

2009/23

T-3944 G3

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

17/03/2023
800682950/2023

Verify the document is retained in
the registration. The signature sheet and its
certification sheets attached with the
document are the part of this document.

District Sub-Registry
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
AH 171268
17 MAR 2023
17 MAR 2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

17 MAR 2023

This Development Power of Attorney after registered development agreement made and executed on 14th day of March, 2023.

KNOW ALL MEN THESE PRESENTS THAT WE, SHRI ARUN CHANDRA MAJUMDAR alias Arun Majumdar son of Late Surendra Chandra Majumdar, having my Income Tax Permanent Account No. **(BPPPM 2156A)**, and Aadhaar Card No. (4420 5129 3775), By Faith-Hindy, By Nationality-Indian, By occupation - Retired Person, residing at Block - E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office- Narendrapur, Police Station- Sonarpur, Kolkata- 700103, District-South 24 Parganas, in the State of West Bengal. and **2. SHRI GAUTAM MAJUMDER** son of Shri Arun Majumdar, being OCI No. **(AC318503)** and Income Tax Permanent Account No. **(DOVPM 2772H)**, and Aadhaar Card No. **(5637 8405 1032)**, By Faith-Hindu, By Nationality-Canadian, by occupation-Service, residing at 38, Tulip

83211

Sold to.....
 Address.....
 Value 50.....
 13 MAR 2023
 L.S.V., High Court
 Adhikar Sarkar
 High Court, A.B

RAJIB GHOSH
 Advocate
 6, Old Post Office Street
 5th Floor, Kol-700001



Identified by me

Avijit Modak

AVIJIT MODAK

S/o Nandyan Ch Modak

37 GARIA PLACE

P.O. GARIA .P.S Nandyanpur

KOL- 700084

District Sub-Registrar-IV
 Registrar U/S 7 (2) of
 Registration 1906
 Alipore, South 24 Parganas
 14 MAR 2023

Drive, Brampton ON L6Y 3W2, Canada, presently residing at Block E-1, Flat No. 104, Sugam Park, Premises No. 195, Netaji Subhas Road, Post Office: Narendrapur, Police Station - Sonarpur, Kolkata:- 700103, District- South 24 Parganas, in the State of West Bengal hereinafter jointly referred to as **LANDOWNERS** (which expression shall unless it is repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives and assigns) of the First Part, hereby send Greetings.

DEVOLUTION AND/OR BACKGROUND OF TITLE: The ownership of the property is divided as follows:

WHEREAS

A. That one Sri Panchu Gopal Naskar and others were undivided joint owners in respect of **ALL THOSE** piece and parcel of Bastu Land measuring about 1.17 Decimals be the same or little more or less together with structure therein lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R. S. Khatian No.666, under, Police Station- Sonarpur, District South 24 Parganas.

B. That due to the benefit and betterment uses of the aforesaid property said (1) Sri Panchu Gopal Naskar, (2) Sri Narendra Nath Mondal, (3) Sri Dharendra Nath Mondal, (4) Sri Sankar Naskar (5) (a) Sri Balai Chandra Sardar and (5) (b) Smt. Maya Rani Sardar jointly executed and registered Amicable Deed of Partition on 23rd day of May, 1984 corresponding to Bengali Year, 9th Jaistha, 1391, where Shri Panchu Gopal Naskar son of Late Haripada Naskar o therein referred to as the Party of the First Part, (2) Shri Narendra Nath Mondal, son of Late Nirapada Mondal, of Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Second Part, (3) Shri. Dharendra Nath Mondal, son of Late Nirapada Mondal, Balia, Police Station- Sonarpur, District- South 24 Parganas therein referred to as the Party of the Third Part, (4) Shri Sankar Naskar, son of Late Amulya Charan Naskar, of Elachi, Police Station- Sonarpur, District- South 24 Parganas therein



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alibore, South 24 Parganas

14 MAR 2023

referred to as the Party of the Fourth Part, (5) (a) Sri Balai Chandra Sardar, son of Sri Biswanath Sardar, and (5) (b) Smt. Maya Rani Sardar, wife of Sri Balai Chandra Sardar, both are resident of Garia, Police Station- Sonarpur, District- South 24 Parganas therein referred to jointly as the Party of the Fifth Part and the Parties therein-named amicably Partition by mutual understanding in respect of Kayati Dakhila Satta Bishistha Bastu Land measuring about 1.17 Decimals equivalent to be the same or little more or less lying and situated at Mouza- Elachi, Pargana- Medanmolla, J.L. No.70, R.S. No.223, Touzi No.110, appertaining to R.S. Dag No.225, R.S. Khatian No.666, under, Police Station- Sonarpur, within the limits of Rajpur Sonarpur Municipality, District- South 24 Parganas. The said Registered Amicable Deed of Partition dated 23rd Day of May, 1984 was duly registered at the office of District Sub-Registrar at Alipore, District 24 Parganas and recorded in Book No. 1, Volume No. 31, Pages Nos. 113 to 128, Being No. 6683 for the year 1984.

C. Thus by virtue of the deed of partition dated 23.05.1984, said Panchu Gopal Naskar as party of the First part therein was allotted with all that picce and parcel of Bastu Land measuring 16 Cottahs 05 Chittacks be a little more or less with structure standing thereon situate at Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, under Police Station - Sonarpur, in the District of 24 Parganas, South, morcfully described in the "Kha" Schedule thereunder written and demarcated as "A" Block, delineated in RED border absolutely and forever.

D. While said Panchu Gopal Naskar son of Late Haripada Naskar was enjoying his aforesaid property free from all sorts and encumbrances has sold conveyed and transferred his **ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks more or less out of the aforesaid total land measuring 16 Cottahs 05 Chittacks comprised in Mouza- Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in Dag No. 225, appertaining to



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipuri, South 24 Parganas

14 MAR 2023

Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station- Sonarpur, in the District of South 24 Parganas, to and in favour of one Sri Amarendra Nath Saha son of Late Binode Behari Saha by virtue of a Bengali Kobala dated 06.07.1984, registered with the office of District Sub-Registrar at Alipore and recorded in Book No. 1. Volume No. 65, Pages 325 to 332, Deed No. 8772, for the year 1984. Thus by virtue of the said deed of conveyance dated 06.07.1984 said Amarendra Nath Saha become the owner of the aforesaid property and started enjoying the same by paying tax to the concern government authority.

