

0829/24

I-843/2024

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES


Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AG 736332

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

  
District Sub-Register-11  
Alipore, South 24-Parganas

19 JAN 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, that I SRI  
RAJESH KUMAR SAHANI son of Sri Saudagar Sahani having  
PAN-BJHPS4919R, AadhaarNo - 858946515046 by faith Hindu, by  
Nationality - Indian, by occupation Business, residing at Pratima  
Sunshine, 1810 Nayabad, Kolkata-700099, P.O- Mukaundupur, P.S-  
Panchasayer, SEND GREETINGS.

8-8/162047

001771

7 AUG 2023

No. \_\_\_\_\_ Date \_\_\_\_\_  
Sold to \_\_\_\_\_  
of \_\_\_\_\_  
Rupees \_\_\_\_\_

S. CHAKRABORTY (Adv.)  
Alipore Judges Court, Kolkata-27

  
Semina Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kolkata

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ASOS 1141 B 1



Six, Rahaman ali  
870 Late Six, Rustom ali  
Alipore Judge Court  
Kod-27

District Sub Registrar-II  
Alipore, South 24 Parganas  
19 JAN 2024



**WHEREAS** I am the Owner of the land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No -3168, of Mouza - Nayabad, J.L. No - 25 , Touzi No-56 P.S. Panchasayer, within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas( south) more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the said property.

**AND WHEREAS** I intend to develop the said property by raising and/or constructing a multi-storied building thereon,

**AND WHEREAS** for the development of the aforesaid property by raising and/or constructing a multi-storied building on the said land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft standing thereon being premises No - 1315, Nayabad , Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No - 3168,of Mouza - Nayabad, J.L. No - 25 , Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, according to the plan to be sanctioned by the Kolkata Municipal Corporation. I entered into an agreement on 19.01.2024 with **M/S PRATIMA BUILDER** a proprietorship firm having its office at 946, Nayabad , Kolkata-700099, P.O.-Mukundapur , P.S. -Panchasayer and 1810, Nayabad , Kolkata-700099, P.O.-Mukundapur , P.S. -Panchasayer represented by its proprietor **SRI PANKAJ KUMAR CHOWDHURY** son of Sri Sravan Kumar Chowdhury, having PAN -AIRPC7851N , Aadhaar No - 863463711498 , by faith Hindu ,by occupation Business, by Nationality Indian, residing at 219/D, Picnic Garden Road, Kolkata-700039,P.O -Tiljala,P.S-Kasba under certain terms and condition laid down in the said Development agreement dated 19.01.2024 the said agreement was registered and recorded in Book No-1, Being No- , for the year 2024 in the office of D.S.R.-II , Alipore.

**AND WHEREAS** in terms of the said agreement dated 823 2024. I **SRI RAJESH KUMAR SAHANI** required to appoint Attorney to represent



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Alipore, South 24 Parganas  
18 JAN 2024

me, to do all acts and things concerning the said Development Agreement in respect of the said property more fully and particularly described in the SCHEDULE hereunder written.

**NOW KNOW YE BY THESE PRESENTS** I the said **SRI RAJESH KUMAR SAHANI** son of Sri Saudagar Sahani do hereby and hereunder nominate, appoint and constitute said **SRI PANKAJ KUMAR CHOWDHURY** son of Sri Sravan Kumar Chowdhury, proprietor of **M/S PRATIMA BUILDER** a proprietorship firm as my true and lawful ATTORNEY for me, in my name and on my behalf to do execute all or any of the following Acts, Deeds and things that is to say.

1. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building Plan/s by the Kolkata Municipal Corporation in respect of the said property mentioned in the SCHEDULE hereunder and to appear and represent me before the Kolkata Municipal Corporation and all authorities viz. Building Department, Assessment Department, Collector, Water, Drainage, Assessment Department, or of any other Department/s required in the aforesaid matter and/or concern having jurisdiction over the said land/property and to sign, verify, affirm, deposit, submit as the case may be any Affidavit, Letters, Declarations, Application, Amalgamation Deed, Gift deed, Boundary declaration plans as may be required from time to time for securing consents, certificates, clearances, sanction of the Building, including for connection, reconnection of sewerage, drainage and water connection, and all the amenities in or for any other purposes required for construction of the Building on the said Land.

