

04810/25

I - 4824/25



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL  
18/6/25  
R. 17866325

AU 956268

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

Sub-Registrar, V  
Kolkata, Month 24 Parshu

18 JUN 2025

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, **SRI SOUMEN DAS** having PAN BHIPD5082R, Aadhaar No. 5548 5064 4175, son of Sri Shambhu Nath Das, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 15/1, Naskar Para Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, SEND GREETINGS:-

**WHEREAS I**, the principal herein is the absolute owner of **ALL THAT** piece and parcel of bastu land measuring **4 Cottahs 6 Chittaks 33 Square Feet** more or less together with **tile shed and asbestos shed 1612.791 Square Feet** which in recorded as R.S./L.R. Dag No. 135, 134, R.S. Khatian No. 1332, 600, L.R. Khatian No. 3142, lying and situated under Mouza - Haridevpur, Pargana -- Khaspur, J. L. No. 25, Re. Sa. No. 35, Touji No. 236 within the limits of the Kolkata Municipal Corporation **PREMISES NO. 11B, NASKAR PARA ROAD**, vide **ASSESSOR NO. 41-115-09-0417-5 under Ward no. 1115, Kolkata - 700041**, Police Station -Thakurpukur now Haridevpur in the District of South 24-Parganas, more fully and particularly described in the **SCHEDULE** hereunder written.

**AND WHEREAS** the principal herein for development of the said land entered into a development agreement for promotion of the said land as per agreed terms and conditions on with **M/S. SUSHOVAN CONSTRUCTION**, a Proprietorship Firm, having its registered Office at 11C, Naskar Para Road, Post Office Paschim Putiary, Police Station -Haridevpur, Kolkata - 70041, represented by its Sole Proprietor - **SRI PRADIP SAHA**, having **PAN ASBPS2103H, Aadhaar No. 5360 9375 3305**, son of Late Narayan Pada Saha, by Religion - Hindu, by Nationality - Indian, by Occupation -Business, residing at 2035, Mahatma Gandhi Road, Post Office & Police Station - Haridevpur, Kolkata - 700082.

**AND WHEREAS** said SRI SOUMEN DAS (the Landowner herein) have entered into a registered Development Agreement on 18/06/25 at the office of D.S.R. - V. Aupre 24 pg 151 and recorded in Book No. I, being No. 4807 for the year 2025 in respect of **Premises No. 11B, Naskar Para Road**, Police Station - Thakurpukur now Haridevpur, Kolkata-700041, within the limits of the Kolkata Municipal Corporation vide **Assessee No. 41-115-09-0417-5**.

**AND WHEREAS** as per the said agreement it was further agreed and due to some valid reason mentioned in the development agreement the Principal herein do hereby appoint lawful Attorney to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in our name and on my behalf.

**NOW KNOW BY THESE PRESENTS** that I, the above named Landowner/Principal do hereby nominate, constitute and appoint **M/S.** **SUSHOVAN CONSTRUCTION**, a Proprietorship Firm, having its registered Office at 11C, Naskar Para Road, Post Office Paschim Putiary, Police Station - Haridevpur, Kolkata - 70041, represented by its Sole Proprietor - **SRI PRADIP SAHA**, having **PAN ASBPS2103H, Aadhaar No. 5360 9375 3305**, son of Late Narayan Pada Saha, by Religion - Hindu, by Nationality - Indian, by Occupation -Business, residing at 2035, Mahatma Gandhi Road, Post Office & Police Station -Haridevpur, Kolkata - 700082 as my true and lawful constituted Attorney for me in our name and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, which is mentioned in Schedule hereunder written, inter alia, as set forth herein below:-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my name and on my behalf.
  
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, and Tribunals and other Offices within Union of India and to do on my behalf all necessary works which requires to be done by me in respect of the said property or any part thereof.

- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file him in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose of, withdraw of suits, matters, cases or proceedings, if necessary, in respect of our said property and to pay and deposit all rates, taxes, maintenance charges etc. to the concerned authority which is now due and become payable by me from time to time in my name and on my behalf.
- 4) To sign in the building plan or plans of KMC and also sign in the revised plan if necessary on my behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.
- 5) To construct building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority
- 6) To negotiate and to enter into any agreement for sale, sale deed and deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Development Agreement i.e. remaining portion after handing over the Owner's Allocation together with proportionate share of land and common facilities.
- 7) To take booking amount, earnest money, full and final consideration amount towards sale of developer's allocation i.e. remaining portion after handing over the Owner's Allocation together with proportionate share of

land and common facilities as mentioned said development agreement from the intending purchaser or purchasers and use the said amount as it think fit and proper.

- 8) To represent me before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.
- 9) To submit and show all the documents before any Financial Institution on my behalf for disposal of developer's allocation as per the development agreement.
- 10) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on our behalf to protect our interest in respect of the said land or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on our behalf.

**AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said Attorney ought to be done execute and performed in relation to the said property standing in my name or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as I could do the same if I, personally present.

**AND** I do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece and parcel of bastu land measuring **4 Cottahs 6 Chittaks**

**33 Square Feet** more or less together with **tile shed and asbestos shed**

**1612.791 Square Feet** which in recorded as R.S./L.R. Dag No. 135, 134,

R.S. Khatian No. 1332, 600, L.R. Khatian No. 3142, lying and situated under

Mouza - Haridevpur, Pargana - Khaspur, J. L. No. 25, Re. Sa. No. 35, Touji

No. 236 within the limits of the Kolkata Municipal Corporation **PREMISES**

**NO. 11B, NASKAR PARA ROAD**, vide **ASSESSEE NO. 41-115-09-0417-5**

**under Ward no. 1115, Kolkata - 700041**, Police Station -Thakurpukur

now Haridevpur in the District of South 24-Parganas, the said property is

butted and bounded as follows:-

**ON THE NORTH :** **6 Feet Wide KMC Road.**

**ON THE SOUTH :** Land and House of Sanjit Sarkar.

**ON THE EAST :** Land and house of Amiya Kumar Roy Banerjee and  
Premises No. 15/1, Naskar Para Road;

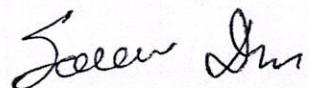
**ON THE WEST :** Premises No. 11C, Naskar Para Road.