E. While said Amarendra Nath Saha enjoying his all that aforesaid property free from all sorts and encumbrances by virtue of a Bengali Kobala dated 27.03.1998, registered with the office of District Sub-Registrar - IV at Alipore and recorded in Book No. 1. Volume No. 78, Pages 175 to 184, Deed No. 1478, for the year 1998, sold, conveyed and transferred **ALL THAT** piece and parcel of demarcated land measuring 3 Cottahs 6 Chittaks more or less comprised in Mouza Elachi, J. L. No. 70, R.S. No. 223, Touzi No. 110, comprised in R.S. Dag No. 225, appertaining to R.S. Khatian No. 666, at present lying within the limits of Rajpur Sonarpur Municipality Ward No. 26, under Police Station - Sonarpur, in the District of South 24 Parganas, to and in favour of one **Smt. Sabita Majumdar** at or for a valuable consideration mentioned therein absolutely and forever (which is more fully described in the Schedule herein under written.

F. That while seized and possessed of the said Schedule mentioned property the said Smt. Sabita Majumdar has duly applied for and mutated her name in the records of The Rajpur Sonarpur Municipality in respect of the aforesaid property which was then after granting mutation was known and numbered as Holding No. 8, S. N. Ghosh Avenue, Elachi, Ward No. 26, Police Station- Sonarpur, District 24 Parganas South.



District Sub-Registrar's Office
Registrar U/S (2) of
Registration 1908
Alipour, South 24 Parganas

14 MAR 2023

G. That the said Sabita Majumdar during her life time who was a Hindu governed by the Dayabhaga School of Hindu Law died intestate on 23.09.2012 leaving behind her surviving her husband Sri Arun Majumdar and only son Sri Gautam Majumdar, as her only legal heirs and successors to inherit her aforesaid property and after demise of said Sabita Majumdar her husband Arun Chandra Majumdar and Goutam Majumdar become the joint and absolute owner of the Schedule mentioned property by following the provision of Hindu Succession Act 1954.

H. While said Arun Chandra Majumdar and Goutam Majumdar enjoying their Schedule mentioned property free from all sorts and encumbrances with an intention to construct a multi storied residential building has entered into a development agreement with **M/S. MODAK COMPANY** having its Income Tax permanent Account No. **(AAXFM 7557M)** a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at **Victoria Plaza 385, Garia Main Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700 084** in the District of South 24 Parganas; being represented by its partners namely **1. SRI SAURAV MODAK** son of Sri Subhas Chandra Modak, having his Income Tax Permanent Account No. **(AJGMP5912Q)** and Aadhaar Card No **(2297 2432 9314)**, by Faith-Hindu, By Nationality-Indian, by occupation-Business, residing at CB-147, Sector- I, Salt Lake City, Police Station- Bidhan Nagar North, Post Office- Bidhannagar Kolkata-700064, District-North 24 Parganas, West Bengal AND **2. SMT SUSMITA MODAK** wife of Sri Avijit Modak, having her Income Tax Permanent Account **(ALCPM 9072D)** and **Aadhaar Card No- (7760 2756 9804)**, By Faith- Hindu, By Nationality-Indian, By Occupation- Business, residing at - 37, Garia Place, Post Office- Garia, Police Station- Narendrapur, Kolkata-700 084 in the District of South 24 Parganas, West Bengal and for the terms and conditions contained therein mentioned which is duly registered at the office of District Sub Registrar IV at Alipore recorded in Book No.-I, Volume No. 1604 2017, pages from 21882 to 21922 being no. 00781 for the year 2017.



District Sub-Registrar IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas
14 MAR 2023

1. That after entering into the development agreement Arun Chandra Majumdar and Goutam Majumdar have duly recorded their name with the records of BL & LRO with respect to his all that schedule mentioned property and accordingly two new L.R. Khatian no. i.e., 3111 and 3118 have been issued in their favour in respect of their Schedule mentioned property. They have also recorded their name with the records of Rajpur Sonarpur Municipality wherein the Holding No. remain same as 8 S.N. Ghosh Avenue.

AND WHEREAS one of the conditions contained in the said agreement is that we shall grant Development Power of Attorney in favour of the Developer to carry out the Development work and also for transfer of the flats/units to the intending Purchaser/s from the Developer's Allocation only as mentioned in the said Development Agreement and also for execution and registration of the other Registered Deeds and documents for completion of the Development work. We, therefore, appoint **SRI SAURAV MODAK** son of Sri Subhas Chandra Modak, having his Income Tax Permanent Account No. **(AJGMP5912Q)** and Aadhaar Card No-**(2297 2432 9314)**, by Faith- Hindu, By Nationality-Indian, by occupation- Business, residing at CB-147, Sector- I, Salt Lake City, Police Station- Bidhan Nagar North, Post Office- Bidhannagar Kolkata-700064, District-North 24 Parganas, West Bengal, being one of the partner of the **DEVELOPER** company as our true and lawful Attorney for the purpose hereinafter mentioned and vesting him with the power and authorities to act and to perform as herein contained.

1. To enter into the said premises with contractors, architects, and other workmen for construction of the said new building and to do all necessary work in connection herewith and to hold and defend the possession of the premises and every part thereof or any part thereof and also manage, maintain and administer the premises and all buildings constructions thereof and every part thereof.

2. To develop the premises by the construction of buildings and/or structure or structures thereon with his own financial sources and for the said purpose to demolish, soil testing, excavation and all other works if



District Sub-Registrar IV
Registrar U/s (2) of
Registration Act 1908
Alappur, South 24 Parganas

11 MAR 2023

required at the costs and expenses of the Attorney.

3. To apply for and obtain such quotations/permission as necessary for obtaining steel, cement, bricks, and other construction and building materials and construction equipment and to appoint architects and contractors for construction and/ or development of the premises.

4. To apply for obtaining the building sanctioned plan from the Rajpur Sonarpur municipality and also for modification of the same if required.

5. To give boundary declaration over the property as per physical measurement done by the surveyor.

6. To apply for and obtain temporary and/ or permanent electricity, water, gas, sewerage, and/or connection of any other utilities and also the Completion Certificate or other certificates from the Rajpur Sonarpur Municipality and/or other concerned Govt. Office or Authority.

7. That the said attorney shall dig place, lay plinth and foundation make boundary walls and shall do every other works as may be necessary for doing such construction work without any hindrances whatsoever for raising such buildings as per sanctioned plans from beginning to end unto the completion of the same.

8. To warn and prohibit and if necessary, proceed against in the due form of law against all or any trespassers on the premises or any part thereof to take appropriate steps whether by action or otherwise, and to abate all nuisance.

9. To put and or affix a signboard on the premises displaying the particulars of the building to be constructed and to publish notifications in the daily newspaper/s for inviting applications for booking the flats/car parking spaces etc. to be constructed on the said premises.

