

49/3/2021

I- 4825/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL



AB 025131

30/4.
8/879/02
2021
Additional Registrar
Assurances-IV, Kolkata

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

Additional Registrar
of Assurances-IV, Kolkata

30 APR 2021

**POWER OF ATTORNEY AFTER
DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that I, **MST. MAFIA KHATUN (PAN-BSPPK5047M/AADHAR-931168538750)**, wife of Babur Ali Mondal, by faith Muslim, by occupation house-wife, by Nationality Indian, residing at 203, Rabindra Sarani, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata-700065, hereinafter called and referred to as the **"PRINCIPAL/ EXECUTANT"**

WHEREAS I, the Principal/Executant is the owner and occupier of **ALL THAT** piece and parcel of land measuring 2 Cottahs 6 Chittacks 38 Sq. ft., be the same a little more or less, together with 100 sq. ft. R.T. Shed standing thereon, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423 corresponding to R.S. & L.R. Dag No. 3652 under C.S. Khatian No. 1269 corresponding to R.S. Khatian No. 951 corresponding to L.R. Khatian No. 24342, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, Kolkata-700 136, within the local limits of Rajarhat-Gopalpur Municipality. Ward No. 2, more fully mentioned in the Schedule hereunder, hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the principal herein is in peaceful possession of the aforementioned property by way of purchase and enjoying all sorts of overt acts of absolute ownership by paying taxes to the concerned authorities and the entire property is free from all encumbrances.

AND WHEREAS it is not possible for me to look after and develop the aforesaid property on account of engaged otherwise and for that reason I have nominated and selected **STRONG BUILD DEVELOPERS PRIVATE LIMITED (PAN-ABFCS7795D)**, a company incorporated under The Companies Act, 2013 (18 of 2013), having its Regd. Office at 332, Sarat Bose Road, Post Office Rabindra Nagar, Police Station Dum Dum, Kolkata-700 065, represented by its Director and Authorized Signatory **SMT. BINDU NANDE (PAN-ACSPN0970A/AADHAR-681263412198)**, wife of Sri Santosh Kumar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of **MAHAVIR APARTMENT**, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O. Ghugindanga, P.S. Dum Dum, District North 24 Parganas, Kolkata-700 030, as our Authorized **ATTORNEY** and Agent to do all acts and things hereunder mentioned for and on my behalf and this Power of Attorney for Development is corresponding to the Development Agreement which was duly registered on the even date of this power of attorney for development before the Additional Registrar of Assurances-IV, Kolkata vide Book No. I, Deed No. _____ for the year 2021.

NOW BY THESE PRESENTS I, **MST. MAFIA KHATUN (PAN-BSPPK5047M/AADHAR-931168538750)**, wife of Babur Ali Mondal, by faith Muslim, by occupation house-wife, by Nationality Indian, residing at 203, Rabindra Sarani, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata-700065, do hereby appoint, authorize and nominate **STRONG BUILD DEVELOPERS PRIVATE LIMITED (PAN-**

ABFCS7795D), a company incorporated under The Companies Act, 2013 (18 of 2013), having its Regd. Office at 332, Sarat Bose Road, Post Office Rabindra Nagar, Police Station Dum Dum, Kolkata-700 065, represented by its Director and Authorized Signatory **SMT. BINDU NANDE (PAN-ACSPN0970A/AADHAR-681263412198)**, wife of Sri Santosh Kumar Nande, by faith Hindu, by occupation business, by Nationality Indian, resident of **MAHAVIR APARTMENT**, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O. Ghughudanga, P.S. Dum Dum, District North 24 Parganas, Kolkata-700 030, as my true and lawful **CONSTITUTED ATTORNEY** for and on my behalf to do all acts, deeds and things hereunder mentioned.

1. To look after my interest and to do all acts, deeds and things for development of the "Property" as mentioned in the Schedule hereunder written and to raise multi storied building as per sanctioned plan obtained from Rajarhat-Gopalpur Municipality.
2. To protect and safeguard my right, title and interest in respect of the Schedule mentioned property.
3. To enter into agreement with the intending purchaser/ purchasers in respect of the newly constructed multi storied building and to receive any amount like Baina/ Advance, Part Consideration or otherwise and even the entire Consideration Against proper receipts.
4. **That the money received towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance shall be deposited in our proportionate Bank Accounts and there is no monetary transaction between us and said, Attorney.**
5. To appear before any registration office for execution and registration of the Deed of Conveyance and to sign, execute in my name on the said Deed of Conveyance and also sign in the Fee Receipt Book.
6. To receive total consideration at the time of execution and registration of the Said Deed of Conveyance for and on my behalf as would be found just and proper by my said Attorney.
7. **To sell**, transfer the schedule mentioned property and/or any part thereof at any price to be fixed by the said Attorney to any intending purchaser or person.