**ROAD ZONE :** (Ward 115 & 122 – Ward 115 & 122).

**IN WITNESS WHEREOF** I, Executant herein has hereunto set and subscribed our hands and seals on this the 18<sup>th</sup> day of Jun , 2025.

**SIGNED, SEALED & DELIVERED  
in the presence of WITNESSES:**

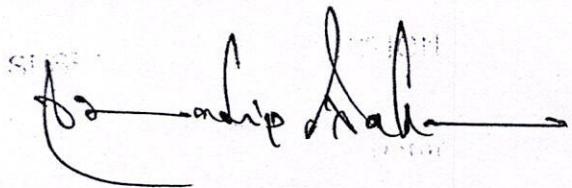
1. Samir Mondal  
Alipore police est  
101-27



**SIGNATURE OF THE EXECUTANT**

2. Arijit Pehr  
Alipore police est  
101-27

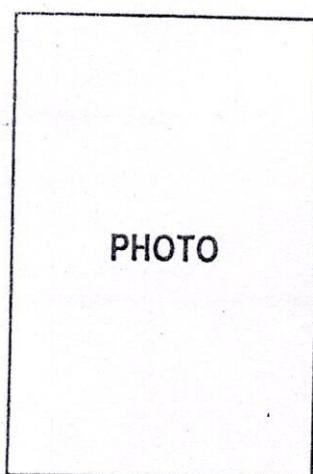
The power conferred as above  
accepted by me,



**SIGNATURE OF THE ATTORNEY**

Drafted & prepared by me,

Pankaj Chatterjee  
45/3821 83.  
Advocate  
Alipore Police Court,  
Kolkata: 700027.



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....

Signature.....



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....SOUMEN DAS

Signature.....Soumen Das



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name.....PRAADEEP KUMAR BHATTACHARYA

Signature.....Praadeep Kumar Bhattacharya

### Major Information of the Deed

Deed No.:	I-1630-04824/2025	Date of Registration	18/06/2025
Query No / Year	1630-8001718663/2025	Office where deed is registered	
Query Date	18/06/2025 12:57:07 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Arijit Patra Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9064713505, Status :Solicitor firm		
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. 46,83,695/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163004807/2025 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip,(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Naskar Para Road, Road Zone : (Ward 115 & 122 -- Ward 115 & 122) , , Premises No: 11B, , Ward No: 115 Pin Code : 700041

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	4 Katha 6 Chatak 33 Sq Ft	1/-	41,99,795/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				7.2944Dec	1 /-	41,99,795 /-	

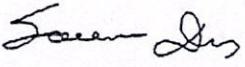
#### Structure Details :

Sch. No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1612.79 Sq Ft.	1/-	4,83,900/-	Structure Type: Structure

Gr. Floor, Area of floor : 1612.79 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete

Total :	1612.791 sq ft	1 /-	4,83,900 /-	
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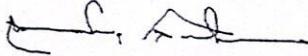
**Principal Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Soumen Das</b> Son of Shri Shambhu Nath Das Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office		 Captured	
		18/06/2025	LTI 18/06/2025	18/06/2025
	15/1, Naskar Para Road, City:- , P.O:- Pashim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX2 , PAN No.: bhxxxxxx2r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 ,Place : Office			

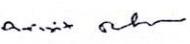
**Attorney Details :**

Sl. No	Name,Address,Photo,Finger print and Signature
1	<b>SUSHOVAN CONSTRUCTION</b> 2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.: ASxxxxxx3H,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Pradip Saha (Presentant )</b> Son of Late Narayan Pada Saha Date of Execution - 18/06/2025 , Admitted by: Self, Date of Admission: 18/06/2025 , Place of Admission of Execution: Office		 Captured	
		Jun 18 2025 1:22PM	LTI 18/06/2025	18/06/2025
	2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.: asxxxxxx3h,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SUSHOVAN CONSTRUCTION (as Proprietor)			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Arirjit Patra</b> Son of Mr B R Patra Alipore Police Court, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027		 Captured	
	18/06/2025	18/06/2025	18/06/2025
Identifier Of Shri Soumen Das, Shri Pradip Saha			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Das	SUSHOVAN CONSTRUCTION-7.29437 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Soumen Das	SUSHOVAN CONSTRUCTION-1612.79100000 Sq Ft

**Endorsement For Deed Number : I - 163004824 / 2025**

**On 18-06-2025**

**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 13:18 hrs on 18-06-2025, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Shri Pradip Saha ..

**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 46,83,695/-

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

Execution is admitted on 18/06/2025 by Shri Soumen Das, Son of Shri Shambhu Nath Das , 15/1, Naskar Para Road, P.O: Pashim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Service

Indetified by Mr Ariraj Patra, , , Son of Mr B R Patra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 18-06-2025 by Shri Pradip Saha, Proprietor, SUSHOVAN CONSTRUCTION, 2035, M G Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Ariraj Patra, , , Son of Mr B R Patra, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

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

1. Stamp: Type: Impressed, Serial no 10826, Amount: Rs.100.00/-, Date of Purchase: 11/06/2025, Vendor name: SAMIRAN DAS

*Dilip Kumar Mondal*

**Dilip Kumar Mondal**  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

