

14660/2022

P - 14433/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 178833

8-8003145/52/2022

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Coochbehar Dum Dum, 24-Pgs. (Month)

04 NOV 2022

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

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**KNOW ALL MEN BY THESE PRESENTS**, I/We, **SRI KOUSIK DAS** (PAN: **ALEPD1932B**, Aadhaar No. **9339 4704 0798**) Son of Sri Naresh Das alias Naresh Chandra Das, by faith - Hindu, by Nationality- Indian, by Occupation – Business, residing at 35, Subhas Nagar 3<sup>rd</sup> Bye Lane, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata – 700 065, Dist. North 24-Parganas, is the absolute owner and possessor of **ALL THAT** piece or parcel of western side of land measuring an area of 2 Cottahs 6 Chittacks 12 Sq.ft. more or less together with a two storied building standing thereon total measuring covered area 580 Sq.ft. more or less out of which Ground Floor measuring 400 Sq.ft. and First Floor measuring 180 Sq.ft. more or less lying and situated at Mouza – **Digla**, J.L. No. 18, R.S. No. 161, Touzi No. 1513, comprised in R.S. & **L.R. Dag No. 2178**, under Khatian No. 755 corresponding to **L.R. Khatian No. 1355**, being Municipal Holding No. 46, C.C. Roy Chowdhury Sarani, Kolkata – 700 065, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 5, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

**WHEREAS** with a view to develop said land by constructing of Multi-storied Building, We have entered into a Supplementary Development Agreement on \_\_\_\_\_ with **M/S. M/S. MISME CONSTRUCTION**, a Proprietorship Firm, having its office at 339/1, L. N. Road, P.O. Rabindra Nagar, P.S. Dum Dum, Kolkata - 700 065, Dist. North 24-Parganas, represented by its sole Proprietor **SRI ANIL KUMAR BISWAS** PAN – AJAPB6158P, Aadhaar No. 252015957751 son of Late Tiken Biswas, by faith - Hindu, by occupation -Business, by Nationality -Indian, residing at 44, Health Institute Road, P.S. Dum Dum, Kolkata -700065, Dist. North 24 - Parganas, in the State of West Bengal, duly registered before the A.D.S.R. Cossipore Dum Dum and recorded in Book No. 1, Being No. ----- for the year 2022 under some terms and conditions mentioned thereon and now We hereby appoint said **M/S. MISME CONSTRUCTION**, as our true and lawful Constituted Attorney in our names on our behalf to do execute and perform all acts, deeds and things as follows-

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule hereinbelow in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or

any modifications plan or plans and to renew the plan if required and to file and obtain the same from the **South Dum Dum Municipality**.

- 3) To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell **Developer's Allocated portion** of building consisting of different flats, garages, shops, space, units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion.
- 4) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion **except Owner's allocation**.
- 5) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in **respect of Developer's Allocation**.
- 6) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, mortgage Deeds, Lease Deeds of the said property in favour of the Purchaser or Purchasers, Lessees, Mortgaged or their nominees in respect of **Developer's allocation**.
- 7) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument **regarding Developer's allocation**.
- 8) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in **respect of Developer's Allocation**.
- 9) To institute, commence, prosecute carry on or defend or resist all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I,

may be parties in any court i.e. Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summon, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.

10) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.

11) To sign and execute any deed or deeds, declarations, instruments and assurance which **our** said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.

12) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary after discussing with **myself** for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of **Developer's Allocation**.

13) To attend any Court of Law either Civil or Criminal and to represent **me**, after informing **myself**, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.

14) To appoint Architect, Civil Engineer, Structural Engineer, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.

15) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on **my** behalf and to represent **me** before the B.L & L.R.O. for mutation, conversion, etc. and to

the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule hereinbelow.

16) To call for the Tender, quotation, etc, from the Supplier for supply of Cement, Mild Steel, Sand, Wood, M.S. Grill, etc. and to appoint them as **my** Constituted Attorney shall think fit and proper.

17) To ask for demand, recover the receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in **respect of Developer's Allocation**.

