, Kolkata-700124, both by nationality Indian, by faith Hindu, by occupation Business, hereinafter called and referred to as the DEVELOPER (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include **its**-successors-in-interest, executors, administrators, legal representatives and assigns) of the **OTHER PART.**

WHEREAS all that piece and parcel of the Lands measuring an area **0.0413 acres** out of 0.20 acres of C.S. Plot No. 1107 of C.S Khatian No. 356 under C.S Khatian No. 351, corresponding to R.S. & L.R Plot No. **1103**, under R.S Khatian No. 356, under L.R Khatian Nos. 5851 & 5852 situated at **Mouza Noapara, J.L. No.83, Re: Su: No. 137** under P.S.

Barasat and the multi-storied building to be constructed thereon is the subject matter of this Development Power of Attorney.

AND WHEREAS the present Owners got the Lands as above by way of purchase by virtue of a Deed of conveyance dated the 24th July 2024 registered in the office of D.S.R-III, North 24 Parganas, recorded in Book No. 1, volume No. 1525-2024 Pages from 196286 to 196309 being No. 152508450 for the year 2024 from its owner Arup Das.

AND WHEREAS the Lands as above was duly mutated in the name of the present Owners under Holding No. 490, Vivek Nagar, under Ward No. 3 of Barasat Municipality and subsequently the same was further known and numbered under Holding 490, Vivek Nagar by way of amalgamation with the Lands of the Developer.

AND WHEREAS the Lands as above was duly recorded in the name of the present Owners under L.R Khatian Nos. 5851 & 5852.

AND WHEREAS the property more fully described in the schedule hereunder is sized, owned and possessed by the present Owners being its absolute owners.

AND WHEREAS necessary conversion of the Lands was done accordingly.

AND WHEREAS necessary plan of the proposed multi storied building was also sanctioned by the authority of Barasat Municipality in respect of the Lands as above.

AND WHEREAS the construction works of the proposed multi storied building was started in accordance with the sanctioned plan and the same is under construction.

AND WHEREAS a Development Agreement dated 20/11/2024 was executed in between the owners and the developer in respect of the Lands more fully described in the schedule here under with the terms and conditions stated therein and the same was registered in the office of A.D.S.R Kadambagachi recorded in Book No. 1, Volume No. 1519-2024, Pages from 146892 to 146912 being No. 151906152 for the year 2024.

AND WHEREAS it is required to appoint and constitute the Developer by way of Development Power of Attorney with a view to make construction of the proposed multi storied building and to transfer the portion of the proposed multi storied building allotted in favour of the Developer and for doing and acting on behalf of the Owners.

AND WHEREAS as such we are desirous of appointing the Developer represented by the partners/representatives as our true and lawful attorneys to do all such acts deeds of things necessary for making construction of the proposed multi storied building and for transferring the allocation of the Developer.

NOW KNOW ALL BY THESE PRESENTS that we hereby nominate, constitute and appoint **ASHIRBAD CONSTRUCTION, PAN-AARFA0622M**, a partnership firm, having its office at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, represented by its partners **1. SRI GORA CHAND BASAK, PAN-**

AEAPB6828F Epic No. CKW3811197, S/o- Late Anil Kumar Basak, residing at Surendra Nath Colony, Nabapally, P.O. Nabapally, P.S. Barasat, Dist. North 24 Parganas, Kolkata-700126, 2. **SRI SANKAR CHANDRA MONDAL**, PAN- AFSPM9713P Epic No. CKW2338135, S/o- Late Kalipada Mondal, residing at Noapara Kalibari Road, P.O. & P.S. Barasat, Dist. North 24 Parganas, Kolkata-700124, both by nationality Indian, by faith Hindu, by occupation Business, to be our true and lawful attorney for us to do and act in our names to perform execute all or any of the several acts, deeds, powers, authorities, matters and things, that is to say.

1. To appear on our behalf before the Municipal authority, Urban Land Ceiling Authority, Income-Tax Authority and/or any other Government or Semi-Government Authority for the purpose of taking all necessary steps for commencing and completing the said construction work on the aforesaid land.
2. To pay the arrear and current Municipal rates and taxes, and the rents of the Land Lord in respect of our landed property.
3. To apply for electric, gas, telephone and water connection in respect of the proposed building on the said Land.
4. To appoint engineer, contractor and labour for construction/reconstruction of the said flats/shops/garage of the multistoried building if any and to make payments to them.
5. To look after supervision of works for such construction.
6. To commence, prosecute, enforce, defend, appear, and oppose all actions and other legal proceedings and demand touching any matter in connection with the said Land.

