

4806 10/8/22

No..... Date.....

Name..... Tapan Dey

Address..... Lashkarpur, Dey

Vakun..... Narayandpur

Vendor.....

SAHABUDDIN GAZI

Baruipur Civil & Criminal Court

cont-153



10/8/22 BC & I
S/805/2022

Identified by me

Suman Dey

Co- Nday Dey

Haribpur Hospitalpore

P.O - Mallickpur,

P.S - Baruipur

Kot - 145

Adm District Sub - Registrar Garia
South 24 Pgs.

12 AUG 2022

WHEREAS with a view to develop the said land by constructing of a multi storied building we have made a development Agreement being no. **16.29.049.24.....**, dated **12.08.2023** with, **SRI. TAPAS KUMAR DAS**, S/o Late Kshirod Chandra Das, Pan No. AESPD5910J, Aadhaar no. 3346 9689 6815, by faith- Hindu, by occupation- Business, residing at 520, Peyara Bagan, P.O.- Laskarpur, P.S.- Narendrapur, Dist South 24 Parganas, Kolkata- 700 153, as my true and lawful constituted attorney in my name and on my behalf to do execute and perform all acts, deeds and things as follows -

1. To look after and maintain the Schedule mentioned property and to entering in possession of the said land and every part thereof .
2. To construct the multi storied building upon the said land mentioned in the Schedule hereinbelow in accordance with the sanctioned Plan in my name and to sign on my behalf in the proposed Site Plan , Revised Plan and. or any modifications plan or plans and to renew the plan if required and to file and obtain the same and other documents, applications , statements , declaration, occupancy certificate, undertaking , valuation , writings, premises, verification, objection if any and to take all other necessary steps relating to land from the **Rajpur Sonarpur Municipality** all are in respect of construction and to complete of the proposed building.
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sell our building consisting of different flats, car parking spaces, shops, spaces units and the part there of

*Shatterjee
A.D.*

mentioned in the schedule hereunder written except owner allocation to any purchaser or purchaser at such price which agreed upon and/or cancel or repudiate the same in the manner they deems fit and proper.

4. To appear and represent before the appropriate authorities including **Rajpur Sonarpur Municipality**, Fire Brigade, West Bengal police and all other competent authority of Government of West Bengal relating to proposed constructional work.
5. To take delivery of Title deeds and title documents relating to land and submits photocopy of the same concerning the Premises and also papers may be required by the concerned authority and to appoint Engineer, Architect and other agent. Sub-Contractor for the aforesaid purpose as the said attorney shall think fit and proper .
6. To apply for obtaining electricity (transformer and meter), water, supply, sewerage, drainage and/or other connecting of any other utility to the said premises and or make alternative arrangement thereon and for that purpose to sign, execute, submit and/or deposit money before the appropriate authorities of all papers, applications, documents and other acts, matters or things as may be deem fit and proper by the said attorney except owners' electricity connection.
7. To pay all rents, taxes, charges, expenses and other outgoings whatsoever paying and/or account of the said Premises or any part thereof from the date of this Agreement.

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Asv.*

8. To apply for and obtained the completion certificate from the **Rajpur Sonarpur Municipality**.
9. To pay any surcharge or penalty to the competent authority if so charged by it that is the **Rajpur Sonarpur Municipality** or any other competent authority.
10. To entering into an agreement for Sale with the intending Purchaser /Purchasers as the nominee or nominees of the Developer and recover the earnest money or the full amount of the consideration from the intending purchaser/purchasers and to sign execute all agreement deeds or conveyance or conveyances for the Developer's allocation only.
11. All acts, deeds things and execute all deeds or assurance as may be necessary in order to effectuate the aforesaid purpose and which our constituted attorney shall think best fit and proper.
12. To institute, commence prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which the Principal herein may be practice in any court in civil, criminal, revenue or Revisional Jurisdiction of the High Court under Article 226 of the Constitution of India etc. before Income tax Authorities and to sign verify all plaints written statements , Accounts, inventories to accept service of all Summons, Notice and other Judicial process to execute any judgment , Decree or other and to appoint and engage any solicitor , Advocate and to sign and execute any Vokalatnama, Ekranamas or any kind of Affidavit.

Abhijit J. J. J.
Adv.

