

3072/2022

T-3106/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 185158

8-697388/2022

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

Additional District Sub-Registrar
Dum Dum, 24 P.S. (North)
4 MAR 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

212342

No

Name :

Address : P. K. BANDYOPADHYAY
ADVOCATE
HIGH COURT CAL-1

Rs. 100/-

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

22 FEB 2022

.....
.....
.....
.....

.....

5104



Pradip Mallick
S/o. Late S.C. Mallick
Ratimdra Nagar
Nimta, Kol-149

MT
Addl. District Sub-Registrar
Cossipore, Dum Dum

04 MAR 2022

: 2 :

I, SMT. MANJU DHAR (PAN BKUPD7842L), daughter of late Nalini Kanta Mukherjee, wife of late Dipak Dhar by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 38/3, Kamalapur West, Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, **DO HEREBY SENT OUR GREETINGS** that I am absolutely seized and possessed of and sufficiently entitled **ALL THAT** piece and parcel of bastu land measuring **0 cottah 13 chittaks 07 sq.ft. more or less** along with structure standing thereon lying and situated at **Holding No. 8/1/26D, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167, S.P. No. 55, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.386, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, more particularly described in the schedule hereunder written and hereafter referred to as the **SAID PROPERTY** free from all encumbrances and charges.

AND WHEREAS I am willing to develop the aforesaid property by constructing multi-storied building thereon, so I need some one to look after my aforesaid property for such construction.

AND I, SMT. MANJU DHAR, (PAN BKUPD7842L), daughter of late Nalini Kanta Mukherjee, wife of late Dipak Dhar by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 38/3, Kamalapur West, Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, **NOMINATE CONSTITUTE APPOINT** in my name and on my behalf **DHAR CONSTRUCTION (PAN - BAZPD3715K)**, a Proprietorship firm having its registered Office at 8/1/26D, Arabinda Sarani, (West Kamalapur), Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietress **MRS. RINA DHAR (PAN BAZPD3715K), Aadhaar No. 926080178063**, wife of Sri Atanu Dhar, by faith Hindu, by occupation business, by Nationality Indian, residing at 8/1/26D, Arabinda Sarani, Post Office Kamalapur, Police Station Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, as my Attorney to do the following acts, deeds and things in

...3...

respect of **ALL THAT** piece and parcel of bastu land measuring **0 cottah 13 chittaks 07 sq.ft. more or less** along with structure standing thereon lying and situated at **Holding No. 8/1/26D, Arabinda Sarani, (West Kamalapur), P.S. Dum Dum, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167, S.P. No. 55, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.386, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, hereinafter called the '**SAID PROPERTY**'.

1.... To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of the Developer's/Promoter's allocation of the building to be constructed on the said property fully described in the schedule herein below with any intending Purchaser or Purchasers at such price or prices as may be agreed by me and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.

2.. To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in my name and on my behalf.

3.. Upon such receipt as aforesaid in my name and as my act and deed to sign, execute and to deliver any Deed or Deeds of conveyance and conveyances of any one or more in respect of the Developer's/Promoter's allocation of the property in favour of such intending purchaser or purchasers or their nominee or nominees of assignee.

4.. To sign and to execute all Deed of Conveyances, instruments and assurances which my Attorney 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 as I am could do myself, if personally present, **save and except owners' allocation as described in the Development Agreement which was executed and registered on 04.03.2022 and the same was recorded in Book No. I, Being No. 3078 ,for the year 2022 at Addl. District Sub-Registration Office Cossipore Dum Dum, North 24-Parganas.**

5.. To present any such Deed or Deeds of Sale, Conveyance or Conveyances or any other documents for registration when executed by her in my name and on my behalf to the Addl. District Sub-Registrar, District Registrar and Registrar of Assurances, Kolkata having

authority for and to have them registered according to law and to do all other acts and deeds in respect of any portion of the property which my said Attorney shall consider necessary for the transferring and/or conveying any portion of the property to such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself, **save and except owners' allocation as described in the Development Agreement which was executed and registered on 04.03.2022 and the same was recorded in Book No. I, Being No.3078**, for the year 2022 at Addl. District Sub-Registration Office Cossipore Dum Dum, North 24-Parganas.