10. To negotiate for sale, lease, and/ or transfer of the premises and/ or undivided share or shares thereof and/ or structures thereon and portions thereof together with the rights appurtenant thereof as be in the Developer's Allocation only under the said agreement and to enter into Agreement including sale agreement containing such provisions and with



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 MAR 2023

such person and/or other persons as our attorney may deem fit and to receive earnest money and/or part and/or full consideration thereunder and also to fulfill and enforce mutual obligations thereunder

11. To apply for and obtain such certificates and other permissions and clearances including certificates and/ or permissions under Urban Land (Ceiling and Regulations) Act, 1976 or other laws relating to land or under the Income Tax Act or under any other Act or Acts as may be required for execution and/ or registration of any documents of transfer in respect of the Developer's Allocation only in the premises.

12. To sign, execute, enter into, modify, cancel, alter, draw, approve and consent for registration of the said agreement and agreements for sale, lease, or transfer and all papers, documents, applications, returns, confirmations, consents, and other documents as may in any way be required to be so done for or in connection with the development of the premises or any part thereof and to receive consideration, rents, services, charges, taxes, and other amounts therefore and grant valid receipts and discharge for the same.

13. To deliver possession of the flats, car parking spaces, etc. (Save and except the owner's allocation) as per agreement to the intending purchaser or purchasers either before or at the time of execution and registration of the deed of conveyance/ Conveyances.

14. To execute, sign, admit and present for registration of the Deeds of Conveyance, Deeds of lease, and/or deeds of transfer, in respect of Developer's Allocation only of the building to be constructed and/or part or parts of the land above referred to as may be required by the attorney.

15. To commence, prosecute, enforce, defend, answer or oppose all actions or other legal proceedings including arbitration proceedings and demands touching any of the matters aforesaid or any other matters relating to the premises or any part thereof and also if think fit to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any court, civil, criminal, or revenue, including rent controller and small causes court.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 MAR 2023

16. To accept notices and service of papers from any court, tribunal, postal, and/or other authority and /or persons.

17. To receive, pay, refund, and/or deposit all money including court fees and grant valid receipts and discharges in respect thereof.

18. To appear before the Rajpur Sonarpur Municipality and other authorities and Government Department and/or officers and also all other state executives, judicial, or quasi-judicial, Municipal, and other authorities and also before all courts and tribunals for all matters connected with the development and construction of the building and/or buildings on the premises and in connection of utilities and sanctioning or revisioning or any modification of sanctioned plan and/or plans and other matters relating to the premises and to sign thereof. To pay all outgoings, taxes including Municipal Tax, Urban Land Tax, rent, revenue, and other charges whatsoever payable for on account of the premises and receive, refund, and other money including compensation of any nature from requisition, and/or acquisition authorities and to grant valid receipts and /or discharge thereof.

19. To employ solicitors, advocates, chartered accountants, income tax practitioners, and /or agents.

20. To give undertakings, assurances, and indemnities as may be required for the purpose aforesaid.

21. To appear and represent us before all authorities, commitments, and give undertakings as may be required for all or any of the purposes herein contained.

22. And Generally, the said Attorney shall have the power to do all such other acts, deeds, and things in connection with the development, maintenance, and transfer by way of sale or lease of the Developer's Allocations in the said premises on our behalf as if we could have lawfully done if personally present.

23. And we, do hereby ratify and confirm and agree to ratify and confirm all and whatever our said Attorney shall lawfully do or cause to be done in or about the said premises as aforesaid and construct multistoried building/s



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

34 MAR 2023

on the said premises have approached the DEVELOPER for developing the 'said premises' by constructing multi-storied residential and/or commercial building/ s thereon consisting of several self-sufficient residential flats, car parking spaces, office, shops as per the plan sanctioned by the Rajpur Sonarpur Municipality and the DEVELOPER herein also agreed with the proposal of the OWNERS.

THE SCHEDULE ABOVE REFERRED TO:

(DESCRIPTION OF THE LAND)

ALL THAT piece and parcel of Bastu Land admeasuring about **03 (Three) Cottahs 06 (Sis) Chittacks** be the same or little more or less together with 700 Sq. Ft pucca 25 years old cemented flooring residential structure lying and situated in Mouza- Elachi, Pargana- Magura, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, corresponding to **L.R. Khatian Nos. 3111 and 3118**, R.S. Dag No. 225, corresponding to **L.R. Dag No.263**, being Municipal Holding No. 8, S.N. Ghosh Avenue, within the local limit of Ward No. 26 of Rajpur Sonarpur Municipality, Post Office-Narendrapur, Police Station- Sonarpur, Kolkata-700103, with the Jurisdiction of Additional District Sub registrar at Sonarpur, District- South 24 Parganas, in the state of West Bengal which is butted and bounded as follows:

ON THE NORTH	: By 6 Feet Common Passage
ON THE SOUTH	: By part of Dag No. 225
ON THE EAST	: By part of Dag No. 223.
ON THE WEST	: By Land Having Dag No. 225



District Sub-Registrar's
Registrar U/S 7 (2) of
Registration 1906
Alipore, South 24 Parganas

14 MAR 2023

IN WITNESS WHEREOF the **PARTIES** herein put their respective signatures on the day, month, and year first above written.

SIGNATURE OF THE LANDOWNERS

[Handwritten signatures of landowners]

SIGNED, SEALED & DELIVERED by within named **ORIGINAL LANDOWNERS AND ATTORNEY** in presence of **WITNESSES** at Kolkata.

ACCEPTED BY ME SIGNATURE OF THE ATTORNEY

[Handwritten signature: Saurav Modak]

*[Handwritten signature: Saurav Modak]
37, Court Rd of Colce
KOL-700084*

DRAFTED BY ME AS PER INSTRUCTION AND DOCUMENTS PROVIDED BY THE CLIENT

[Handwritten notes: Drafted by 14/3/25 P-525 Ray's Court Rd Andhra Pradesh]

[Handwritten signature: Rajib Ghosh]

RAJIB GHOSH

Advocate

High Court Calcutta

6, Old Post Office Street, 5th Floor

Kolkata-700001. F12\90\2005\19.



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

14 MAR 2023

SPECIMEN FORM FOR TEN FINGERPRINTS



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

Arifuddin



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

Mujib



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

Saurav Modak



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

PHOTO



District Sub-Registrar-IV
Registrar U/S 7 (2) of
Registration 1908
Alkha, South 24 Parganas

14 MAR 2023

M/S. MODAK COMPANY

VICTORIA PLAZA 385, GARIA MAIN
ROAD, POST OFFICE- GARIA, POLICE
STATION- SONARPUR, KOLKATA- 700
084 IN THE DISTRICT OF SOUTH 24
PARGANAS

(3/11)

Date: 13. 03. 2023

EXTRACT OF THE MINUTE OF MEETING HELD ON 13th MARCH, 2023, AT
THE REGISTERED OFFICE OF THE PARTNERSHIP FIRM.