8. To manage, control, protect, work and supervise the management and preservation of the property mentioned in the Schedule hereunder and to enter into covenant and arrangement of any kind whatsoever in relation thereto.
9. To present any such conveyance or conveyances for registration, to admit, execution and receipt consideration before the Sub-Registrar/ District Sub-Registrar having authority and to have said Conveyance or Conveyances registered and to do all acts, deeds and things which my said Attorney shall consider necessary as full and effectually in all respects as I would do the same.
10. To engage Advocate, Mohorar etc. for the purpose of execution and registration of the Respective Deed of Conveyance/ Deed of Agreement etc. and to defend suit, if any, in respect of the Schedule mentioned property.
11. To appear and represent us before any Magistrate Judges, Civil Judge and in all courts, Registration Office, or any other Government Office and/or Settlement Offices and Panchayat, Police Station, Commissioner or Central or State Government Offices, Police Station, Commissioner or Central or State Government Office or other Public Bodies or Body Corporate and other statutory authority/ authorities in all matters and things relating to my schedule mentioned property.
12. To defend suits, cases, Misc. Appeal etc. and to sign and verify Complaint, Written Statement, Petition, Objection, Miscellaneous Appeal, Revisions, Swear Affidavit to sign and execute Vakalatnama and such other papers and documents and to file in any court or office in respect of the Schedule mentioned property and also sign and execute such other papers and documents as the said Attorney shall think necessary and expedient on my behalf.
13. To issue and/or receive the summons, notices, letters and to file and receive back any documents in any Court or Offices and to compromise, compound to withdraw cases and to settle up the disputes, if any, in respect of the said property and to sign the petition of compromise and to adduce evidence for and on my behalf.
14. To appoint Arbitrator to settle up the dispute, if any, in respect of the Schedule mentioned property for and on my behalf.
15. To develop the said schedule property as per **Registered Development Agreement** corresponding to this Power of Attorney.

BE IT NOTED, that this Power of Attorney is being granted in favour of the said Attorney without any consideration and this Power of Attorney will be stand automatically cancelled after completion of the total Development Project.

AND GENERALLY to execute and perform any other act or acts, deed or deeds, matters or things whatsoever which are in the opinion of my said Attorney ought to be done, executed and performed relating to my Schedule mentioned property and affairs, ancillary or incidental thereto.

AND I, hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney shall lawfully do, execute, perform or cause to be done, executed or performed in respect of the Schedule mentioned property by virtue of the Power hereby conferred upon ourselves and when I shall be called on in this regard and all such acts done by my said Attorney shall be construed as acts, deeds and things as if done by me.

SCHEDULE

ALL THAT piece and parcel of land measuring 2 Cottahs 6 Chittacks 38 Sq. ft., be the same a little more or less, together with 100 sq. ft. R.T. Shed standing thereon, lying and situate at Mouza Gopalpur and comprised in C.S. Dag No. 5423 corresponding to R.S. & L.R. Dag No. 3652 under C.S. Khatian No. 1269 corresponding to R.S. Khatian No. 951 corresponding to L.R. Khatian No. 24342, J.L. No. 2, Re. Sa. No. 140, Touzi No. 125B/1, P.S. Airport, Kolkata-700 136, within the local limits of Rajarhat-Gopalpur Municipality. Ward No. 2, together with all easementary right and privileges which are butted and bounded as follows:-

<u>ON THE NORTH:</u>	38 feet wide Sri Ramesh Mitra Road.
<u>ON THE SOUTH:</u>	R.S. Dag No. 3651(P).
<u>ON THE EAST:</u>	R.S. Dag No. 3652 (P)
<u>ON THE WEST:</u>	R.S. Dag No. 3652 (Part).

