

16906/25

I-16479/25

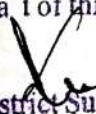


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AW 084206

25/8/25  
25/8/25

Certified that the document is admitted to registration. The signature sheets and the endroesement sheets attached with the document are the pa 1 of this document.

  
District Sub-Register-III  
Alipore, South 24-parganas

25-08-25

## DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SMT. PIYALI NASKAR (PAN- AJNPNO092M) (AADHAAR NO. 5337 3119 7924), wife of Sri Tapas Naskar, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at 14, Postal Park, P.O. and P.S- Bansdroni, Kolkata-700070, District South 24 Parganas, hereinafter called and referred to as the "OWNER / PRINCIPAL"

53088

DEBES KUMAR MISRA  
ADVOCATE  
CALCUTTA HIGH COURT  
KOLKATA - 700 001

No. .... Date 13 AUG 2025  
Rs. ....  
Name .....  
Address .....  
.....

SMRITI BIKASH DAS  
Govt. Licence Stamp Vender  
Alipore Police Court  
Kol-27



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
25 AUG 2025

Identified by me:  
Parvej Ali Gazi  
S/o Ansari Ali Gazi  
Alipore Police Court  
Kol-27.

of **ALL THAT** piece and parcel of **Bastu Land** measuring **05 Cottahs 02 Chittak 28 sq.ft** more or less together with 500 sq.ft. tile shed structure with cemented floor standing thereon, lying and situated at Mouza – Bansdroni, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in **L.R Dag Nos. 1362, 1366/1774, L.R Khatian No. 4902**, under P.S. formerly Tollygunge then Regent Park now Bansdroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, being **KMC premises No. 195, Postal Park, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas** morefully described in **Schedule** hereunder written hereby appointed **M/S. MAA CONSTRUCTION**, A Proprietorship concern, having its office at **59, Postal Park, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070**, represented by its proprietor **SRI TAPAS NASKAR, (PAN NO- ADBPN 9237G) (AADHAR No- 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24 Parganas**, as my true and lawful ATTORNEY, to act in my name, on my behalf and in place of me and in my stead to do the following acts, deeds and things in respect of the under mentioned schedule property.

The Principal herein entered into a agreement with **M/S. MAA CONSTRUCTION**, A Proprietorship concern, having its office at 59, Postal Park, P.O. Bansdroni, P.S. Bansdroni, Kolkata-700070, represented by its proprietor **SRI TAPAS NASKAR, (PAN NO- ADBPN 9237G) (AADHAR No- 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdroni, Kolkata-700070, District South 24 Parganas** called and referred to as the



DISTRICT SUB-REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
25 AUG 2025

**Development Agreement** Registered in the Office of **DSR-III, Alipore, Dist. 24 pgs(S) recorded in Book No. I, Volume No. 1603-2025, Vide Deed No.16472 for the year 2025.**

**AND WHEREAS** the said **M/S. MAA CONSTRUCTION**, A Proprietorship concern, having its office at 59, Postal Park, P.O. Bansdrone, P.S. Bansdrone, Kolkata-700070, represented by its proprietor **SRI TAPAS NASKAR, (PAN NO- ADBPN 9237G) (AADHAR No- 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrone, Kolkata-700070, District South 24 Parganas** as per terms of the aforesaid Development Agreement requested to the Executant/Principal herein to execute and register a Development Power of Attorney in its/his favour to construct proposed building and Sale/Transfer Developer's allocation flats/Car parking space etc. described in **Third Schedule** of above mentioned Development Agreement.

**AND WHEREAS M/S. MAA CONSTRUCTION**, A Proprietorship concern, having its office at 59, Postal Park, P.O. Bansdrone, P.S. Bansdrone, Kolkata-700070, represented by its proprietor **SRI TAPAS NASKAR, (PAN NO- ADBPN 9237G) (AADHAR No- 3293 1625 2444)**, Son of Sri Anukul Naskar, by faith- Hindu, by occupation- Business, Nationality- Indian, residing at **14, Postal Park, Roy Nagar, P.O. & P.S. Bansdrone, Kolkata-700070, District South 24 Parganas** as my true and lawful Attorney for me and on my behalf to execute and to do the following acts and things, deeds hereinafter mentioned that is to say:-

To represent me to sign on my behalf in respect of the **Schedule** mentioned property as is required for the purpose of Development.

