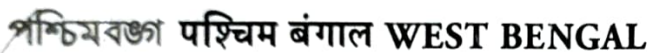


T-3183/2022



AL 185156

Q-8-720553/2022

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

Additional District Sub-Registrar
Chitalpore Tum Tum. 24-Pgs. (North)

07 MAR 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

212340

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

Rs. **100/-**
Kolkata College
11, Netaji Subhas Rd.,
Kolkata-1

Amal Kr. Saha
Licensed Stamp
Vendor

Date **22 FEB 2022**

For the purpose of this stamp, the stamp
shall be valid for the purpose of the stamp
and the stamp shall be valid for the purpose
of the stamp and the stamp shall be valid

For the purpose of this stamp, the stamp
shall be valid for the purpose of the stamp
and the stamp shall be valid for the purpose

For the purpose of this stamp, the stamp
shall be valid for the purpose of the stamp
and the stamp shall be valid for the purpose



add. District Sub-Registrar
Cossiga, Dum Dum

07 MAR 2022

Radip Mallick
S/o. Late S.C. Mallick
Kaliandra Nagar
Alimta, Kat-49

: 2 :

I, SRI SUBRATA DHAR (PAN ACYPD1184G), Aadhaar No. 911358970345, son of late Bhabatosh Dhar, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 8/1/26C, Arabinda Sarani, 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 **2 cottahs 1 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26C, Arabinda Sarani, (West Kamalapur)**, P.S.Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167/A,S.P. No. 55/1, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.387, 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 SUBRATA DHAR (PAN ACYPD1184G), Aadhaar No. 911358970345, son of late Bhabatosh Dhar, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 8/1/26C, Arabinda Sarani, 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 respect of **ALL THAT** piece and parcel of bastu land

...3...

measuring **2 cottahs 1 chittaks 0 sq.ft.** more or less along with structure standing thereon lying and situated at **Holding No. 8/1/26C, Arabinde Sarani, (West Kamalapur), P.S. Dum Dum, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167/A, S.P. No. 55/1, C.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No.387, 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 07.03.2022 and the same was recorded in Book No. I, Being No. 3167, 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 07.03.2022 and the same was recorded in Book No. I, Being No.3167, 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. 8/1/26C, 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 **2 cottahs 1 chittaks 0 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. 8/1/26C, Arabinda Sarani, (West Kamalapur)**, P.S. Dum Dum, Kolkata – 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 167/A, S.P. No. 55/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027, under L.R. Khatian No. 387, 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. 167,

ON THE SOUTH : By Colony Road; ,

ON THE EAST : By Colony Road;

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

: 6 :

IN WITNESS WHEREOF we, the Executant and Attorney have hereto set and subscribed their respective hands and seals on this the 7th day of March, Two Thousand Twenty Two.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) Tenku Karmakar ~~8/2~~
8/282 ARABINDA SARANI
Kol - 28
- 2) Isakip Mallick
Abindra Nagar
Nimta, Kol - 49

Subrata Dhar.

EXECUTANT

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

ATTORNEY

Prepared by :

P.K. Bandyopadhyay

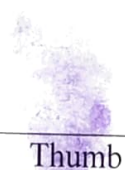
Advocate,

High Court, Calcutta.

File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
						
		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)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

DATE OF DEATH 28-7-1969

Major Information of the Deed

Deed No :	I-1506-03183/2022	Date of Registration	07/03/2022
Query No / Year	1506-8000720553/2022	Office where deed is registered	
Query Date	07/03/2022 11:14:08 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. 41,37,749/-	
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]:- 150603167/2022 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:8/1/26C 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-387	Bastu	Bastu	2 Katha 1 Chatak	1/-	40,83,749/-	Property is on Road , Project Name :
Grand Total :					3.4031Dec	1 /-	40,83,749 /-	

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 /-	

al Details :

Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr SUBRATA DHAR Son of Late Bhabatosh Dhar Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office			
07/03/2022	LTI 07/03/2022	07/03/2022	

Arabinda Sarani, Kamalapur West, 8/1/26C, 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.: ACxxxxxx4G, Aadhaar No: 91xxxxxxxx0345, Status :Individual, Executed by: Self, Date of Execution: 07/03/2022 , Admitted by: Self, Date of Admission: 07/03/2022 ,Place : Office

Attorney Details :

SI 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 :

SI 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 - 07/03/2022, , Admitted by: Self, Date of Admission: 07/03/2022, Place of Admission of Execution: Office	 Mhr 7 2022 12:00PM	 LTI 07/03/2022	 07/03/2022
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

P. Mallik

Plot 5 C Mallok
Naga Nagar City P.O. Nimga
Nimga District North 24 Parganas
West Bengal India PIN- 700066

Photo



27/03/2022

Finger Print



27/03/2022

Signature

P. Mallik

27/03/2022

Transfer of Property for L 1

Transfer of property for L 1

Sl No	From	To with price (Name-Address)
1	Mr Subrata Ghosh	Plot 5 C Mallok Naga Nagar City P.O. Nimga Nimga District North 24 Parganas West Bengal India PIN- 700066

Transfer of property for S 1

Sl No	From	To with price (Name-Address)
1	Mr Subrata Ghosh	Plot 5 C Mallok Naga Nagar City P.O. Nimga Nimga District North 24 Parganas West Bengal India PIN- 700066

ate of Registration under section 60 and Rule 69.
ered in Book - I
me number 1506-2022, Page from 176831 to 176849
ing No 150603183 for the year 2022.



Digitally signed by KAUSTAVA DEY
Date: 2022.03.15 16:28:24 +05:30
Reason: Digital Signing of Deed.

Kaustava Dey

(Kaustava Dey) 2022/03/15 04:28:24 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)