IN WITNESS WHEREOF We, the Executants do hereby hereto put our signature on this present on this 30th day of April, Two thousand twenty-one A.D.

WITNESSES:-

1.



Mabira Khadun

SIGNATURE OF THE EXECUTANTS

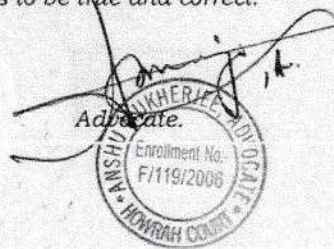
2. *Babur Ali Mondal*
188/3 P.K. Guha Rd. Kot-28.

B. Nanda

DIRECTOR
STRONG BUILD DEVELOPERS PVT. LTD.

SIGNATURE OF THE ATTORNEY HOLDER

Prepared, drafted & computerized
in my office, read over & explained
to the parties in vernacular who
admit the contents to be true and correct.



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

Marjorie Wheeler



	Little	Ring	Middle	Index	Thumb
Left Hand					
	Thumb	Index	Middle	Ring	Little
Right Hand					

B. Nandip
DIRECTOR



	Little	Ring	Middle	Index	Thumb
Left Hand					

	Thumb	Index	Middle	Ring	Little
Right Hand					



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



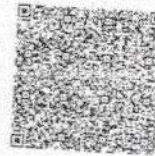
Unique Identification Authority of India
Government of India

Government of India

ভালিকাহুতির আই ডি / Enrollment No.: 0654/09003/01994

9094965530

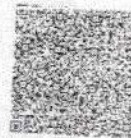
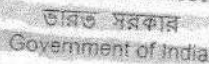
ME042864869FH



আপনার আধার সংখ্যা / Your Aadhaar No. :

6812 6341 2198

আমার আধার, আমার পরিচয়



6812 6341 2198

আমার আখার, আমার পরিচয়

B. handel

BAR COUNCIL **WEST BENGAL**
 (STATUTORY BODY UNDER THE ADVOCATES
 2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA
 PHONE : 2241 567233
 IDENTITY CARD

Name ANBU MUKH-PADHYAY

Father's/Husband's Name ASUTOSH MUKHERJEE

ASIT SARAN BASU ARUN KUMAR SARKAR
 CHAIRMAN EX-COMMITTEE CHAIRMAN

Card No. C-4279

Address Recorded on the Roll 7/3/2, BHOLANATH KAVIRAJ LANE
KADAMTALA, HOWRAH-711 101

Present Address - DO -

Enrolment No. F/119/2006

Date of Enrolment 22.07.2009 Date of Birth 24.01.1974

29/09 Secretary/Assistant Secretary

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

MAFIA KHATUN
UAHED BUKSH MONDAL

03/05/1972
 Permanent Account Number
BSPPK5047M

Mafia Khatun
 Signature





In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTITSL
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
 आयकर पैन सेवा यूनिट, इटिस्ल
 प्लॉट नं. 3, सेक्टर 11, सीबीडी बेलपुर,
 नवी मुंबई-400 614

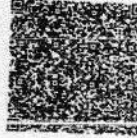
Mafia Khatun



भारत सरकार
Government of India



Mafia Khatun
Date of Birth/DOB: 03/05/1972
Female/ FEMALE



9311 6853 8750

मेरा आधार, मेरी पहचान



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

D/O Wahed Box Mondai, GORU
203, RABINDRA SARANI,
RABINDRA SARANI ROAD,
MANASHA BARI, South
Dumdum(m), North 24 Parganas,
West Bengal - 700065



1947

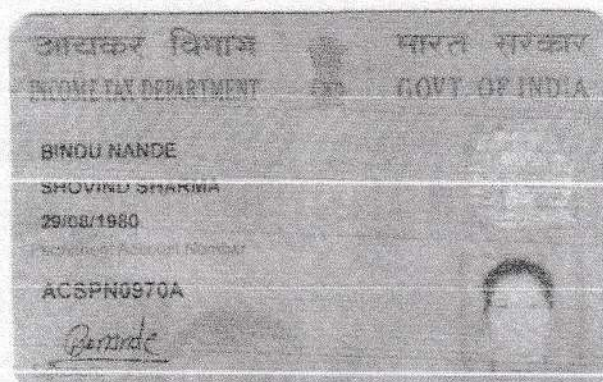


help@uidai.gov.in

www

www.uidai.gov.in

Mafia Khatun



B. Nande

Major Information of the Deed

Deed No :	I-1904-04825/2021	Date of Registration	30/04/2021
Query No / Year	1904-8000879102/2021	Office where deed is registered	
Query Date	30/04/2021 3:11:24 PM	1904-8000879102/2021	
Applicant Name, Address & Other Details	ANSHU MUKHERJEE HOWRAH JUDGES COURT, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 9830046475, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 39,14,445/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190404811/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Ward No: 2 Pin Code : 700136

