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I-06979/2018

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AA 268658

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Additional District Sub-Registrar
 Sodepur, North 24 Parganas
 10 DEC 2018

DEVELOPMENT POWER OF ATTORNEY

M. B. CONSTRUCTION
 Proprietor
[Signature]

Contd....P/2

KNOW ALL MEN BY THESE PRESENTS that I , **SMT BHASWATI CHAKRABORTY** , PAN - BFKPC5216E , wife of Sri Bhaskar Chakraborty, by faith - Hindu , by Nationality - Indian , by occupation - Housewife , residing at Vill - Mohispota, P.O. Natagarh, P.S. Ghola, Dist : North 24 Parganas, Kolkata - 700 113, do hereby nominate , develop , constitute , appoint engage , authorize and empowered **M.B. CONSTRUCTION** , PAN - AMEPB5726A, a proprietorship firm having its office at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas , represented by its proprietor namely **SRI MANOJ BISWAS** , PAN - AMEPB5726A , son of Sri Haripada Biswas , by faith - Hindu , by Nationality - Indian , by occupation - Business , residing at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas as my true and lawful constituted attorneys for me , in my name and on my behalf to do all acts and things in respect of construction of piece and parcel of Bastu land measuring piece and parcel of Bastu land measuring 8 (eight) Cottahs together with 100 Sq. ft. R.T. shed structure standing thereon , lying and situated at Mouza - Mohispota, J.L. No. 26, Touzi No. 198, comprised and contained in R.S. & L.R. Dag Nos. 443 & 447 , under R.S. Khatian Nos. 290, 493 & 494 , corresponding to L.R. Khatian Nos. 203 & 565 under the local limits of Bilkanda 1.No. Gram Panchayet , within the jurisdiction of A.D.S.R.O. Sodepur, under P.S. Ghola , Dist : North 24 Parganas Kolkata - 700 113, which is more fully described the Schedule hereunder written

WHEREAS one Pachi Bala Dasi got a plot of land measuring 1.19 Acre in Dag No 443 , under Khatian Nos. 178 & 180 and land measuring 11 decimal

KNOW ALL MEN BY THESE PRESENTS that I , **SMT BHASWATI CHAKRABORTY** , PAN - BFKPC5216E , wife of Sri Bhaskar Chakraborty, by faith - Hindu , by Nationality - Indian , by occupation - Housewife , residing at Vill - Mohispota, P.O. Natagarh, P.S. Ghola, Dist : North 24 Parganas, Kolkata - 700 113, do hereby nominate , develop , constitute , appoint engage , authorize and empowered **M.B. CONSTRUCTION** , PAN - AMEPB5726A, a proprietorship firm having its office at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas , represented by its proprietor namely **SRI MANOJ BISWAS** , PAN - AMEPB5726A , son of Sri Haripada Biswas , by faith - Hindu , by Nationality - Indian , by occupation - Business , residing at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas as my true and lawful constituted attorneys for me , in my name and on my behalf to do all acts and things in respect of construction of piece and parcel of Bastu land measuring piece and parcel of Bastu land measuring 8 (eight) Cottahs together with 100 Sq. ft. R.T. shed structure standing thereon , lying and situated at Mouza - Mohispota, J.L. No. 26, Touzi No. 198, comprised and contained in R.S. & L.R. Dag Nos. 443 & 447 , under R.S. Khatian Nos. 290, 493 & 494 , corresponding to L.R. Khatian Nos. 203 & 565 under the local limits of Bilkanda 1 No. Gram Panchayet , within the jurisdiction of A.D.S.R.O. Sodepur, under P.S. Ghola , Dist : North 24 Parganas Kolkata - 700 113, which is more fully described the Schedule hereunder written

M. B. CONSTRUCTION
Proprietor
Manoj Biswas

WHEREAS one Pachi Bala Dasi got a plot of land measuring 1.19 Acre in Dag No 443 , under Khatian Nos. 178 & 180 and land measuring 11 decimal

in Dag No. 468, under Khatian Nos. 268 & 269, thus total land measuring 1 Acre 30 decimal, lying and situated at Mouza – Mohispota, J.L. No. 26, Touzi No. 198 under P.S. Gholia, Dist : North 24 Parganas by way of patta from the then jaminder Elem Mondal , by virtue of a registered Deed of Patta 10.04.1937.

