

3071/2022

T- 3107/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 185160

Q. 8697248/2022

Certified that the document is ~~entitled~~
to registration. The Signature Sheet and
endorsement Sheet attached to the
document are the part of the document.

Additional District Sub-Registrar
Commissioner, District Court, 26-Pur, District

04 MAR 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

212355

No.
Name:
Address: P. K. BANDYOPADHYAY
ADVOCATE
HIGH COURT CAL-1

No. 100/-

Kolkata-1
11, Netaji Subhas Road,
Kolkata-1

Date 22 FEB 2022

Amal Kr. Saha
Licensed Stamp
Vendor

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

.....



.....

Asadip Mallick
S/o. Late S.C. Mallick
Rabindra Nagar
Nimta, Kat- 49

addl. District Sub-Registrar
Cossipore, Dum Dum

04 MAR 2022

: 2 :

I, **SRI SANTANU DHAR (PAN ADBPD4659A), Aadhaar No. 897054845686**, son of late Dipak Dhar by faith Hindu, by occupation Service, 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 we are absolutely seized and possessed of and sufficiently entitled **ALL THAT** piece and parcel of bastu land measuring **1 cottah 2 chittaks 38 sq.ft. more or less** along with structure standing thereon lying and situated at **Holding No. 8/1/26D/1, 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.385, 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, SRI SANTANU DHAR (PAN ADBPD4659A), Aadhaar No. 897054845686, son of late Dipak Dhar by faith Hindu, by occupation Service, 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 **1 cottah 2 chittaks 38 sq.ft. more or less** along with structure standing thereon lying and situated at **Holding No. 8/1/26D/1, 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.385, 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. 3077, 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

: 4 :

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. 1, Being No.3077, 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/1, 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 **1 cottah 2 chittaks 38 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/1, 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. 385, 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 S.P. No. 168 (Puja Mandap),

ON THE SOUTH : By E.P. No. 167/A and property of Manju Dhar;

ON THE EAST : By Colony Road and property of Manju Dhar;

ON THE WEST : By E.P. No. 170,

: 6 :

IN WITNESS WHEREOF we, the Executants 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) *Pradip Mellick*
Rohindra Nagar
Nimta, Kol-49
- 2) *Sri Jay Paul*
Frederick Road.
Kol-56

Santana Dhar.

EXECUTANT

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

ATTORNEY

Prepared by :

P. K. Bandyopadhyay

Advocate,

High Court, Calcutta.

File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 Santanu 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)				

উক্ত ২৪-পরগনা

খতিয়ান নং— ৩৮৫

১৫০৯২১০

দমদম ক্যান্টনমেন্ট

জি.এল. নং— ১০

থানা— দমদম

৬.০০

জমির মোট পরিমাণ— ০.০২০০

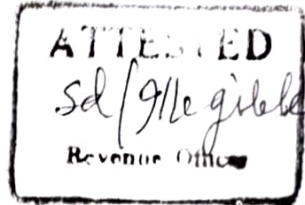


এম. (৩) মোট পরিমাণের সংখ্যা— ১

অত্রস্থানের দখলকারের বিবরণ

নাম শান্তনু ঘর
বিতা/কন্যা দীপক ঘর
ঠিকানা ৩৮/৩ পশ্চিম কমলাপুর, কলি- ২৮

রায়ত



(৫) অত্রস্থানের নিজ দখলীয় জমি :

দাণ নম্বর	জমির শ্রেণী	মন্তব্য	দাণের মোট পরিমাণ	দাণের মোট অত্র স্থানের অংশ	দাণের মোট অত্র- স্থানের জমির মোট পরিমাণ	
			একর	অংশ	একর	হেক্টর
২০২৭	ডাঙ্গা/বাস্তু	ঘর ১, ১ কাঠা ২ ছটাক This document is published under Sub-Section 51-A of the West Bengal Land Reforms Act 1955 (West Bengal Act X of 1955)  	৪.৬৪০০	০.০০৪১	০.০১৯০	
		এক মাত্র			০.০১৯০	

Compared by
18-02-08

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

Major Information of the Deed

Deed No :	I-1506-03107/2022	Date of Registration	04/03/2022
Query No / Year	1506-8000697248/2022	Office where deed is registered	
Query Date	04/03/2022 11:11:31 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. 23,86,000/-	
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]:- 150603077/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

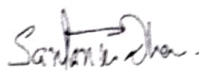
District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt., Ward No: 14, Holding No:8/1/26D/1 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2027	RS-385	Bastu	Bastu	1 Katha 2 Chatak 38 Sq Ft	1/-	23,32,000/-	Property is on Road
Grand Total :					1.9433Dec	1 /-	23,32,000 /-	

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 /-	

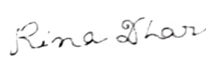
Principal Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr SANTANU DHAR Son 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
Signature:  04/03/2022			
KAMALAPUR WEST,, 38/3, City:- Dum Dum, P.O:- Kamalapur, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ADxxxxxx9A, Aadhaar No: 89xxxxxxx5686, Status :Individual, Executed by: Self, Date of Execution: 04/03/2022 , Admitted by: Self, Date of Admission: 04/03/2022 ,Place : Office			

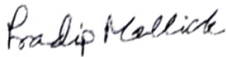
Attorney Details :

Name,Address,Photo,Finger print and Signature	
Sl No	
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 :

Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Signature
1	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
Signature:  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: 92xxxxxxx8063 Status : Representative, Representative of : DHAR CONSTRUCTION (as PROPRIETOR)			

Identifier Details :

name	Photo	Finger Print	Signature
Radip Mallick Son of Late S C Mallick Rabindra Nagar, City:- , P.O:- Nimta, P S -Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049			
	04/03/2022	04/03/2022	04/03/2022

Identifier Of Mr SANTANU DHAR, Mrs RINA DHAR

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DHAR	DHAR CONSTRUCTION-1.94333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SANTANU DHAR	DHAR CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150603107 / 2022

04-03-2022

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

(g) of Indian Stamp Act 1899.

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

Presented for registration at 12:03 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 23,86,000/-

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

Execution is admitted on 04/03/2022 by Mr SANTANU DHAR, Son of Late Dipak Dhar, KAMALAPUR WEST,, 38/3, P.O: Kamalapur, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Service

Indetified 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

Indetified 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 212355, 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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 171290 to 171308
Being No 150603107 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.03.14 17:54:57 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/03/14 05:54:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)