7. To appoint, nominate advocate, solicitors, pleaders and agents and to revoke such appointments.
8. To make, sign, affirm, present and file all applications, claims, petitions, written statements and all other papers and documents necessary and expedient in the opinion of the said attorneys to be made, signed, executed, affirmed, presented or filed and to receive back such documents.
9. To allow and pay all fees, costs, charges and expenses to be allowed or paid in respect of the aforesaid land.
10. To negotiate on terms for and to agree and sell, mortgage, lease out in part or in full of the properties allotted in favour of the developer and saleable space allotted in our favour to any intending purchaser or purchasers at such price or prices which our said Attorneys in their absolute discretion think fit and proper. To agree upon and to enter into any agreement or agreements for such Sale or Sales and receive earnest money thereof and said Attorneys after realization of the consideration money from the intending purchaser/purchasers. On receipt of earnest money the attorneys are entitled to execute agreement and to issue receipt in favour of intending purchaser.
11. To represent us and to execute or to sign all other document or documents / deed of conveyance or deeds of conveyance on our behalf and to present the same for registration before any competent Registering Officer of the Registry Office and thereto admit and do all necessary acts and deeds in such connection on receipt of consideration money. The attorneys are entitled to complete the registration of the

deed or deeds of conveyance in favour of the intending purchasers in respect of the allocation of the developer save and except the Owners allocation.

AND we hereby agree to ratify and confirm all and whatsoever our said attorneys shall lawfully do or cause to be done by virtue of these indenture,

SCHEDULE ABOVE REFFERED TO

(Description of the property)

ALL THAT piece and parcel of Land measuring an area **0.0413 (zero point zero four one three) acres** out of 0.20 acres of C.S. Plot No. 1107 corresponding to R.S. & L.R Plot No. **1103**, of C.S Khatian No. 356 under C.S Khatian No. 351, under R.S Khatian No. 356, under L.R. Khatian Nos. **5851 & 5852**, situated at **Mouza- Noapara, J.L. No. 83, Re: Su: No. 137**, under P.S. Barasat along with the proposed multi-storied building to be constructed under Holding No. **490**, Vivek Nagar Road, under Ward No. **03**, within the limits of Barasat Municipality in the District of North 24 Parganas, within the jurisdiction of A.D.S.R. Kadambagachi.

The scheduled Lands is butted and bounded by:

On the North : H/o Mangal Kumar Basu.

On the South : L/o Ashirbad Construction & 10 Feet wide Vivek Nagar Shal Bagan Road.

On the East : 10 Feet wide Shal Bagan bye lane.

On the West : 4 feet wide Passage.

The photographs and finger prints of the parties in separate sheets annexed herewith will do form as the part of this Development Power of Attorney.

~ 8 ~

IN WITNESS WHEREOF we have signed this Development Power of Attorney on this the 2nd day of May, 2025.

SIGNED & DELIVERED

in presence of Witnesses :

1. *গোবিন্দ চন্দ্র সর্কার*
স্বামী, শ্রীমন্ত

Gora Chand Basak

Sankar Chandu Mondal

SIGNATURE OF THE EXECUTANTS

2. Partha Sankar
S/O- Lt. Jogesh Sankar.
Chaturia, Noapara,
Barasat.

ASHIRBAD CONSTRUCTION

Gora Chand Basak
Sankar Chandu Mondal
Partner

SIGNATURE OF THE ATTORNEY

Drafted by :

Chitta Ranjan Basak

Advocate

Judges Court Barasat,

North 24 Pgs.

Enrolment No. *AR 328977*

Composed by :

Partha Sankar.

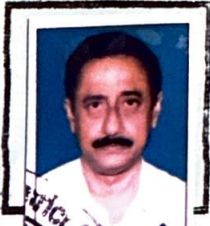
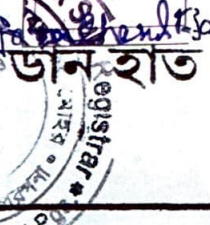
Partha Sarkar

Barasat Court,

North 24 Parganas

UNDER RULE 44A OF THE I.R. ACT 1908

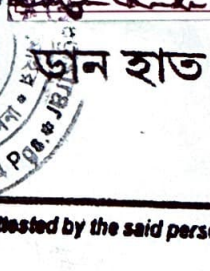
(1) Name : GORA CHAND BASAK

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত 

Gora Chand Basak
Signature of the Presentant

Executant Claimant/Attorney/Principal/Guardian/Testator. (Tick the appropriate status)

(2) Name :

LITTLE	RING	MIDDLE	FORE	THUMB	
					বাম হাত 
THUMB	FORE	MIDDLE	RING	LITTLE	
					ডান হাত 

All the above fingerprints are of the above named person and attested by the said person.