18) To deliver possession of Flat/Flats, Shops, Units Spaces, Garages, etc. except Owner's Allocation as per the said Development Agreement with undivided proportionate share of land alongwith other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my Constituted Attorney shall think best, fit and proper **in respect of Developer's Allocation**.

19) To represent **me** before the Concerned Municipality and to sign Site Plan, Building Plan, Revised Plan and/or any modification plan or plans and to renew the plan if required, and to file and obtain the same from the Concerned Municipality and to apply for Completion Certificate of the Building and to collect the said Completion Certificate on **my** behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on **my** behalf as **my** Constituted Attorney shall think fit and proper.

20) It is a protinent point to be noted here that only after having clear discussion with the Land Owners and also upon handing handed over the sanctioned Building plan / plans, as the case may be, to the land owners, the constituted authority shall do his job freely, of course, not at all doing any loss or injury to the Land Owner.

21) To represent **me** before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on **my** behalf and collect all receivables, vouchers, etc. from it.

**AND I** do hereby agree to ratify and confirm whatsoever all acts, deeds and things done lawfully and bonafide done by **my** said Attorney which shall be construed **my** acts, deeds and things done by **me** to all intents and purpose and if **I/We** personally present

en, notwithstanding the facts that no special power in that behalf is contained in these presents.

**THE SCHEDULE ABOVE REFERRED TO**

**ALL THAT** piece or parcel of western side of land measuring an area of 2 Cottahs 6 Chittacks 12 Sq.ft. more or less together with a two storied building standing thereon total measuring covered area 580 Sq.ft. more or less out of which Ground Floor measuring 400 Sq.ft. and First Floor measuring 180 Sq.ft. more or less lying and situated at Mouza – **Digla**, J.L. No. 18, R.S. No. 161, Touzi No. 1513, comprised in R.S. & **L.R. Dag No. 2178**, under Khatian No. 755 corresponding to **L.R. Khatian No. 1355**, being Municipal Holding No. 46, C.C. Roy Chowdhury Sarani, Kolkata – 700 065, within the jurisdiction of Dum Dum Police Station, within the local limits of South Dum Dum Municipality, Ward No. 5, under Additional District Sub-Registration Office at Cossipore Dum Dum, in the District of North 24-Parganas , which is butted and bounded as follows

:-

- ON THE NORTH** : Property of Nikhil Baran Saha, Dag No. 2178.
- ON THE SOUTH** : C.C. Roy Chowdhury Sarani (Subhas Nagar Third  
Bye Lane)
- ON THE EAST** : Property of Prabhat Kumar De, Dag No. 2178.
- ON THE WEST** : Land of Dag No. 2178

WITNESSES WHEREOF We hereunto set and subscribed our hands and seals on the 4<sup>th</sup> day of November Two Thousand Twenty Two.

**SIGNED, SEALED & DELIVERED**

at Kolkata in the presence of following **WITNESSES** :-

1. Sanjiv Shukla  
Advocate

Kousin Das.

-----  
**SIGNATURE OF THE EXECUTANT**

2. Koushik Samaddar.  
Sodepur, Nataghor.  
Kolkata-113

Amal Kumar Das

-----  
**SIGNATURE OF THE ATTORNEY**

Read over, Explained.  
Drafted & Prepared by me as per  
Documents And Information supplied to me :-

S. Shukla

Mr. Sanjiv Shukla, Advocate  
High Court, Calcutta  
En. No. WB1010A2/01  
Mob. No. 9143178763  
Email: [shuklalegalco@gmail.com](mailto:shuklalegalco@gmail.com)

Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

| Photo/Signature of the Executants   | Little (Left Hand)  | Ring  | Middle   | Fore  | Thumb   |
|---|---|---|--|---|---|
|    |    |    |    |    |    |
| <i>Arul</i>   | <b>Thumb (Right Hand)</b>   | Fore  | Middle   | Ring  | Little  |
|   |   |  |  |  |  |
|   | <b>Little (Left Hand)</b>   | Ring  | Middle   | Fore  | Thumb   |
|  |  |  |  |  |  |
| <i>Kousik Das</i>   | <b>Thumb (Right Hand)</b>   | Fore  | Middle   | Ring  | Little  |
|   |  |  |  |  |  |