AND WHEREAS after obtaining the aforesaid property said Pachi Bala Dasi while so seized and possessed of the same she transferred the aforesaid property by way of gift to her son Laxmikanta Naskar , by virtue of a registered Deed of Gift and the same was registered in the Office of Sub-Registrar, Barrackpore on 17.11.1948, being Deed No. 1941 for the year 1948 .

AND WHEREAS after obtaining the aforesaid property said Laxmi Kanta Naskar sold and transferred some portion of land and thereafter he recorded his name in the Settlement Records in Khatian No. 493 , Dag No. 443 , land measuring 60 decimal and in Khatian No. 493 , Dag No. 494 , land measuring 59 decimal , thus total land measuring 1 Acre 19 decimal and while so seized and possessed of the same he sold and transferred the same to Sri Birupaksha Sarkar and his co-sharer namely Sri Jyotish Chandra Bhattacharjee , Sri Susanta Chakraborty and Sri Satadal Behari Nag, by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar, Barrackpore on 16.06.1971, written in Book No. 1, Volume No. 48, pages from 4 to 8 , being Deed No. 2648 for the year 1971 .

AND WHEREAS said Birupaksha Sarkar sold and transferred a plot of land measuring 3 Cottahs 8 Chittaks to his son Bamalaksha Sarkar, by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar Barrackpore on 30.10.1971 , being No. 4179 for the year 1971 .

M.B. CONSTRUCTION
for any reason
Proprietor

AND WHEREAS said Bamalaksha Sarkar, Bimalaksha Sarkar and Amalaksha Sarkar were the joint owner of rest plot of land by way of inheritance and said Lakshikanta Naskar was the owner of a plot of land measuring 115 l. by way of inheritance in Mohispota, Khatian No. 290, Dag No. 447 and while so seized and possessed of the same said Lakshikanta Naskar sold and transferred his aforesaid property to the Biruapksha Sarkar, Jyotish Chandra Bhattacharjee, Susanta Chakraborty and Satadal Behari Nag, by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar Barrackpore on 25.05.1972, written in Book No. 1, Volume No. 37, pages from 271 to 274, being No. 1935 for the year 1972.

AND WHEREAS after purchasing the aforesaid property Biruapksha Sarkar, Jyotish Chandra Bhattacharjee, Susanta Chakraborty and Satadal Behari Nag while so seized and possessed of the same said Birupaksha Sarkar died intestate leaving behind him his three sons namely Bamalaksha Sarkar, Bimalaksha Sarkar and Amalaksha Sarkar as his only legal heirs and successors to inherit his undivided share of property left by deceased Birupaksha Sarkar.

AND WHEREAS after demise of Birupaksha Sarkar, his legal heirs namely Bamalaksha Sarkar, Bimalaksha Sarkar and Amalaksha Sarkar were the joint owner of the aforesaid property and their co-sharers Jyotish Chandra Bhattacharjee, Susanta Chakraborty and Satadal Behari Nag were the joint owner of another property and due to their better use and enjoyment they amicably partition their property amongst themselves and said Bamalaksha Sarkar, Bimalaksha Sarkar and Amalaksha Sarkar, Jyotish Chandra

Bhattacharjee and Susanta Chakraborty were the owner of a landed property and while so seized and possessed of the same they jointly sold and transferred a plot of land measuring 6 Cottahs 6 Chittaks in R.S. Dag No. 443 , under R.S. Khatiani Nos. 493 & 494 out of total land measuring 17 Cottahs and land measuring 4 Cottahs 3 Chittaks 22.5 Sq. ft. in R.S. Dag No. 447, under R.S. Khatian No. 290 , thus total land measuring 10 Cottahs 9 Chittaks 22.5 Sq. ft. to the present owner herein Smt. Bhaswati Chakraborty , by virtue of a registered Deed of Sale and the same was registered in the Office of Sub-Registrar , Barrackpore on 25.06.1982, written in Book No. 1, Volume No. 82, pages from 125 to 134, being No. 3773 for the year 1982 .