Sanku Chandra Basak
Signature of the Presentant

N.B. : L.H. = Left hand finger prints R.H. = Right hand finger prints

Major Information of the Deed

Deed No :	I-1519-02365/2025	Date of Registration	06/05/2025
Query No / Year	1519-8001228723/2025	Office where deed is registered	
Query Date	05/05/2025 3:43:58 PM	A.D.S.R. KADAMBAGACHI, District: North 24-Parganas	
Applicant Name, Address & Other Details	Jagadish Ch Karmakar Barasat Judges Court, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9748478429, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 18,02,179/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 151906152/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Barasat, Municipality: BARASAT, Road: Bibek Nagar Road, Mouza: Napara, , Ward No: 3, Holding No:490 Pin Code : 700125

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1103	RS-356	Bastu Danga	4.13 Dec	5,00,000/-	18,02,179/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				4.13Dec	5,00,000 /-	18,02,179 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri GORA CHAND BASAK (Presentant) Son of Late ANIL KUMAR BASAK Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office	 06/05/2025	 Captured LTI 06/05/2025	 06/05/2025

SURENDRA NATH COLONY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.:: AExxxxxx8F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office

2	Name	Photo	Finger Print	Signature
	Shri SANKAR CHANDRA MONDAL Son of Late KALIPADA MONDAL Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office	 06/05/2025	 Captured LTI 06/05/2025	 06/05/2025

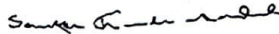
NOAPARA KALIBARI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX0 , PAN No.:: AFxxxxxx3P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 02/05/2025 , Admitted by: Self, Date of Admission: 06/05/2025 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	ASHIRBAD CONSTRUCTION SURENDRA NATH COLONY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126 Date of Incorporation:XX-XX-2XX9 , PAN No.:: AAxxxxxx2M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

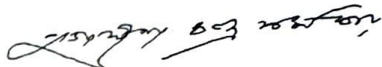
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri GORA CHAND BASAK Son of Late ANIL KUMAR BASAK Date of Execution - 02/05/2025 , , Admitted by: Self, Date of Admission: 06/05/2025, Place of Admission of Execution: Office	 May 6 2025 2:49PM	 Captured LTI 06/05/2025	 06/05/2025
SURENDRA NATH COLONY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.: AExxxxxx8F,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as PARTNER)				

Name	Photo	Finger Print	Signature
Shri SANKAR CHANDRA MONDAL Son of Late KALIPADA MONDAL Date of Execution - 02/05/2025, , Admitted by: Self, Date of Admission: 06/05/2025, Place of Admission of Execution: Office	 May 6 2025 2:48PM	 Captured LTI 06/05/2025	 06/05/2025

NOAPARA KALIBARI ROAD, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX0 , PAN No.: AFxxxxxx3P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : ASHIRBAD CONSTRUCTION (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Jagadish Chandra Karmakar Son of Late Surendra Nath Karmakar Barasat Judges Court, City:- , P.O:- Barasat, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124	 06/05/2025	 Captured 06/05/2025	 06/05/2025

Identifier Of Shri GORA CHAND BASAK, Shri SANKAR CHANDRA MONDAL, Shri GORA CHAND BASAK, Shri SANKAR CHANDRA MONDAL

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri GORA CHAND BASAK	ASHIRBAD CONSTRUCTION-2.065 Dec
2	Shri SANKAR CHANDRA MONDAL	ASHIRBAD CONSTRUCTION-2.065 Dec

Endorsement For Deed Number : I - 151902365 / 2025

06-05-2025

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 14:00 hrs on 06-05-2025, at the Office of the A.D.S.R. KADAMBAGACHI by Shri GORA CHAND BASAK , 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 18,02,179/-

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

Execution is admitted on 06/05/2025 by 1. Shri GORA CHAND BASAK, Son of Late ANIL KUMAR BASAK, SURENDRA NATH COLONY, P.O: NABAPALLY, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700126, by caste Hindu, by Profession Business, 2. Shri SANKAR CHANDRA MONDAL, Son of Late KALIPADA MONDAL, NOAPARA KALIBARI ROAD, P.O: BARASAT, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business

Indetified by Jagadish Chandra Karmakar, , , Son of Late Surendra Nath Karmakar, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 06-05-2025 by Shri GORA CHAND BASAK, PARTNER, ASHIRBAD CONSTRUCTION, SURENDRA NATH COLONY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Jagadish Chandra Karmakar, , , Son of Late Surendra Nath Karmakar, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Execution is admitted on 06-05-2025 by Shri SANKAR CHANDRA MONDAL, PARTNER, ASHIRBAD CONSTRUCTION, SURENDRA NATH COLONY, City:- , P.O:- NABAPALLY, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700126

Indetified by Jagadish Chandra Karmakar, , , Son of Late Surendra Nath Karmakar, Barasat Judges Court, P.O: Barasat, Thana: Barasat, , North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 17, Amount: Rs.100.00/-, Date of Purchase: 02/05/2025, Vendor name: Sudip Ghosh



SMRITIKANA SEN
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1519-2025, Page from 56397 to 56413
being No 151902365 for the year 2025.



Panda

Digitally signed by Smritikana Sen
Date: 2025.05.07 16:42:53 -07:00
Reason: Digital Signing of Deed.

(SMRITIKANA SEN) 07/05/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. KADAMBAGACHI
West Bengal.