To attend before the Registrar of any Registration Office to execute and present Deed of Sale or Agreement for Sale for Registration on my behalf and also to do all acts on my behalf as permissible in the eye of law of land for the transfer of the "**Developer's allocation**" morefully described in **Third Schedule** hereunder written to the intending Purchaser/ Purchasers.

To sign, execute and submit all papers, applications, documents, statements, Deed of Sale/ Deed of Conveyance undertakings, declarations and supplementary plans as may be required for having the plan or plans on the said premises, re-sanctioned by the Kolkata Municipal Corporation/ appropriate authority and/or any other authority or other authorities.

To receive of the excess amount of fees if any paid for the purpose of sanction, modification and / or alteration of the plan and/or for the purpose related thereto from any authority or authorities, on my behalf.

To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other nature in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans to do all other acts deeds and things as may deem fit and proper by the said Attorney.

To apply for and obtain necessary license, quota from the concerned authorities.

To execute and register the deeds like deed of conveyance, agreement, agreement for sale, deed of lease, deed of gift to Kolkata Municipal Corporation before the Registrar and shall also have right to receive

the consideration money for the same against receipt on my behalf in respect of Developer's allocation morefully described in **Third Schedule** hereunder written.

To appear, present and sign on my behalf before all authorities including those under the Kolkata Municipal Corporation for fixing and/or finalization of the annual valuation of the said premises and for that to sign, execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.

To appear and represent and/or sign on my behalf before and Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar, Metropolitan Magistrate and other officer or officers or authority or authorities having jurisdiction to be executed and signed by the said Attorney.

To compromise suits, appeals or other legal proceedings in any court, tribunal, authority, whatsoever and sign and verify applications thereof for the said purpose in respect of the said premises.

To receive the registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof on my behalf.

To deposit and withdraw fees, documents and moneys in Court or Courts and / or any other person or authority and give valid receipts and discharges therefore in connection with the plan.

For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign, execute and submit all papers, deeds and documents.

And I, do hereby agree to ratify and confirm all or whatsoever, other act or acts which our said Attorney shall lawfully do execute or, permit or cause to done executed or performed in connection with all the acts and deeds stated herein before.

**THE SCHEDULE ABOVE REFERRED TO**  
**(DESCRIPTION OF THE ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of **Bastu Land** measuring **05 Cottahs 02 Chittak 28 sq.ft** more or less, as per B.L & R.O record **0.0852** acre together with 500 sq.ft. tile shed structure with cemented floor standing thereon, lying and situated at Mouza – Bansdrone, J.L. No. 45, Pargana – Magura, Touzi Nos. 63 & 64, R.S. No. 381, comprised in **L.R Dag Nos. 1362, 1366/1774, L.R Khatian No. 4902**, under P.S. formerly Tollygunge then Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.112, being **KMC premises No. 195, Postal Park, Kolkata-700070, Sub-Registry/A.D.S.R. office at Alipore, in the District of 24-Parganas**, which is butted and bounded by-

**ON THE NORTH** : 12ft wide Black top road

**ON THE SOUTH** : Premises no. 146 Postal Park

**ON THE EAST** : Vacant Land

**ON THE WEST** : House of Paritosh Mukherjee.

**IN WITNESS WHEREOF** the PARTIES hereto signed, sealed and subscribed their respective hand and seal on this twenty) the **25<sup>th</sup>** Day of **August TWO THOUSAND AND TWENTY FIVE (2025)**.