2. To appear and represent me before the C.E.S.C Fire Brigade authority, K.M.D.A, K.I.T, Police Authorities, competent authority, Urban Land (Ceiling and Regulation) Act, 1976, Land Acquisition and Requisition Authority and all other authorities concerned to verify, affirm, deposit, submit as the case may be and any affidavit, Declaration, letters, applications, plaints as may be required from time to time for securing consent, licence, quotas, permits, certificates and clearances for and/or in respect of the Building to be constructed on the said land.



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3. To raise, build and/or construct the new building or buildings or any other development works on the land mentioned in the SCHEDULE hereunder written.

4. To enter into the said property with architects and other workers for construction and/or reconstruction of the said building and to do necessary works in connection therewith.

5. To represent, reply, apply or to file or appear before the Kolkata Municipal Corporation to get the proposed plan sanctioned and execute the construction works properly for the completion of the proposed new building.

6. To enter into an agreement for sale and /or transfer of the Developer's allocation mentioned in the said Agreement dated 19.01.2024 with any persons. To receive consideration money and to grant proper and effectual receipts thereof.

7. To approve on my behalf the Draft deed/s of conveyance in respect of the Developers' Allocation mentioned in the Development agreement dated 19.01.2024 made between the owners and the developer mentioned hereinabove.

8. To sign, execute and register any necessary documents including the sale deed/s in respect of the undivided proportionate share in the land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation as mentioned in the Development agreement dated 19.01.2024 made between the owners and the Developer mentioned hereinabove.

9. To appear and present and/or admit execution of any deeds, documents before the Registering Authorities for the purpose of Registration of undivided share of land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation in the proposed building on the said property as mentioned in the Development agreement dated 19.01.2024.

10. To appoint advocate or advocates, on my behalf for any suit/case in respect of my said property.



District Sub Registrar-I  
Alipore, South 24 Parganas  
19 JAN 2024



11. To apply for obtaining electricity, water, gas, telephone connection and underground cables, sewerage and drainage connection in respect of the said property .
12. To take all steps before the C.E.S.C, in the matter and in respect thereof according to Rules.
13. To do and perform everything which may be required to be done for construction of the said building on the land and for the sale, mortgage, lease or transfer of the flats and other built up space or spaces thereof in respect of Developers' portion only.
14. To pay and discharge all dues, debts and expenses including the payment of revenue, rates and taxes of the Kolkata Municipal Corporation in respect of the said property on my behalf.
15. To issue no objection certificate/s on my behalf to any intending purchaser/s for taking house building loan from any Bank, Company, firm and other financial institutions for creation of mortgage by deposit of title deeds of the flat and undivided share or interest in the land to be purchased by such purchaser/s in respect of the Developers' Allocation.
16. To appear for and represent me in any court, Civil, Criminal, Original, Appellate, Revisional Jurisdiction, before Settlement Officer, Revenue Officers, Junior Land and Land Reforms Officer, Income Tax, Wealth Tax, Urban Land Ceiling Authority or any other Authorities.

**AND GENERALLY** to do execute and perform all the lawful acts, matters and things as my said Attorneys shall consider necessary in connection with the said property and I hereby agree that all acts deeds and things in respect of the said property lawfully done by the said Attorneys on my and behalf shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done for construction and sale of the property by virtue of this Power of Attorney.

#### S C H E D U L E

ALL THAT piece and parcel of Bastu land measuring 3 Cottahs 15 Chittaks 27 Sq ft more or less together with tile shade structure measuring 100 sqft



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15 JAN 2024

standing thereon being premises No - 1315, Nayabad, Kolkata-700099 and comprised in C.S. Dag No-102, R.S Dag No - 191, under C.S. Khatian No-6, R.S Khatian No - 112, 113, 115, 116, 117, 118, 119, 120, 121, 122, 123, 126, 127, 128, 131, 132, 133, L.R. Khatian No -3168, of Mouza - Nayabad, J.L. No - 25, Touzi No-56 within the limits of Kolkata Municipal Corporation, Ward No-109, P.S. Panchasayer, District - South 24 Parganas and the said property is butted and bounded by:

ON THE NORTH : Plot No-264 & 265.  
 ON THE SOUTH : 30 ft wide K.M.C. Road.  
 ON THE EAST : 20 ft wide K.M.C. Road.  
 ON THE WEST : Plot No-242/A.