RESOLVED THAT we the undersign being partners of M/s Modak Company hereby severally authorized and nominate **SHRI SAURAV MODAK** son of Sri Subhas Chandra Modak one of the partner of the M/s Modak Company to execute the Development Power of Attorney in his individual name on behalf of the company in respect of Development Agreement being no. 00781 of 2017 executed between Arun Chandra Majumder, Goutam Majumder and M/s Modak Company which is duly registered at the office of District Sub Registrar IV at Alipore and recorded in Book No.-I, Volume No. 1604-2017, pages from 21882 to 21922.

SHRI SAURAV MODAK is hereby also severally authorized and nominated to represent the company in all court cases and to sing, verify, and submits applications, petitions, plaints, written statements, claim, counter claims, objection petition, complaints, memorandum of appeal and any other documents as may be required to be submitted to the court or any other authority or organization/individual in connection with any court case or legal proceedings involving the company.

M/S. MODAK COMPANY
Saurav Modak
Partner

M/S. MODAK COMPANY
Swamita Modak
Partner

Date: 13. 03. 2023

TO WHOM IT MAY CONCERN

I, SMT SUSMITA MODAK wife of Sri Avijit Modak, being Aadhaar Card No- (7760 2756 9804), By Faith- Hindu, By Nationality-Indian, By Occupation- Business, residing at - 37, Garia Place, Post Office- Garia, Police Station- Narendrapur, Kolkata-700 084 in the District of South 24 Parganas, West Bengal being the Partners of M/s Modak and Company having its office at at Victoria Plaza 385, Garia Main Road, Post Office- Garia, Police Station- Sonarpur, Kolkata- 700 084 do hereby authourised and nominate **SHRI SAURAV MODAK** son of Sri Subhas Chandra Modak one of the partner of the M/s Modak Company to execute the Development Power of Attorney in his individual name on behalf of the company in respect of Development Agreement being no. 00781 of 2017 executed between Arun Chandra Majumder, Goutam Majumder and M/s Modak Company which is duly registered at the office of District Sub Registrar IV at Alipore and recorded in Book No.-I, Volume No. 1604-2017, pages from 21882 to 21922 on my behalf as I am unable to carry out the work on time to time basis and for further smooth operation of the partnership company and its function related to aforesaid development agreement.

Saurav Modak

Signature of Shri Saurav Modak

Signature is attested by me

Susmita Modak

SUSMITA MODAK



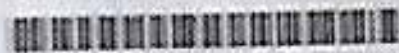
ভারত সরকার

Unique Identification Authority of India

Government of India

সম্প্রদায়িক নং: Enrollment No. 2016211529-DK402

কর্তব্য: **Avijit Modak**
পিতা: **Narayan Chandra Modak**
বাস: **17 DAKSA PLACE**
GARDA
Kalyan, Sonarpur, SD
Ward No. 24 Parganas
West Bengal - 700034



KL8024621448FT

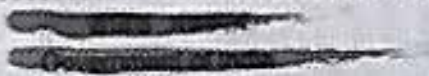
2016211529



আপনার আধার সংখ্যা / Your Aadhaar No. :

6007 4621 2231

আধার - সাধারণ মানুষের অধিকার



কর্তব্য: **Avijit Modak**
পিতা: **Narayan Chandra Modak**

লিঙ্গ: **Male**

6007 4621 2231



আধার - সাধারণ মানুষের অধিকার

Avijit Modak



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8000662990/2023	Office where deed will be registered
Query Date	13/03/2023 5:20:07 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	RAJIB GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003213528, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Market Value	
Rs. 2/-	Rs. 37,19,922/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 50/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400781/2017 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: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 026, Holding No:8 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-263 (RS :-)	LR-3111	Bastu	Bastu	3 Katha 6 Chatak	1/-	32,80,497/-	Width of Approach Road: 6 Ft.,
Grand Total :					5.5688Dec	1 /-	32,80,497 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,39,425/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,39,425 /-	



Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Arun Majumder Son of Late Surendra Chandra Majumder Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, City:- Kolkata, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BPxxxxxx6A, Aadhaar No: 44xxxxxxxx3775, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023
2	Shri Gautam Majumder Son of Shri Arun Majumder Sugam Park, 195 Netaji Subhas Road, Block/Sector: E1, Flat No: 104, City:- Kolkata, P.O:- Narendrapur, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700103 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ABxxxxxx4K, Aadhaar No: 56xxxxxxxx1032, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	Shri Saurav Modak (Presentant) Son of Shri Subhas Chandra Modak M/s Modak Company Partner, CB147, sector I., Block/Sector: Company Pan AAXSM7557M, City:- Kolkata, P.O:- Bidhan Nagar, P.S:- Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2Q, Aadhaar No: 22xxxxxxxx9314, Status :Individual, Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023	Individual	Executed by: Self To be Admitted by: Self, Date of Execution: 14/03/2023

Identifier Details :

Name & address
Mr Avijit Modak Son of Mr Narayan Ch Modak 37 Garia Place, City:- Not Specified, P.O:- GARIA, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 70084, Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , Identifier Of Shri Arun Majumder, Shri Gautam Majumder, Shri Saurav Modak

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Majumder	Shri Saurav Modak-1.39219 Dec,-1.39219 Dec
2	Shri Gautam Majumder	Shri Saurav Modak-1.39219 Dec,-1.39219 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Majumder	Shri Saurav Modak-175.00000000 Sq Ft,-175.00000000 Sq Ft
2	Shri Gautam Majumder	Shri Saurav Modak-175.00000000 Sq Ft,-175.00000000 Sq Ft



Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, Ward No: 026, Holding No:8 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 263, LR Khatian No:- 3111	Owner:শ্রী গাউতাম মজুমদার, Gurdian:শ্রী গাউতাম মজুমদার, Address:শ্রী গাউতাম মজুমদার, Classification:বাড়ি, Area:0.03000000 Acre,	Shri Gautam Majumder

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 12-04-2023) for e-Payment. Assessed market value & Query is valid for 30 days (i.e. upto 12-04-2023)
3. Standard User charge of Rs. 300/- (Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.
10. It appears that seller/transferor is not recorded owner/tenant. Please get his/her name mutated at concerned Block Land & Land Reforms Office at (SONARPUR) immediately, if possible, prior to registration, for your own benefit. You may submit application for mutation now online using the following website: banglarbhumigov.in.