- 6.. To effect mutation of holding in the office of the BLRO and/or Municipal records and to sign and submit site plan, building plan, etc. and to obtain the same from the Dum Dum Municipality, to engage masons, labours for construction of building on the aforesaid property and to obtain completion certificate in respect of the building, and to amalgamate with neighbour plot/plots and to do all acts before the Dum Dum Municipality in respect of property situated at **Holding No. 8/1/26D, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, which is fully described in the Schedule herein below before the Dum Dum Municipality.
- 7.. To appear for and represent me before any Officer, Collector, Magistrate, Judge, Munsif and in all Government Offices, Municipality in all matters and things relating to my aforesaid property which is fully described in the schedule herein below or its affairs.
- 8.. To appear for and represent me in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign execute verify and file plaint, written statement and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.
- 9.. To appoint engage on my behalf Pleaders, Advocates or Solicitors, whenever my said Attorney shall think proper to do so and to disturb and /or terminate his or their appointment.
- 10.. To sign verify and file applications for execution of decree or order of any Court.
- 11.. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any of such cases.

: 5 :

12.. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.

13.. To do all acts and things which are necessary and which will deem fit by my aforesaid Attorney.

Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Development Power of Attorney.

A N D I do hereby by this Development Power of Attorney agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of Developer's/ Promoter's allocation of the said property and other acts under and by virtue of this Development Power of Attorney shall be valid and binding on me to all intents and purposes as if done by me personally.

SCHEDULE 'A' REFERRED TO ABOVE

ALL THAT piece and parcel of bastu land measuring **0 cottahs 13 chittaks 7 sq.ft.** more or less along with R.T. Shed measuring **200 sq.ft. along with neat cement finished floor** standing thereon lying and situated at **Holding No. 8/1/26D, Arabinda Sarani, (West Kamalapur),** P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167, S.P. No. 55, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No. 386, within the municipal limits of Dum Dum Municipality, Ward No. 14, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum and along with all rights of common passages and right of egress and ingress and butted and bounded by :

ON THE NORTH : By E.P. No. 168 (Puja Mandap),

ON THE SOUTH : By E.P. No. 167/A;

ON THE EAST : By Colony Road;

ON THE WEST : By Property of Santanu Dhar,

: 6 :

IN WITNESS WHEREOF we, the Executant and Attorney have hereto set and subscribed their respective hands and seals on this the 4th day of March, Two Thousand Twenty Two.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) Radip Mallick
Kalindra Nagar
Nimta, Kol- 49
- 2) Srijay Paul
Feedy Road.
Kol- 56

Mangin Dhar

EXECUTANT

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

ATTORNEY

Prepared by :

P. K. Chandrapadhyay

Advocate,

High Court, Calcutta.

File No. WB/2653/1999

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the	ants								
 Mangi Dhar										
			Little	Ring	Middle	Fore	Thumb			
			(Left Hand)							
										
			Thumb	Fore	Middle	Ring	Little			
			(Right Hand)							
			 Rina Dhar							
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
										
Thumb	Fore	Middle				Ring	Little			
(Right Hand)										
										
						Little	Ring	Middle	Fore	Thumb
						(Left Hand)				
			Thumb	Fore	Middle	Ring	Little			
			(Right Hand)							

২৪-পরগনা

খতিয়ান নং— ৩৮৬

১৭০৯২১০

স্বত্ব ক্যান্টনমেন্ট

জি.এল. নং—

১০

পানি— দমদম

৫.০০

টাকা

মির মোট পরিমাণ—

০.০১০০

একর (৩) দাগের সংখ্যা—

১

Sundepure

(৫) স্বত্ব

(৬) মন্তব্য

নাম

মল্লু ঘর

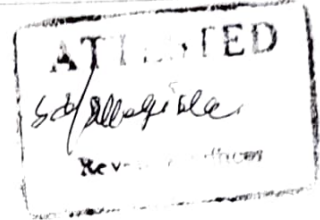
রায়ত

জমিদার/স্বামী

দিপক ঘর

ঠিকানা

৩৮/৩ পশ্চিম কমলাপুর, কলি- ২৮



(৭) অত্রস্থদের নিজ দখলীয় জমি :