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (in Rs.)	Other Details
L1	LR-3652	LR-24342	Bastu	Bastu	2 Katha 6 Chatak 38 Sq Ft	9,90,000/-	38,84,445/-	Property is on Road , Project Name :
Grand Total :					4.0058Dec	9,90,000 /-	38,84,445 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	10,000 /-	30,000 /-	

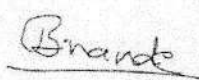
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Mafia Khatun Wife of Mr Babur Ali Mondal Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office	Photo 	Finger Print 	Signature 
	30/04/2021	LTI 30/04/2021	30/04/2021	
203, Rabindra Sarani, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BSxxxxxx7M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 30/04/2021 , Admitted by: Self, Date of Admission: 30/04/2021 ,Place : Office				

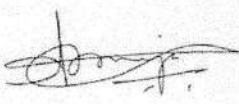
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Strong Build Developers Private Limited 332, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065 , PAN No.: ABxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Bindu Santosh Kumar Nande (Presentant) Wife of Santosh Kumar Nande Date of Execution - 30/04/2021, , Admitted by: Self, Date of Admission: 30/04/2021, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Apr 30 2021 4:21PM	LTI 30/04/2021	30/04/2021	
MAHAVIR APARTMENT, Flat No. 4b, 4th Floor, 1067, Purba Sinthi Road, P.O:- Ghughudanga, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700030, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ACxxxxxx0A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Strong Build Developers Private Limited (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ANSHU MUKHERJEE Son of Late ASUTOSH MUKHERJEE HOWRAH JUDGES COURT, P.O:- HOWRAH, P.S:- Howrah, District:- Howrah, West Bengal, India, PIN - 711101			
	30/04/2021	30/04/2021	30/04/2021
Identifier Of Mrs Mafia Khatun, Mrs Bindu Santosh Kumar Nande			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mafia Khatun	Strong Build Developers Private Limited-4.00583 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Mafia Khatun	Strong Build Developers Private Limited-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Airport, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Ramesh Mitra Road (Gopalpur), Mouza: Gopalpur, , Ward No: 2 Pin Code : 700136

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3652, LR Khatian No:- 24342	Owner:মাফিয়া খাতুন, Gurdian:বাবুর আলি মন্ডল, Address:মিডা, Classification:বান্ধ, Area:0.04000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190404825 / 2021

On 30-04-2021

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 16:10 hrs on 30-04-2021, at the Office of the A.R.A. - IV KOLKATA by Mrs Bindu Santosh Kumar Nande ..

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 39,14,445/-

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

Execution is admitted on 30/04/2021 by Mrs Mafia Khatun, Wife of Mr Babur Ali Mondal, 203, Rabindra Sarani, P.O. Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Hindu, by Profession House wife

Indetified by Mr ANSHU MUKHERJEE, , , Son of Late ASUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 30-04-2021 by Mrs Bindu Santosh Kumar Nande, Director, Strong Build Developers Private Limited, 332, Sarat Bose Road, P.O:- Rabindra Nagar, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700065

Indetified by Mr ANSHU MUKHERJEE, , , Son of Late ASUTOSH MUKHERJEE, HOWRAH JUDGES COURT, P.O: HOWRAH, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

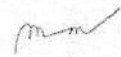
Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 012313, Amount: Rs.50/-, Date of Purchase: 20/04/2021, Vendor name: S Dey


Mohul Mukhopadhyay

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2021, Page from 233491 to 233511
being No 190404825 for the year 2021.



Digitally signed by SRIJANI GHOSH
Date: 2021.05.07 11:21:25 +05:30
Reason: Digital Signing of Deed.

(Srijani Ghosh) 2021/05/07 11:21:25 AM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.

(This document is digitally signed.)