AND WHEREAS said Satadal Behari Nag sold and transferred a plot of land measuring 1 Cottah 8 Chittaks in R.S. Dag No. 443 , under R.S. Khatian Nos. 493 & 494 out of his total property to the executant herein Smt Bhaswati Chakraborty, by virtue of a registered Deed of Sale and the same was registered in the Office of A.D.S.R, Barrackpore on 13.08.1986, written in Book No. 1, Volume No. 94, pages from 269 to 274, being No. 5185 for the year 1986

AND WHEREAS after purchasing the aforesaid property by way of two different deeds and in the meantime the executant herein sold and transferred some portion of land and she become the sole and absolute owner of rest plot of land measuring 8 (eight) Cottahs and recorded her name in the L.R. Settlement Records in L.R. Khatian Nos. 203 & 565 , L.R. Dag Nos. 443 & 447, classification as Bastu and also mutated her name in the Assessment Register of Bilkanda 1 No. Gram Panchayet and paying Govt. rents and Panchayet Taxes regularly and punctually and still occupying and enjoying the same without any disturbances from any corner whatsoever .

WHEREAS I am not able to look after my above mentioned property in all respects and to maintain , manage , control , transfer , develop assign the same on my behalf and as such I do hereby nominate , authorized and empowered M.B. CONSTRUCTION , PAN - AMEPB5726A, a proprietorship firm having its office at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas , represented by its proprietor namely **SRI MANOJ BISWAS** , PAN - AMEPB5726A , son of Sri Haripada Biswas , by faith - Hindu , by Nationality - Indian , by occupation - Business , residing at Birnagar (Lockgate) P.O. Bengal Enamel , P.S. Titagarh , Dist : North 24 Parganas, as my true and lawful constituted attorney to do and execute all acts , deeds and things referred to herein and to manage all deeds , matters and things referred to herein and affairs i.e. to say :

1. To negotiate on terms for and agree to and enter into and conclude any agreement for sale the below schedule mentioned property save and except owner's allocation to his nominated purchaser or purchasers at such price which our said attorney , in his absolute discretion , thinks proper and/or to cancel and/or repudiate the same.
2. To receive from the intending purchaser or purchasers any earnest money and /or advance or advances (Developer's allocation) and also the balance of purchase money and to give good , valid receipt and discharge for the same which will protect the purchaser or purchasers without seeing the application of the money .

3. Upon such receipt as aforesaid in my name and as my act and deed , to sign execute and deliver any conveyance or conveyances of the said property in favour of the said purchaser (s) .

4. To sign and execute Sale Deeds , instruments and assurances which they 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 property (Developer's allocation) as mentioned in the schedule written hereunder as I could do myself if personally present .

5. To present any such conveyance or conveyances for registration (Developer' allocation) , to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have the said conveyance registered and to do all acts , deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects as I could do the same myself .

6. To institute , commence , prosecute , carry on or defend or resist all suits an others actions and proceedings to be added as a party or being non- suited or withdraw the same concerning my said property or concerning any thing in which I may be a party in any court in Civil , Criminal , Revenue or revisitional jurisdiction including special Jurisdiction of the High Court under Article 226 of the Constitution of India , before the Supreme Court , before Rent Control , Income Tax , Sales Tax , Settlement , Municipal Authorities or panchayets under the State of West Bengal and all Tribunal all Government Offices ,

Municipalities and Police Station and to sign and verify and affirm all points written statement , affidavits , accounts , petitions , to accept service all summons , notice and other judicial process , to execute any judgment , decree or orders and to appoint and engage any solicitor , Advocates and to sign and execute any Vokatnama of other authority to act and plead on my behalf and the expenses regarding the same will be borne by me .