Major Information of the Deed

Deed No :	I-1604-03244/2023	Date of Registration	17/03/2023
Query No / Year	1604-8000662990/2023	Office where deed is registered	
Query Date	13/03/2023 5:20:07 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJIB GHOSH AL IPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 7003213528, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 37,19,922/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article 48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400781/2017 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: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 026, Holding No.8 Pin Code : 700103

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR 263 (RS :-)	R-3111	Bastu	Bastu	3 Katha 6 Chatak	1/-	32,80,497/-	Width of Approach Road: 6 Ft.,
Grand Total :					5.5688Dec	1 /-	32,80,497 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	4,39,425/-	Structure Type: Structure
Gr Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	4,39,425 /-	

Son of Shri Subhas Chandra Modak M/s Modak Company Partner, CB147, sector I., Block/Sector: Company Pan AAXSM7557M, City:- Kolkata, P.O:- Bidhan Nagar, P.S:-Bidhannagar, District:-North24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJxxxxxx2Q, Aadhaar No: 22xxxxxxxx9314, Status :Individual, Executed by: Self, Date of Execution: 14/03/2023
 , Admitted by: Self, Date of Admission: 14/03/2023 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Avijit Modak Son of Mr Narayan Ch Modak 37 Garia Place, City:- Not Specified, P.O:- GARIA, P.S: Sonarpur, District-South 24- Parganas, West Bengal, India, PIN:- 70084			
	14/03/2023	14/03/2023	14/03/2023
Identifier Of Shri Arun Majumder, Shri Gautam Majumder, Shri Saurav Modak			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Majumder	Shri Saurav Modak 1.39219 Dec,-1.39219 Dec
2	Shri Gautam Majumder	Shri Saurav Modak-1.39219 Dec,-1.39219 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Arun Majumder	Shri Saurav Modak-175.00000000 Sq Ft,-175.00000000 Sq Ft
2	Shri Gautam Majumder	Shri Saurav Modak-175.00000000 Sq Ft,-175.00000000 Sq Ft

Land Details as per Land Record

District: South 24 Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: S. N. Ghosh Avenue, Mouza: Elachi, , Ward No: 026, Holding No:8 Pin Code : 700103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 263, LR Khatian No.- 3111	Owner:সৌভম মজুমদার, Gurdian:অরুন , Address:মিড , Classification:বালু, Area:0.03000000 Acre,	Shri Gautam Majumder

On 14-03-2023

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

Presented for registration at 17:16 hrs on 14-03-2023, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri Saurav Modak ,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 37,19,922/-

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

Execution is admitted on 14/03/2023 by 1. Shri Arun Majumder, Son of Late Surendra Chandra Majumder, Sugam Park, 195 Netaji Subhas Road, Sector: E1, Flat No: 104, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Retired Person, 2. Shri Gautam Majumder, Son of Shri Arun Majumder, Sugam Park, 195 Netaji Subhas Road, Sector: E1, Flat No: 104, P.O: Narendrapur, Thana: Sonarpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700103, by caste Hindu, by Profession Service, 3. Shri Saurav Modak, Son of Shri Subhas Chandra Modak, M/s Modak Company Partner,CB147,sector I, , Sector: Company Pan AAXSM7557M, P.O: Bidhan Nagar, Thana: Bidhannagar, , City/Town: KOLKATA, North 24 Parganas, WEST BENGAL, India, PIN - 700064, by caste Hindu, by Profession Business Identified by Mr Avijit Modak, , Son of Mr Narayan Ch Modak, 37 Garia Place, P.O: GARIA, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 70084, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

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 83211, Amount: Rs.50.00/-, Date of Purchase: 13/03/2023, Vendor name: Abhijit Sarkar

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

On 17-03-2023

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.

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2023, Page from 98907 to 98929

being No 160403244 for the year 2023.



Digitally signed by ANUPAM HALDER
Date: 2023.03.24 10:54:32 -07:00
Reason: Digital Signing of Deed.

(Signature)
(Anupam Halder) 2023/03/24 10:54:32 AM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)

3761

05466/2015



16/7/15

18/04
158/29/15

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

U 693030

Certified that the document is admitted to registration the signature sheets and the endorsement sheets attached with this document are part of this document



[Signature]
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JUL 2015

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I DR. BIDYUT DATTA RAY (Pan No. ADEPD0048E), son of Late Nripendra Chandra Datta Ray, by occupation- Medical Practitioner, by faith - Hindu, by Nationality- Indian, residing at P-523, Raja Basanta Ray Road, Police Station- Lake, Post office- Deshapriya Park, Kolkata-700029 hereinafter called the **PRINCIPAL**, do hereby **SEND GREETINGS:-**


8052 Date 16/6/15
Sold to Dr. Bidyut Datta Ray
of P-523 Raja Borsanta Ray Road Kalyan 29
Rupees 100/-


Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kalyan 29

ভাড়া বা অন্যভাবে
কোনও প্রকারে
অন্য কোনও
কোনও প্রকারে
কোনও প্রকারে

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কোনও প্রকারে




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
South 24 Parganas
16 JUN 2015

Identified by -
Krijit Modak
Soumitra Nayakchoudhary
37 Garia Place, P.O. Garia
P.S. Sonarpur Kalyan-29
Business



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	16041000158129/2015	Query Date	06/07/2015 4:52:46 PM
Office where deed will be registered	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas		
Applicant Name	Muncef Ali		
Address	Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027		
Applicant Status	Advocate		
Other Details	Mobile No. : 9903623484		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Additional Transaction Details	[4305] Declaration [No of Declaration : 1]		
Set Forth value	Rs. 2/-	Total Market Value:	Rs. 38,31,109/-
Stampduty Payable	Rs. 60/-	Stampduty Article:-	48(g)
Registration Fee Payable	Rs. 46/-	Registration Fee Article:-	E, E, M(b), II
Expected date of the Presentation of Deed			
Amount of Stamp Duty to be Paid by Non Judicial Stamp			Rs. 0/-
Mutation Fee Payable	DI.RS server does not return any Information		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Muncef Ali
Sunil Mohan

9

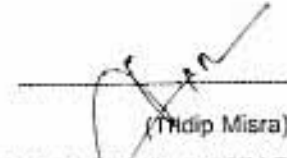
Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi	LR Plot No: 263, LR Khatian No:- 666	4 Katha 5 Chalak 5 Sq Ft	1/-	38,01,109/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 24 Ft.,
Structure Details						
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details	
S1	On Land L1	100 Sq Ft.	1/-	38,01,109/-	Structure Type: Structure	
	Floor 0	100 Sq Ft.		30,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete	
Principal Details						
Name & Address		Status	Execution And Admission Details		Other Details	
Dr Bidyut Datta Ray Son of Late Nripendra Ch Datta Ray P-523 Raja Basanta Ray Rd., P.O.- Deshapriya Park, P.S.- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029		Individual	Executed by: Self, To be Admitted by: Self,		Sex: Male, By Casts: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADEPD0048E,	
Attorney Details						
Name & Address (Organization)		Status	Execution And Admission Details		Other Details	
M/s Modak Company Victoria Plaza 385 Garia Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084		Organization	Executed by: Representative,		PAN No. AAXSM7557A,	