## Major Information of the Deed

|   |  |  |            |
|---|--|--|------------|
|   | I-1506-14433/2022  | Date of Registration                                   | 04/11/2022 |
| No / Year   | 1506-8003145152/2022   | Office where deed is registered                        |            |
| Date  | 04/11/2022 12:51:27 PM   | A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas |            |
| Applicant Name, Address & Other Details   | Mashu Das<br>Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 6291504300, Status :Others   |  |            |
| 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. 31,89,751/-  |  |            |
| Stampduty 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]:- 150614421/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area) |  |            |

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: C.C. Roy Chowdhury Sarani, Mouza: Digla, , Holding No:46 Pin Code : 700065

| Sch No               | Plot Number | Khatian Number | Land Use Proposed | Land Use ROR | Area of Land              | SetForth Value (In Rs.) | Market Value (In Rs.) | Other Details                        |
|----------------------|-------------|----------------|-------------------|--------------|---------------------------|-------------------------|-----------------------|--------------------------------------|
| L1                   | LR-2178     | LR-1355        | Bastu             | Bastu        | 2 Katha 6 Chatak 12 Sq Ft | 1/-                     | 27,98,251/-           | Property is on Road , Project Name : |
| <b>Grand Total :</b> |             |                |                   |              | <b>3.9463Dec</b>          | <b>1 /-</b>             | <b>27,98,251 /-</b>   |                                      |

### Structure Details :

| Sch No  | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details             |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1  | On Land L1        | 580 Sq Ft.        | 1/-                     | 3,91,500/-            | Structure Type: Structure |
| <p>Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 180 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> |                   |                   |                         |                       |                           |
| <b>Total :</b>  |                   | <b>580 sq ft</b>  | <b>1 /-</b>             | <b>3,91,500 /-</b>    |                           |

Details :

Name,Address,Photo,Finger print and Signature

| Name  | Photo   | Finger Print  | Signature   |
|---|---|---|---|
| <b>Mr KOUSIK DAS</b><br>Son of Mr Naresh Das Alias<br>Naresh Chandra Das<br>Executed by: Self, Date of<br>Execution: 04/11/2022<br>, Admitted by: Self, Date of<br>Admission: 04/11/2022 ,Place<br>: Office |  |  |  |
|   | 04/11/2022  | LTI<br>04/11/2022   | 04/11/2022  |

35, Subhas Nagar 3rd Bye Lane, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx2B, Aadhaar No: 93xxxxxxxx0798, Status :Individual, Executed by: Self, Date of Execution: 04/11/2022 , Admitted by: Self, Date of Admission: 04/11/2022 ,Place : Office

Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature  |
|-------|--|
| 1     | <b>MISME CONSTRUCTION</b><br>339/1 Lakshmi Narayan Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065 , PAN No.:: AJxxxxxx8P,Aadhaar No Not Provided by UIDAI, 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><b>Mr ANIL KUMAR BISWAS (Presentant)</b><br/>Son of Mr Tiken Kumar Biswas<br/>Date of Execution -<br/>04/11/2022, , Admitted by:<br/>Self, Date of Admission:<br/>04/11/2022, Place of<br/>Admission of Execution: Office</td><td></td><td></td><td></td></tr><tr><td></td><td>Nov 4 2022 1:20PM</td><td>LTI<br/>04/11/2022</td><td>04/11/2022</td></tr></tbody></table> | Name  | Photo   | Finger Print | Signature | <b>Mr ANIL KUMAR BISWAS (Presentant)</b><br>Son of Mr Tiken Kumar Biswas<br>Date of Execution -<br>04/11/2022, , Admitted by:<br>Self, Date of Admission:<br>04/11/2022, Place of<br>Admission of Execution: Office |  |  |  |  | Nov 4 2022 1:20PM | LTI<br>04/11/2022 | 04/11/2022 |
| Name  | Photo  | Finger Print  | Signature   |              |           |   |   |   |   |  |                   |                   |            |
| <b>Mr ANIL KUMAR BISWAS (Presentant)</b><br>Son of Mr Tiken Kumar Biswas<br>Date of Execution -<br>04/11/2022, , Admitted by:<br>Self, Date of Admission:<br>04/11/2022, Place of<br>Admission of Execution: Office |   |  |  |              |           |   |   |   |   |  |                   |                   |            |
|   | Nov 4 2022 1:20PM  | LTI<br>04/11/2022   | 04/11/2022  |              |           |   |   |   |   |  |                   |                   |            |
|   | 44, Health Institute Lane, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx8P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MISME CONSTRUCTION (as Proprietor)  |   |   |              |           |   |   |   |   |  |                   |                   |            |