7. That the said attorney is developer and/or Promoter and also involved developing works .

8. The said Power is always revocable .

9. As soon as the Development Agreement has been registered ,being no. ~~153406957~~ dated ~~07-12-2018~~ thereafter the Development Power of Attorney will be registered .

AND I hereby agree to ratify and confirm all and whatever other act or acts our said attorneys shall lawfully do , execute or perform or cause to be done , executed or performed in connection with the sale of the said property mentioned in the schedule hereunder under and by virtue of this deed notwithstanding no express power in the behalf is hereunder provided .

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring 8 (eight) Cottahs together with 100 Sq. ft. R.T. shed structure standing thereon, lying and situated at Mouza - Mohispota, J.L. No. 26, Touzi No. 198, comprised and contained in R.S. & L.R. Dag Nos. 443 & 447, under R.S. Khatian Nos. 290, 493 & 494, corresponding to L.R. Khatian Nos. 203 & 565 under the local limits of Bilkanda 1 No. Gram Panchayet, within the jurisdiction of A.D.S.R.O. Sodepur, under P.S. Ghola, Dist : North 24 Parganas, Kolkata - 700 113, which is butted and bounded by :-

ON THE NORTH : Property of Niranjana Das .

ON THE SOUTH : Property of Tapas Laskar .

ON THE EAST : 30' - 0" Panchayet Road .

ON THE WEST : Property Mr. Parthababu .

Contd....P/10

IN WITNESS WHEREOF I, have subscribe my signs , seals and signatures on 07-12 the day of December, 2018 .

Witness :-

1) Kalyanswar Ghosh
of - Ichapur - Noida
Noida

2) Sanat Kumar Sin.
47. H. D. Paul St.
PO:- Ichapur, Noida
PS:- Noida

3) Anam Priya
Tirupur
No. 3 - 700119

Bhaskar Chakraborty
Signature of the Executant

I have gone through the contents of this power and ready to act accordingly .

Anam Priya
SIGNATURE OF ATTORNEY

Drafted by me :-

Kalyanswar Ghosh
(Sri Kalyanswar Ghosh)
Deed Writer
License No. W.B.-D.W.-X-38/1990
A. D. S. R. O. Barrackpore

Typed by me :

Jyoti Sanka Mandal
(Jyoti Sanka Mandal)
Barrackpore .

Major Information of the Deed

Deed No :	I-1524-06979/2018	Date of Registration	07/12/2018
Query No / Year	1524-1000313256/2018	Office where deed is registered	
Query Date	07/12/2018 1:35:58 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	K Ghosh Bkp, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 8420514433, Status : Deed Writer		
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. 50,00,000/-	Rs. 54,29,994/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152406957/2018		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Gram Panchayat: BILKANDA-I, Mouza: MohishPota

Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-443	RS-290	Bastu	Bastu	4 Katha	25,00,000/-	26,99,997/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
L2	RS-447	RS-493	Bastu	Bastu	4 Katha	24,70,000/-	26,99,997/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
TOTAL :					13.2Dec	49,70,000 /-	53,99,994 /-	
Grand Total :					13.2Dec	49,70,000 /-	53,99,994 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

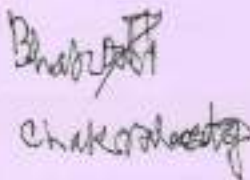
Major Information of the Deed :- I-1524-06979/2018



H. B. CONSTRUCTION
[Signature]
Proprietor

Details :