Representative Details			
Representative Name & Address	Other Details	Execution And Admission Details	Representative of
Shri Saurav Modak Son of Shri Subhas Ch Modak C B -147 Sector-i Salt Lake City, P.O.- Bidhan Nagar, P.S.- Bidhannagar North, District:-North 24-Parganas, West Bengal, India, PIN - 700064	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No. AJGPM5912Q,		M/s Modak Company
Identifier Details			
Identifier Name & Address	Other Details	Identifier of	
Shri Avijit Modak Son of Shri Subhas Ch Modak 37 Garia Place, P.O.- Garia, P.S.- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India,	Dr Bidyut Datta Ray, Shri Saurav Modak,	
Bank Details			
Bank details have not been supplied			

For Information only

Note:

1. If the given informations are found to be given incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days for e-Payment only. Assessed market value is valid for 44 days.
3. Standard User charge of Rs. 175/- (Rupees one hundred seventy five) only includes all taxes per transaction upto 15 (fifteen) pages and Rs 6/- (Rupees six) only for each additional page will be applicable.
4. Online Payment of Stamp Duty and Registration Fees can be made if Stamp Duty Payable is more than Rs. 5000/-.
5. This e-Assessment report is to be signed by all Sellers and Buyers.
6. Web-based e-Assessment report will be provisional one and subject to final verification by Registering Officer.
7. Quoting of PAN no. of Seller and Buyer of a property is a must where the transaction involves a property valued at Rs. 5 lac or more (IT Rules).
If the party concerned do not have a PAN number, he/she will make a declaration in form no. 60 giving therein the particulars of such transaction.
8. Rs 50/- (Rupees fifty only) will be charged from the Applicant for issuing of this e-Assessment Slip (Urban Area).
9. If SD and Fees are not paid through GRIPS then mutation fee should be paid the concerned BLLRO office for Mutation.


 (T. Dip Misra)
 DISTRICT SUB-REGISTRAR


OFFICE OF THE D.S.R. - IV
SOUTH 24-PARGANAS
South 24-Parganas, West
Bengal

WHEREAS the Principal herein is the sole and absolute owner of ALL THAT piece and parcel of homestead Bastu Land measuring more or less 4 (Four) Cottahs 5 (Five) Chittacks 5 (Five) Square Feet situated and lying in Mouza-Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, L.R. Khatian Nos. 1124 & 1125, corresponding to R.S. Dag No. 225, L.R. Dag No.263, being Holding No. 9, S.N. Ghosh Avenue, Post office- Narendrapur, Police Station- Sonarpur, Ward No. Previously 24 at present 26, under Rajpur Sonarpur Municipality, Kolkata- 700103 District South 24 Parganas (hereinafter called the SAID PREMISES) fully described in the Schedule hereunder and that the Owner since then has been paying all requisite land revenue and municipal taxes in respect of the said property in his name and had been enjoying the said Property without any interruption from any corner.

AND WHEREAS as to confer I have absolute right, title and interest in the said land and have also mutated and recorded my name before the concerned authority before the Rajpur Sonarpur Municipality and paid the property tax from time to time.

AND WHEREAS with a view to construct of multi storeyed building and being unable to construct the multi-storeyed building due to my personal inconvenience I am entered to an Agreement with **M/S. MODAK COMPANY**,(PAN: AAXSM7557M), a Partnership Firm incorporated under the Indian Partnership Act,1932, having its office at **VICTORIA PLAZA**, 385, Garia Main Road, Post office- Garia, Police Station- Sonarpur, Kolkata-700084, being represented by its Partners namely **(1) SRI SAURAV MODAK**,(PAN AJGMP5912Q), son of Sri Subhas Chandra Modak, by faith-Hindu, by Occupation-Business, by Nationality Indian, residing at CB-147, Sector I, Salt Lake City, Post office - Bidhannagar, Police Station - Bidhan Nagar North, Kolkata-



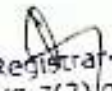

District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas.
16 Jul 2015

700064 and (2) **SMT. SUSMITA MODAK**,(PAN-ALCPM9072D), wife of Sri Avijit Modak, by faith-Hindu, by Occupation-Business, by Nationality-Indian, residing at 37, Garia Place, Post office- Garia, Police Station-Sonarapur, Kolkata-700084, District-24 Parganas(South) on 18.06.2015 by a Registered Deed of Development Agreement to develop the said premises as mentioned above by way of construction of the building duly sanctioned by the Authority concern and certain terms and conditions mentioned therein as Owner's Allocation(50%) and balance as Developer's Allocation (50%)...(Be it noted that this Development Power of Attorney is in continuation of Previous Developer's Agreement (M/S Modak Company), which was duly registered on 18 th day of June, 2015 at the office in District Sub-Registrar-IV, Alipore, South 24 Parganas and recorded in Book No.I, Volume No.1604-2015, Page from 17238 to 17285, being No.04706 for the year 2015, in which full stamp duty has already been paid.

AND WHEREAS being a Medical Practitioner and due to my different Professional engagements and personal circumstances and involvements in various activities, the paucity of time has made it difficult to look after the day to day activities of the aforesaid property and negotiating with intending purchasers to execute Deed of conveyances and appear before the concerned Registrar and Rajpur Sonarapur Municipality office/s and other relevant and concerned authorities both public and private enterprises, in all respect personally that in view of above mentioned circumstances, I am desirous of appointing an Attorney in my name and on my behalf for betterment of the aforesaid property.

AND WHEREAS the principal/owner herein declares that the aforesaid inter-alia containing land and the aforesaid Bastu land is free from all encumbrances, charges, liens and attachments and there




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
7 6 JUL 2015

is no notice in existence representing acquisition or requisition thereof by any Government or Statutory or Government undertakings or any other authorities, in fact.

AND WHEREAS the principal/owner has further assured the Developer that the land described in the SCHEDULE hereunder written or any part thereof is not vested with the Government of West Bengal and the same is not mortgage anywhere with any Bank or Financial Institution or any company or any Government office or to any person/s by the owner or the predecessors-in-interest of the principal/owner.