**SIGNED AND DELIVERED by-**  
Both the parties at Kolkata  
in presence of-  
**WITNESSES**

1. *Ganesh Kumar*  
*Asst. Police Comr*  
*Kol-27*

2. *Farveej Ali Gaei*  
*Asst. Police Comr*  
*Kol-27*

P

*Priyali Waskar*

**Signature of the PRINCIPAL**

T

MAA CONSTRUCTION

*Jagan Naskar*

Proprietor

**Signature of the ATTORNEY**

**DRAFTED BY ME**

*Rajesh Kumar*  
RAJESH LASKAR  
Advocate  
WB 294 / 2009

**ADVOCATE**  
*Asst. Police Comr*  
*Kol-27*



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

SIGNATURE Piyali Naskar



	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Left Hand					

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

MAA CONSTRUCTION  
*Jagan Naskar*  
 Proprietor

SIGNATURE .....

## Major Information of the Deed

Deed No :	I-1603-16479/2025	Date of Registration	25/08/2025
Query No / Year	1603-8002425146/2025	Office where deed is registered	
Query Date	25/08/2025 2:45:52 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	RAJESH LASKAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8910845995, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 60,36,833/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 632/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316472/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Postal Park, , Premises No: 195, , Ward No: 112 Pin Code : 700070


Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 2 Chatak 28 Sq Ft	1/-	58,86,833/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>8.5204Dec</b>	<b>1 /-</b>	<b>58,86,833 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure Tenanted,
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>1 /-</b>	<b>1,50,000 /-</b>	





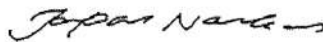
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mrs PIYALI NASKAR</b> Wife of Mr TAPAS NASKAR Executed by: Self, Date of Execution: 25/08/2025 , Admitted by: Self, Date of Admission: 25/08/2025 ,Place : Office	<b>Photo</b>  25/08/2025	<b>Finger Print</b>  Captured LTI 25/08/2025	<b>Signature</b>  25/08/2025
14 POSTAL PARK, City:- , P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: AJxxxxxx2M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/08/2025 , Admitted by: Self, Date of Admission: 25/08/2025 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>MAA CONSTRUCTION</b> 59 Postal Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TAPAS NASKAR (Presentant)</b> Son of Mr ANUKUL NASKAR Date of Execution - 25/08/2025, , Admitted by: Self, Date of Admission: 25/08/2025, Place of Admission of Execution: Office	<b>Photo</b>  Aug 25 2025 2:51PM	<b>Finger Print</b>  Captured LTI 25/08/2025	<b>Signature</b>  25/08/2025
14 POSTAL PARK, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx7G,Aadhaar No Not Provided Status : Representative, Representative of : MAA CONSTRUCTION (as )				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr PARVEJ ALI GAZI</b> Son of Mr ANSAR ALI GAZI ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	

Identifier Of Mrs PIYALI NASKAR, Mr TAPAS NASKAR	25/08/2025	25/08/2025	25/08/2025
--	------------	------------	------------

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PIYALI NASKAR	MAA CONSTRUCTION-8.52042 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs PIYALI NASKAR	MAA CONSTRUCTION-500.00000000 Sq Ft

On 25-08-2025

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:48 hrs on 25-08-2025, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TAPAS NASKAR ,,

**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 60,36,833/-

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

Execution is admitted on 25/08/2025 by Mrs PIYALI NASKAR, Wife of Mr TAPAS NASKAR, 14 POSTAL PARK, P.O: BANSDRONI, Thana: Bansdronei, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife

Indetified by Mr PARVEJ ALI GAZI, , , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

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

Execution is admitted on 25-08-2025 by Mr TAPAS NASKAR, , MAA CONSTRUCTION, 59 Postal Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Indetified by Mr PARVEJ ALI GAZI, , , Son of Mr ANSAR ALI GAZI, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 632.00/- ( E = Rs 600.00/- ,H = Rs 28.00/- ,M (b) = Rs 4.00/- ) and Registration Fees paid by , by Cash Rs 632.00/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 53088, Amount: Rs.100.00/-, Date of Purchase: 13/08/2025, Vendor name: S B Das



Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2025, Page from 443588 to 443601

being No 160316479 for the year 2025.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2025.09.01 18:00:46 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 01/09/2025  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.