13. To sale, transfer or charge of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any Bank, financial institution, person or persons as the case may be on such terms and conditions as the said Attorney shall think, fit and proper except the Owner Allocation. Owner have no liability in this matter.
14. To settle, adjust, compound, compromise or submit to arbitration in any relating to all auctions, suits, accounts, claims and disputes relating to the said property between ourselves and any other person or persons compounds or compromise the same .
15. To appear and represents for any such conveyance or conveyances, Lease Deed or declaration, instruments and writings or such documents or have perfects for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurance in Calcutta having authority for unto have the said conveyance registered and to receive consideration price for developer's Allocation only and to do all acts deed and things which our said Attorney shall consider necessary for conveying the said property or relating to it to the said purchaser or purchasers as fully and effectually in all respects as we could do the same.
16. To attend any court of law either Civil or Criminal and represent us in all Government Offices on our behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below .
17. To appoint, Architect, Civil Engineer, Structural Engineer, labour, labour contractor (Rajmistry), Carpenter, Electric Contractor, Plumbing and sanitary Contractor or other person or persons as may be require for the construction of the said proposed building .

Dhattachjee
Adv.

18. To appear in any suit proceedings, motion, L.A office I.T. office etc. on its behalf and to represent us before the B.L. & L.R.O. for mutation, conversion etc. and to file the statement or objection, affidavit-in-opposition etc if required in connection with the land mentioned in the Schedule hereinbelow.
19. To ask for demand, recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle compromise or compound any debt or claim whatsoever.
20. To advertise in the News Papers for procuring flats / Units/ Shops/ Car Parking Spaces and to effect Sign Board or hoarding in the name of Company / firm of the said Attorney.
21. To receipt compensation payable in respect of any acquisition and/or requisition of the said premises of any part thereof for the developer's allocation only.
22. To sign declare and/or affirm any plant, written statement, petition, affidavit, verification, vokalatnama, Ekranas, warrant of attorney, memo of appeal or any way connection therewith .
23. To call the tender quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill and to appoint them as the Attorney shall think fit and proper .
24. To deliver possession of flat/ flats, Shops, Units, spaces, Car Parking space etc. except Owner's Allocation as per said development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete

*Dhatterjee
Adv.*

or incomplete, finished or semi-finished condition which our constituted Attorney shall think best , fit and proper in respect of Developer's Allocation only.

25. To file and submit all declaration statements, applications and/or return to the competent authority or any other concerned authorities in connection with the matters wherein contained .

AND the principal herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things, lawfully and bonaifde done by our said Attorney which shall be constituted as our acts, deeds , and things done by us to all intents and purpose and if the principal herein personally presents even notwithstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of Bastu Land measuring measuring about 04 Katha comprised in Mouza- Laskarpur, J.L. No. 57, L.O.P. No. 2732, C.S. Dag no. 1310(P), corresponding to L.R. Dag no. 1995 under L.R. Khatian No. 213 within the P.S.- Sonarpur now Narendrapur, under Rajpur Sonarpur Municipality, Ward No. 31 as Holding No. 42, Road name Laskarpara Road in the District of South 24 Parganas, as shown in butted and bounded as follows :-

On the North : Land of Debnath Dey
 On the South : 8 ft. wide common passage
 On the East : L.O.P. No. 2733
 On the West : 30' ft. wide Laskar Para Road

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IN WITNESS WHEREOF we do hereby unto put our signature in the deed this 12th day of August, 2022.

Witnessess :

1. Suman Dey
Haribarpur Hospitalpara
P.S - Baruipur
P.O - Mallikpara, Kol- 145

2. Gangabati Dey
Mehmatali, Garia, Kol- 700084

Drafted by

Tanusree Chatterjee
Advocate
Baruipur civil court
F- 622/601/2015.

Chandan Roy

Signature of the Executants

Das Construction & Develop.

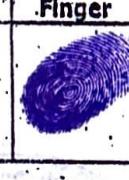
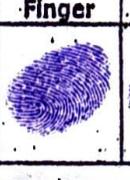
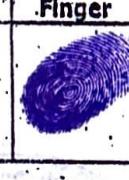
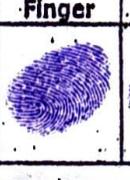
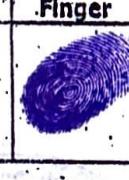
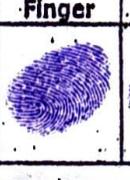
Tapan K. Das
Proprietor

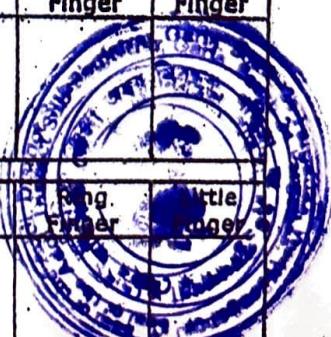
Signature of the Attorney

Typed by

Koushik Mondal

Baruipur, Kolkata - 700 144

Executive																										
Name																										
Signature	Chandan Roy																									
Claimant / Executant	<table border="1"> <tr> <td colspan="2">Left Hand</td> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Right Hand</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Left Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger								Right Hand						
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Right Hand																										
Name																										
Signature	Tapas K. Datta																									
Executant / Presentant	<table border="1"> <tr> <td colspan="2">Left Hand</td> <td>Thumb</td> <td>Fore Finger</td> <td>Middle Finger</td> <td>Ring Finger</td> <td>Little Finger</td> </tr> <tr> <td colspan="2"></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="2">Right Hand</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>					Left Hand		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger								Right Hand						
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Major Information of the Deed