AND WHEREAS for the purpose of carrying out of said construction and to deal with the said premises in respect of Developer's Allocation as mentioned above I hereby constitute, appoint and nominate to **MR. SAURAV MODAK**, (PAN-AJGMP5912Q), son of Sri Subhas Chandra Modak, by faith -Hindu, by Nationality - Indian, by Occupation- Business residing at CB-147, sector -1, Salt Lake City, Post office- Bidhannagar, Police Station- Bidhan Nagar North, Kolkata-700064, being one of the Proprietor of said **M/S. MODAK COMPANY**, (PAN: **AAXSM7557M**), a Partnership Firm incorporated under the Indian Partnership Act, 1932, having its office at **VICTORIA PLAZA**, 385, Garia Main Road, Post office- Garia, Police Station- Sonarpur, Kolkata-700084 as my constituted and lawful **ATTORNEY/AGENT** to act to do inter-alia the following acts, deeds and things in respect of the said Premises as mentioned above in my name and on my behalf i.e. to say :-

1. To look after, supervise, manager and control all the affairs in respect of my said property, more fully and particularly described in **SCHEDULE** below in my name and on my behalf.



d
District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allnora, South 24 Parganas
6 JUL 2015

2.To apply for mutation of my name and assessment thereof in respect of the said property under Rajpur - Sonarpur Municipality upon payment of all rates, rents and taxes and to represent us in all hearings in the said office with regard to such mutation or that of Annual Assessment or General Re-valuation and to submit all applications, petitions or objection and all sorts of complaints and accept or receive and take delivery of the order/s and approval of the same upon deposit of requisite fees and charges and also to prefer appeal before the tribunal by appointing Advocate's in my name and on my behalf.

3.To settle all disputes, if any, with "NAGARIK COMMITTEE" or any other local or statutory authority including Police Station, Fire Brigade also to bring electric connection from W.B.E.D.C.L. water, drainage and sewerage connections from the office/s of the Rajpur Sonarpur Municipality for my said premises, more fully and particularly described in **SCHEDULE** below upon deposit of requisite fees in my name and on my behalf.

4.To execute and present for registration all deed of documents and gift in favour of the Rajpur Sonarpur Municipality in my name and on my behalf.

5.To sign apply for and obtain the Sanction Building plan and further alteration and addition or modifications said proposed building from Rajpur Sonarpur Municipality Building Department as my said Attorney may require in accordance with law.

6.To appear before every legal proceedings which may initiated by or against us and to sign all complaints, petitions, applications, verifications, swear affidavits, written statements, objection, memo of appeal and



[Signature]
DISTRICT SUB-REGISTRAR-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
16 JUL 2015

adduce evidence in every Civil of Law and to submit and withdraw all documents and to receive awards / compensation on my behalf and to appoint Advocate /s or Agent /s on my behalf by signing Vakalatnama.

7. To sign and execute any Decd of Conveyance/s and present the same for registration upon receipt of the consideration from the purchaser/s and for that purpose to appear before the concern Registrar on my behalf. Sale proceeds of such apartment/s, Flat should be deposited in our Bank Account or to be paid in cash.

8. To engage and appoint any Solicitor, Advocate or Advocates or council to act and plead and otherwise conduct the any case whenever my said Attorney think proper to do so.

9. To sign declares and/or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavit, certification, vokalatnamas, warrant of Attorney, Memorandum of Appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said premises.

10.To deal with the correspondence with the W.B.S.E.D.C.L. for obtaining the connection and other incidental requirements which may be required for the purpose of the aforesaid property and in that event my said Attorney shall have absolute right to sign all letters, applications understandings terms and conditions may be time to time to through necessary or as may be required by the concerned authority.

11.To erect multi storeyed building on the said premises as mentioned above as per Sanctioned building plan and also take measurement of



District Sub-Registrar-IV
Registration (2) of
Pargana, District of Pargana
Bihar

16 JUL 2015

the said premises by its Surveyor and to carry out the work of soil testing, sanctioned plan etc. as may be required to erect the building.

12.To prepare any supplementary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required.

13.To represent on behalf of me before all private or public offices including the offices of urban Land ceiling, Income Tax, Bank, Sale Tax, registration offices and Municipal office/s, K.M.D.A. Municipality etc. as and when will be required by my said Attorney.

14.To appear and represent me before all authorities including those under Municipality, B.L.&L.R.O. for fixation and finalization of annual valuation, mutation, amalgamation/combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which my said Attorney may be deem fit and proper.

15.To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said premises on my behalf.

16.To start and complete the construction works of the building on the said premises as mentioned above and for that purpose to store bricks, cements, Irons and other building materials on the said premises and to erect temporary structures for the watchmen and darwans on the said premises.

17.To appoint architect, labours, contractors, suppliers and other



District Sub-Registrar-IV
Registrar 1197(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JUL 2015

men which be required for construction the multi-storeyed building.


18.To negotiate and sign agreement and/or conveyances to sell and transfer in respect of flats, shops, car-parking space and spaces of the said multi-storeyed building to be constructed on the said premises together with undivided proportionate share in the said land in respect of Developer's Allocation thereof to any intending Purchaser/s at or for the consideration to be fixed by my said Attorney as its own discretion and choice by my said Attorney, in respect of the Developer's share of Allocation only.

19.For construction of the aforesaid flats, shops and car parking space/s and other spaces my said Attorney shall have right to advertise and negotiate with the intending Purchaser/s and entered into agreement/conveyances for sale of the said flats, shops and car parking spaces and other spaces and land on the said premises and to receive the consideration or part thereof towards advance or entire consideration from the against proper receipts, in respect of Developer's Share only.

20.To sign and execute any Agreement/s, Deed of Conveyance/s and present the same for registration upon receipt of the consideration from the Purchaser/s and for that purpose to appear before the concern Registrar/Registrar offices on my behalf.

21. 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 premises and/or proportionate share in the land in respect of the constructed areas flats, shops, car parking spaces and other spaces proposed on the said premises in respect of Developer's Allocation.




District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
7 6 JUL 2015

22. To represent me in every Private, Public or Undertakings Offices including the office of the Rajpur Sonarpur Municipality, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Registration Officers, Police Stations, Income Tax, etc. and to submit all application by signing the same on my behalf.

23. For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign, execute and submit all papers.

AND GENERALLY to do, execute and perform any other act and acts, deed or deeds, matter or matters and things whatsoever which in the opinion of my said Attorney or ought to be done executed and performed in relation to all my affairs as fully and effectually as myself could to the same AND I do hereby agree and undertake to ratify and confirm all and whatsoever other acts or act my said Attorney shall lawfully do execute to perform or cause to be done in connection with such act or acts of the said premises and for any other purposes under and by virtue of this Power.