als :

|  | Photo   | Finger Print  | Signature   |
|--|---|---|---|
| <b>AS</b><br>Gourango Das<br>Sodepur, City:- , P.O:-<br>n, P.S:-Ghola, District:-North 24-<br>nas, West Bengal, India, PIN:-<br>13 |  |  |  |
|  | 04/11/2022  | 04/11/2022  | 04/11/2022  |

Identifier Of Mr KOUSIK DAS, Mr ANIL KUMAR BISWAS

| Transfer of property for L1 |               |                                |
|-----------------------------|---------------|--------------------------------|
| SI.No                       | From          | To. with area (Name-Area)      |
| 1                           | Mr KOUSIK DAS | MISME CONSTRUCTION-3.94625 Dec |

| Transfer of property for S1 |               |                                       |
|-----------------------------|---------------|---------------------------------------|
| SI.No                       | From          | To. with area (Name-Area)             |
| 1                           | Mr KOUSIK DAS | MISME CONSTRUCTION-580.00000000 Sq Ft |

### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: C.C. Roy Chowdhury Sarani, Mouza: Digla, , Holding No:46 Pin Code : 700065

| Sch No | Plot & Khatian Number                   | Details Of Land  | Owner name in English as selected by Applicant |
|--------|---|--|--|
| L1     | LR Plot No:- 2178, LR Khatian No:- 1355 | Owner:প্রভাত কুমার দে, Gurdian:অনাথ বন্দু,<br>Address:দিজ , Classification:বন্দু,<br>Area:0.14000000 Acre, | Owner Name not selected by applicant.          |

Endorsement For Deed Number : I - 150614433 / 2022

22

**Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)**

Document is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 Indian Stamp Act 1899.

**Registration (Under Section 52 & Rule 22A(3) 46(1) W.B. Registration Rules, 1962)**

Document presented for registration at 12:58 hrs on 04-11-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr ANIL KUMAR BISWAS ,

**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 31,89,751/-

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

Execution is admitted on 04/11/2022 by Mr KOUSIK DAS, Son of Mr Naresh Das Alias Naresh Chandra Das, 35, Subhas Nagar 3rd Bye Lane, P.O: Rabindra Nagar, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700065, by caste Muslim, . by Profession Business :

Identified by Madhu Das, , , Son of Late Gourango Das, Natagarh Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 04-11-2022 by Mr ANIL KUMAR BISWAS, Proprietor, MISME CONSTRUCTION, 339/1 Lakshmi Narayan Road, City:- , P.O:- Rabindra Nagar, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700065

Identified by Madhu Das, , , Son of Late Gourango Das, Natagarh Sodepur, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 3268, Amount: Rs.100.00/-, Date of Purchase: 03/10/2021, Vendor name: R Pal

*Kaustava Dey*

**Kaustava Dey**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. COSSIPORE**  
**DUMDUM**  
**North 24-Parganas, West Bengal**

Registration under section 60 and Rule 69.

in Book - I

number 1506-2022, Page from 498283 to 498296

No 150614433 for the year 2022.



Digitally signed by KAUSTAVA DEY  
Date: 2022.11.09 11:09:37 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/11/09 11:09:37 AM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)