

00332/22

T-310/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 931519

Certified that the document is admitted to registration and the endorsement on this document is the proof of the same.


District Sub-Registrar-II
Alipore, South 24 Parganas

7.3 JAN 2022

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I,
SMT. SIPRA DUTTA, PAN - ACDPD9770H, Aadhaar No. 2846 0731
1760, wife of Sri Sankar Kumar Dutta, by faith - Hindu, by Nationality -
Indian, by occupation - Housewife, residing at 12/2, Dakshinapan
Road, P.O. Dhakuria, P.S. Lake, Kolkata 700 028, District South 24
Parganas, **SEND GREETINGS.**

6926

13 JAN 2022

Date 13 Jan 2022
Send to Mr. Datta
At Mr. in 1st
Rupees 50

Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Prg. Wm.



District Sub- Registrar-II
Alipore, South 24 Parganas

13 JAN 2022

Samiran Das
S/o - Harin Das
Alipore
Cal-82

WHEREAS I, the principal herein is the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about 03 Cottahs 12 Chittaks 05 Square Feet togetherwith a 100 Square Feet RTS standing thereon, lying and situated at Mouza Haridevpur, J.L. No. 25, Re. Sa. No. 35, Pargana Khaspur, Touzi No. 3358, comprised in C.S. Khatian No. 505, R.S. Khatian No. 1318, L.R. Khatian No. 4308, R.S. & L.R. Dag No. 1320, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 143, being KMC Premises No. 26/1, Sabujayan, vide Assessee No. 711432301040, KMC Ward No. 143, P.S. now Haridevpur, Kolkata 700 104, District South 24 Parganas, more fully and particularly described in the **FIRST SCHEDULE** hereunder written.

ANDWHEREAS 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 with **M/S. B.D. CONSTRUCTION**, a proprietorship firm, having its Office at 1278, Mahatma Gandhi Road, P.O. Haridevpur, Kolkata 700 082, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, in the state of West Bengal, represented by its sole proprietress **SMT. BANI DUTTA**, wife of Sri Chiranjit Dutta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 303, Panchanantala Lane, Police Station Paschim Putiary, Kolkata 700 041, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, with some terms and conditions as stated therein.

AND WHEREAS as per the said agreement it was 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 - A** hereunder written in my name and on my behalf.

NOW KNOW BY THESE PRESENTS that I, the above named owner/Principal do hereby nominate, constitute and appoint **M/S. B.D.CONSTRUCTION**, a proprietorship firm, having its Office at 303 Putiary Panchanantala Road, P.O Paschim Putiary , Kolkata 700 041, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, in the state of West Bengal, represented by its sole proprietress **SMT. BANI DUTTA**, wife of Sri Chiranjit Dutta, by faith Hindu, by occupation Business, by Nationality Indian, residing at 303, Panchanantala Lane, Police Station Paschim Putiary, Kolkata 700 041, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, as my true and lawful constituted Attorney for me in my 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, inter alia, as set forth herein below:-

The Development Agreement is Registered on - 13-01-2022 and Recorded in book No-1 - Being No-303 of 2022 At D.S.R. II Alipore.

- 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 Complaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds

B. D. CONSTRUCTION
Smt. Bani Dutta


and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of my 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 accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals upto the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and my interest therein.
- 5) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said attorney.
- 6) To sign in the K.M.C building plan or plans, 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.

- 7) To construct building upon the said land as per sanction building plan by appointing labour, masons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land.
- 8) To negotiate and to enter into any agreement for sale, sale deed, 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 togetherwith proportionate share of land and common facilities.
- 9) 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 togetherwith 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.
- 10) 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, in favour of intending buyer/buyers.

- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect my 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 my 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 my 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 my 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 land measuring about 03 Cottahs 12 Chittaks 05 Square Feet togetherwith a 100 Square Feet RTS standing thereon, lying and situated at Mouza Haridevpur, J.L. No. 25, Re. Sa. No. 35, Pargana Khaspur, Touzi No. 3358, comprised in C.S. Khatian No. 505, R.S. Khatian No. 1318, L.R. Khatian No. 4308, R.S. & L.R. Dag No. 1320, within the limits of the Kolkata Municipal Corporation (S.S. Unit), under Ward No. 143, being KMC Premises No. 26/1, Sabujayan, vide Assessee No. 711432301040, KMC Ward No. 143, P.S. now Haridevpur, Kolkata 700 104, District South 24 Parganas, the said property is butted and bounded as follows:-

ON THE NORTH	:	Land of Dag No. 1320.
ON THE SOUTH	:	Land under Dag No. 21 of Mouza Ramchandrapur.
ON THE EAST	:	Land under Dag No. 20 of Mouza Ramchandrapur.
ON THE WEST	:	12 Feet Wide Common Passage.

IN WITNESS WHEREOF the said we Executants have hereunto set and subscribed my hands and seals on this the day 13th of January, 2022.

SIGNED, SEALED & DELIVERED

In these presence of WITNESSES:

1. *Rahul Dutta*
(RAHUL DUTTA)
103, Dakshinpara Road,
Dum Dum
Kolkata - 700028

Sipra Dutta.

SIGNATURE OF THE EXECUTANT

The Power conferred as above
accepted by me :

2. *Sankar K. Dutta*
12/2 Dakshin Para Road
Kolkata - 28. Dum Dum.

Drafted by :

Rajesh Datta
Advocate Adv.
413/1074/99

Alipore Judges' Court,

Kolkata - 700 027.

Computer typed by :

S. D. O. / 01

Alipore Judges' Court,

Kolkata - 700 027.

B. D. CONSTRUCTION

Bani Dutta












Proprietor

SIGNATURE OF THE ATTORNEY

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












Name.....

Signature.....

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

Name.....

Signature..... *Sipra Datta.*

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

Name.....

Signature..... *Bani Datta.*

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 13378 to 13396
being No 160200310 for the year 2022.



Sa

Digitally signed by Samar kumar
pramanick

Date: 2022.01.13 16:02:26 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 2022/01/13 04:02:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)