THE SCHEDULE ABOVE REFERRED TO

(Description of the said Property)

ALL THAT piece and parcel of homestead Bastu land measuring about 4 (Four) Cottahs 5 (Five) Chittacks and 5 (Five) Square Feet be the same or little more or less, together with 100 Square Feet tile shed brick built Structure therein lying and situated in the District-South 24 Parganas, Mouza- Elachi, J.L. No. 70, R.S. No. 223, Touzi No. 110, R.S. Khatian No. 666, L.R. Khatian Nos. 1124 & 1125, corresponding to R.S. Dag No. 225, L.R. Dag No. 263 within Ward No. formerly 24 at present 26 under Rajpur Sonarpur Municipality being Holding No. 9, S.N. Ghosh Avenue, Police Station- Sonarpur, Kolkata-



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Allpore, South 24 Parganas

16 JUL 2015

700103 District South 24 Parganas which is butted and bounded in the following manner:-

ON THE NORTH:- By 6 Feet Common Passage,
ON THE SOUTH:- By Land having Dag No. 223,
ON THE EAST:- 24 Feet wide S.N.Ghosh Avenue,
ON THE WEST:- By Land having Dag No. 225.

IN WITNESS WHEREOF I, the Principal herein put my signature on this the 16th day of July, 2015 (Two Thousand Fifteen).

SIGNED, SEALED AND DELVIERED by the withinnamed parties at Kolkata in the presence of :

WITNESSES:-

1. *Selta Das*
S/o Late Upendra Chandra Das
2/24A R.P. Colony
2. *KOL-33*
Arijit Modak
Navajyoti Modak
37, Garia place, Kd-34

SIGNATURE OF THE EXECUTANT

Accepted the Power with full Satisfaction

M/S. MODAK COMPANY

Partner

SIGNATURE OF THE ATTORNEY

Drafted by me:
Md. Munir Ali
Advocate, Enrolment No. WB-996/1995
Alipore Judges' Court, Kolkata-700027

Typed by:-
Pinaki Ghosh
Garia, Kolkata-700084



District Sub-Registrar-IV
Registrar U/S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas

7 6 JUL 2015

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name DR. BIDYUT DATTA RAY

Signature Bidyut Datta Ray

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name SAURAV MODAK

Signature Saurav Modak

Partier

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name

Signature



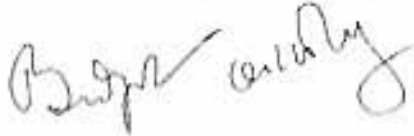


[Signature]
District Sub-Registrar-IV
Registrar U/S X(2) of
Registration Act 1908
Alipore, South 24 Parganas

16 JUL 2015

Seller, Buyer and Property Details

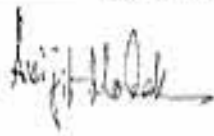
A. Principal & Attorney Details

Principal Details	
SL No.	Name, Address, Photo, Finger print and Signature
1	<div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p>Dr Bidyut Datta Ray Son of Late Nripendra Ch Datta Ray P-523 Raja Basanta Ray Rd., P.O:- Deshapriya Park, P.S:- Lake, District:-South 24-Parganas, West Bengal, India, PIN - 700029 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No. ADEPD0048E, Status : Self Date of Execution : 16/07/2015 Date of Admission : 16/07/2015 Place of Admission of Execution : Office</p> </div> <div style="width: 35%; text-align: center;">  <p>7/16/2015 2:10:15 PM hrs</p> </div> <div style="width: 35%; text-align: center;">  <p>LTI 7/16/2015 2:10:25 PM hrs</p> </div> </div> <div style="text-align: center; margin-top: 10px;">  <p>7/16/2015 2:10:38 PM hrs</p> </div>

Attorney Details

SL No.	Name, Address, Photo, Finger print and Signature		
1	M/s Modak Company Victoria Plaza 385 Garia Main Rd, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 PAN No. AAXSM7557A, Status : Organization Represented by representative as given below:-		
1(1)	Shri Saurav Modak Son of Shri Subhas Ch Modak C B -147 Sector-i Salt Lake City, P.O:- Bidhan Nagar, P.S:- Bidhannagar North, District:-North 24-Parganas, West Bengal, India, PIN - 700064 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AJGPM5912Q, Status : Representative Date of Execution : 16/07/2015 Date of Admission : 16/07/2015 Place of Admission of Exocution : Office	 7/16/2015 2:10:49 PM hrs	 LTI 7/16/2015 2:10:53 PM hrs
		 7/16/2015 2:11:04 PM hrs	

B. Identifire Details

Identifier Details			
SL No.	Identifier Name & Address	Identifier of	Signature
1	Shri Avijit Modak Son of Shri Subhas Ch Modak 37 Garia Place, P.O:- Garia, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India.	Dr Bidyut Datta Ray, Shri Saurav Modak,	 7/16/2015 2:11:17 PM hrs

C. Transacted Property Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details

Land Details						
Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Mouza: Elachi	LR Plot No:- 263 , LR Khatian No:- 666	4 Katha 5 Chatak 5 Sq Ft	1/-	38,01,109/-	Proposed Use: Bastu, ROR: Bastu, Width of Approach Road: 24 Ft.,

Structure Details					
Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	38,01,109/-	Structure Type: Structure
	Floor 0	100 Sq Ft.		30,000/-	Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete

D. Applicant Details

Details of the applicant who has submitted the requisition form	
Applicant's Name	Munsef Ali
Address	Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027
Applicant's Status	Advocate

Office of the D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas

Endorsement For Deed Number : I - 160405466 / 2015

Query No/Year	16041000158129/2015	Serial no/Year	1604005761 / 2015
Deed No/Year	I - 160405466 / 2015		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Dr Bidyut Datta Ray	Presented At	Office
Date of Execution	16-07-2015	Date of Presentation	16-07-2015

Remarks

On 06/07/2015

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 38,31,109/-

(Tridip Misra)

DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

On 16/07/2015

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 13:55 hrs on : 16/07/2015, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Dr Bidyut Datta Ray ,Executant.

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

Execution is admitted on 16/07/2015 by

Dr Bidyut Datta Ray, Son of Late Nripendra Ch Datta Ray, P-523 Raja Basanta Ray Rd., P.O: Deshapriya Park, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, By caste Hindu, By Profession Professionals

Indetified by Shri Avijit Modak, Son of Shri Subhas Ch Modak, 37 Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Business

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

Execution is admitted on 16/07/2015 by

Shri Saurav Modak, , M/s Modak Company , Victoria Plaza 385 Garia Main Rd, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084

Identified by Shri Avijit Modak, Son of Shri Subhas Ch Modak, 37 Garia Place, P.O: Garia, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, By caste Hindu, By Profession Business

Payment of Fees

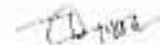
Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 8052, Purchased on 16/06/2015, Vendor named Samiran Das.



(Tridip Misra)

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2015, Page from 36733 to 36754

being No 160405466 for the year 2015.



Tridip Misra

Digitally signed by TRIDIP MISRA
Date: 2015.07.22 15:01:36 -07:00
Reason: Digital Signing of Deed.

(Tridip Misra) 22/07/2015 15:01:36

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)