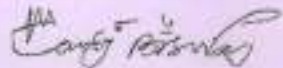
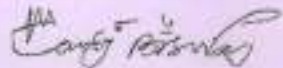
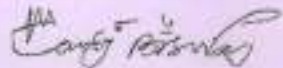
Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Fingerprint	Signature
1	Smt Bhaswati Chakraborty (Presentant) Wife of Shri Bhaskar Chakraborty Executed by: Self, Date of Execution: 07/12/2018 Admitted by: Self, Date of Admission: 07/12/2018, Place : Office	 07/12/2018	 07/12/2018	 07/12/2018
Mohispota, P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BFKPC5216E, Status :Individual, Executed by: Self, Date of Execution: 07/12/2018 Admitted by: Self, Date of Admission: 07/12/2018, Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	M B Construction Birnaragar Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, PAN No.:: AMEPB5726A, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 07/12/2018, Admitted by: Self, Date of Admission: 07/12/2018, Place of Admission of Execution: Office </td> <td>  Dec 7 2018 3:38PM </td> <td>  07/12/2018 </td> <td>  07/12/2018 </td> </tr> </tbody> </table> Birnaragar Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AMEPB5726A Status : Representative, Representative of : M B Construction (as proprietor)	Name	Photo	Finger Print	Signature	Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 07/12/2018, Admitted by: Self, Date of Admission: 07/12/2018, Place of Admission of Execution: Office	 Dec 7 2018 3:38PM	 07/12/2018	 07/12/2018
Name	Photo	Finger Print	Signature						
Shri Manoj Biswas Son of Shri Haripada Biswas Date of Execution - 07/12/2018, Admitted by: Self, Date of Admission: 07/12/2018, Place of Admission of Execution: Office	 Dec 7 2018 3:38PM	 07/12/2018	 07/12/2018						

Identifier Details :

Name & address
Mr Afsar Ali Son of Late A Ali G C Road, P.O:- Titagarh, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Representative Of Smt Bhaswati Chakraborty, Shri Manoj Biswas

Major Information of the Deed :- I-1524-06979/2018-07/12/2018

07/12/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Bhaswati Chakraborty	M B Construction-6.6 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Smt Bhaswati Chakraborty	M B Construction-6.6 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Bhaswati Chakraborty	M B Construction-100.00000000 Sq Ft

Endorsement For Deed Number : I - 152406979 / 2018**On 07-12-2018****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 13:59 hrs on 07-12-2018, at the Office of the A.D.S.R. SODEPUR by Smt Bhaswati Chakraborty, Executant.

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 54,29,994/-

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

Execution is admitted on 07/12/2018 by Smt Bhaswati Chakraborty, Wife of Shri Bhaskar Chakraborty, Mohispota, P.O: Natagarh, Thana: Ghola, North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife

Identified by Mr Afsar Ali, Son of Late A Ali, G C Road, P.O: Titagarh, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

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

Execution is admitted on 07-12-2018 by Shri Manoj Biswas, Proprietor, M B Construction, Birnagar Lockgate, P.O:- Bengal Enamel, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 743122

Identified by Mr Afsar Ali, Son of Late A Ali, G C Road, P.O: Titagarh, Thana: Titagarh, North 24-Parganas, WEST BENGAL, India, PIN - 700119, by caste Hindu, by profession Business

Major Information of the Deed :- I-1524-06979/2018-07/12/2018

Fees

that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs. 10/-
2. Stamp: Type: Impressed, Serial no 536, Amount: Rs. 100/-, Date of Purchase: 05/10/2018, Vendor name: S Bhowmik



Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

M. B. CONSTRUCTION

Proprietor



Major Information of the Deed :- I-1524-06979/2018-07/12/2018

of Registration under section 60 and Rule 69.

ered in Book - I

ame number 1524-2018, Page from 219723 to 219745
eing No 152406979 for the year 2018.



Digitally signed by INDRADIP GHOSH
Date: 2018.12.12 11:47:12 +05:30
Reason: Digital Signing of Deed.

Handwritten signature/initials

(Indradip Ghosh) 12-12-2018 11:42:35
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.

M. B. CONSTRUCTION
Handwritten signature
Proprietor



(This document is digitally signed)