**IN WITNESS WHEREOF** I the Executant hereto has set and subscribed my respective hands on this 19<sup>th</sup> day of January 2024

**WITNESSES** :

1) Subhendu Bikas Ghosh  
 112 K. H. Ghat Road  
 Kolkata - 700082

2) Su. Rahamansah  
 Alipore Judge Court  
 Kol-27

  
 (Rakesh Kumar Saini)

SIGNATURE OF THE EXECUTANT

**M/S PRATIMA BUILDER**  
 Pankaj Choudhary  
 Proprietor

SIGNATURE OF THE ATTORNEY

Subhendu Bikas Ghosh  
 Advocate WB/689/83  
 Alipore Judge Court  
 Kolkata - 700027





District Sub Registrar-II  
Alipore, South 24 Parganas  
19 JAN 2024

SPECIMEN FORM FOR TEN FINGERPRINTS

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Signature .....

Name .....



		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature *Rajesh* .....

Name RAJESH KUMAR SAHANI



		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature *Pankaj K. Chowdhury* .....

Name PANKAJ KUMAR CHOWDHURY

PHOTO	Left Hand					
	Right Hand					

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature .....

Name .....



**District Sub Registrar-II**  
**Alipore, South 24 Parganas**  
19 JAN 2024



### Major Information of the Deed

Deed No :	I-1602-00843/2024	Date of Registration	19/01/2024
Query No / Year	1602-8000169047/2024	Office where deed is registered	
Query Date	19/01/2024 12:39:26 PM	D.S.R. -I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sk Rahaman Af Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903731169, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 75,39,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160200823/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip,(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 1315, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Baslu	3 Katha 15 Chalak 27 Sq Ft		75,12,748/-	Width of Approach Road: 30 Ft. , Project Name :
Grand Total :				6.5588Dec	0 /-	75,12,748 /-	

### 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.	0/-	27,000/-	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	0 /-	27,000 /-	




## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr RAJESH KUMAR SAHANI</b> Son of Mr SAUDAGAR SAHANI Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office	 <small>19/01/2024</small>	 Captured <small>LTI 19/01/2024</small>	 <small>19/01/2024</small>
1810 NAYABAD, City:- , P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BJxxxxxx9R, Aadhaar No: 85xxxxxxxx5046, Status :Individual, Executed by: Self, Date of Execution: 19/01/2024 , Admitted by: Self, Date of Admission: 19/01/2024 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>PRATIMA BUILDER</b> 219/D PICNIC GARDEN ROAD, City:- , P.O:- TIALJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 , PAN No :: Alxxxxx1N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PANKAJ KUMAR CHOWDHURY (Presentant )</b> Son of Mr SRAVAN KUMAR CHOWDHURY Date of Execution - 19/01/2024, , Admitted by: Self, Date of Admission: 19/01/2024, Place of Admission of Execution: Office	 <small>Jan 19 2024 1:18PM</small>	 Captured <small>LTI 19/01/2024</small>	 <small>19/01/2024</small>
219/D PICNIC GARDEN ROAD, City:- , P.O:- TILJALA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700039, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Alxxxxx1N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRATIMA BUILDER (as AS PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sk Rahaman Ali</b> Son of Late Sk Rustam Ali Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	19/01/2024	19/01/2024	19/01/2024
Identifier Of Mr RAJESH KUMAR SAHANI, Mr PANKAJ KUMAR CHOWDHURY			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH KUMAR SAHANI	PRATIMA BUILDER-6.55875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr RAJESH KUMAR SAHANI	PRATIMA BUILDER-100.00000000 Sq Ft



**Endorsement For Deed Number : I - 160200843 / 2024**

On 19-01-2024

**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 13:15 hrs on 19-01-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr PANKAJ KUMAR CHOWDHURY ,

**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 75,39,748/-

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

Execution is admitted on 19/01/2024 by Mr RAJESH KUMAR SAHANI, Son of Mr SAUDAGAR SAHANI , 1810 NAYABAD, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession Business

Identified by Mr Sk Rahaman Ali, , Son of Late Sk Rustam Ali, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business

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

Execution is admitted on 19-01-2024 by Mr PANKAJ KUMAR CHOWDHURY, AS PROPRIETOR, PRATIMA BUILDER, 219/D PICNIC GARDEN ROAD, City:- , P.O:- TALJALA, P.S:-Kasba, District-South 24-Parganas, West Bengal, India, PIN:- 700039

Identified by Mr Sk Rahaman Ali, , Son of Late Sk Rustam Ali, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, by profession Business


**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 736332, Amount: Rs.50.00/-, Date of Purchase: 07/08/2023, Vendor name: SAMIRAN DAS

  
**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 40126 to 40139

being No 160200843 for the year 2024.



*Suman*

Digitally signed by Suman Basu  
Date: 2024.01.30 11:48:30 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 30/01/2024  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS  
West Bengal.