দাগ
নম্বরজমির
শ্রেণী

মন্তব্য

দাগের
মোট
পরিমাণ
একরদাগের
মধ্যে
অত্র স্থানের
অংশদাগের
মোট
পরিমাণ
একর

২০২৭

ডাঙ্গা/বাস্তু

ঘর ১, ১৪ ছটাক

৪.৬৪০০

০.০০৩০

০.০১৪০

Section 31-A of the West Bengal
Land Reforms Act 1953 (West Bengal)



এক মাত্র

15/2/08
0.0180

Appl. Fee-Rs.10;Authentiacion Fee:1 x Rs.10=Rs.10,Total-Rs.20

Major Information of the Deed

No :	I-1506-03106/2022	Date of Registration	04/03/2022
Deed No / Year	1506-8000697388/2022	Office where deed is registered	
Deed Date	04/03/2022 11:17:07 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pradip Mallick Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7003991277, 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. 16,81,999/-	
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]:- 150603078/2022 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: Arabinda Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No:8/1/26D Pin Code : 700028

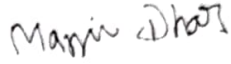
Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2027	RS-386	Bastu	Bastu	13 Chatak 7 Sq Ft	1/-	16,27,999/-	Property is on Road
Grand Total :					1.3567Dec	1 /-	16,27,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

Deed Details :

Name,Address,Photo,Finger print and Signature

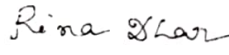
Name	Photo	Finger Print	Signature
Mrs MANJU DHAR Wife of Late Dipak Dhar Executed by: Self, Date of Execution: 04/03/2022 Admitted by: Self, Date of Admission: 04/03/2022 ,Place Office			
04/03/2022	LTI 04/03/2022	04/03/2022	

Arabinda Sarani, Kamalapur West, 8/1/26D, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BKxxxxxx2L,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	DHAR CONSTRUCTION ARABINDA SARANI, WEST KAMALAPUR, 8/1/26D, City:- Dum Dum, P.O:- KAMALAPUR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.: BAxxxxxx5K,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
	Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 04/03/2022, , Admitted by: Self, Date of Admission: 04/03/2022, Place of Admission of Execution: Office			
		Mar 4 2022 12:58PM	LTI 04/03/2022	04/03/2022
ARABINDA SARANI, 8/1/26D, City:- Dum Dum, P.O:- KAMALAPUR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BAxxxxxx5K, Aadhaar No: 92xxxxxxxx8063 Status : Representative, Representative of : DHAR CONSTRUCTION (as PROPRIETOR)				

Details

	Photo	Finger Print	Signature
Up Mallick Date: 5.1.2022 Age: 35 City: P.O. Nimita District: North 24 Parganas Pin: 700060			
	04/03/2022	04/03/2022	04/03/2022
Identified by: Of Mrs MANJU DHAR, Mrs RINA DHAR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DHAR	DHAR CONSTRUCTION-1 35667 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANJU DHAR	DHAR CONSTRUCTION-200.00000000 Sq Ft

03-2022

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 of Indian Stamp Act 1899.

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

Presented for registration at 12:06 hrs on 04-03-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs RINA DHAR .

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 16,61,999/-

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

Execution is admitted on 04/03/2022 by Mrs MANJU DHAR, Wife of Late Dipak Dhar, Arabinda Sarani, Kamalapur West, 8/1/26D, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Pradip Mallick, . . Son of Late S C Mallick, Rabindra Nagar, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

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

Execution is admitted on 04-03-2022 by Mrs RINA DHAR, PROPRIETOR, DHAR CONSTRUCTION, ARABINDA SARANI, WEST KAMALAPUR, 8/1/26D, City:- Dum Dum, P.O:- KAMALAPUR, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Pradip Mallick, . . Son of Late S C Mallick, Rabindra Nagar, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by 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: Impressed, Serial no 212342, Amount: Rs.100/-, Date of Purchase: 22/02/2022, Vendor name: Amal Kr Saha

Kaustava Dey

Kaustava Dey

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

ate of Registration under section 60 and Rule 69.
tered in Book - I
me number 1506-2022, Page from 171592 to 171610
ng No 150603106 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.03.14 18:23:20 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/03/14 06:23:20 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)