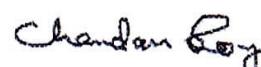
Deed No :	I-1629-04932/2022	Date of Registration	12/08/2022		
Query No / Year	1629-8002453963/2022	Office where deed is registered			
Query Date	12/08/2022 1:58:14 PM	A.D.S.R. GARIA, District: South 24-Parganas			
Applicant Name, Address & Other Details	TAPAS KUMAR DAS 520, PEYARA BAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 8617253134, Status : Advocate				
Transaction	Additional Transaction				
[0138] Sale, Development Power of Attorney after Registered Development Agreement					
Set Forth value	Market Value				
Rs. 1/-	Rs. 49,14,002/-				
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]:- 162904924/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpura Road, Mouza: Laskarpur, Pin Code : 700153

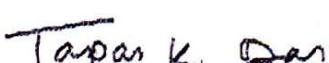
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1995	LR-2732	Bastu	Shali	4 Katha	1/-	49,14,002/-	Width of Approach Road: 30 Ft., , Project Name :
	Grand Total :				6.6Dec	1 /-	49,14,002 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Chandan Roy Son of Late Usha Ranjan Roy Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office			

Laskarpur , Now Ps Narendrapur, City:- Not Specified, P.O:- Laskarpur, P.S:-Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.: cwxxxxxx8c,Aadhaar No Not Provided by UIDAI, Status: Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<p>Mr Tapas Kumar Das (Presentant) Son of Late Kshirod Chandra Das Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office</p> <p>12/08/2022</p>			
		LTI		12/08/2022

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUMAN DEY Son of Mr. UDAY DEY HARIHARPUR HOSPITAL PARA, City:- , P.O:- MALICKPUR, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700145			<i>Suman Dey</i>
	12/08/2022	12/08/2022	12/08/2022

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Chandan Roy	Mr Tapas Kumar Das-6.6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Laskarpura Road, Mouza: Laskarpur, Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1995, LR Khatian No:- 2732		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 162904932 / 2022

On 12-08-2022

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 13:14 hrs on 12-08-2022, at the Office of the A.D.S.R. GARIA by Mr Tapas Kumar Das ,Claimant.

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 49,14,002/-

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

Execution is admitted on 12/08/2022 by 1. Mr Chandan Roy, Son of Late Usha Ranjan Roy, Laskarpur, Now Ps Narendrapur, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Service, 2. Mr Tapas Kumar Das, Son of Late Kshirod Chandra Das, 520, Peyara Bagan, P.O: Laskarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indefified by Mr SUMAN DEY, , , Son of Mr UDAY DEY, HARIHARPUR HOSPITAL PARA, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, 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 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4806, Amount: Rs.50/-, Date of Purchase: 10/08/2022, Vendor name:

Sahabuddin Gazi



Kallol Sengupta

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

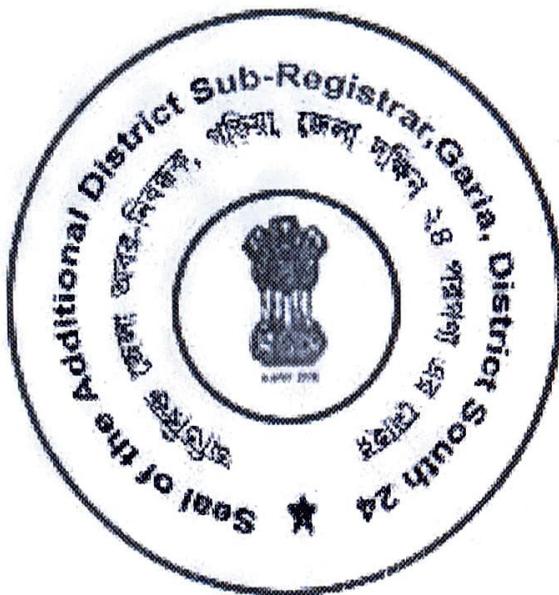
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2022, Page from 154559 to 154573

being No 162904932 for the year 2022.



Digitally signed by KRISHNENDU

TALUKDAR

Date: 2022.08.24 13:24:04 +05:30

Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2022/08/24 01:24:04 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. GARIA

West Bengal.

(This document is digitally signed.)