

09/148/21

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AF 105477

Certified that the document is addressed to  
registration. The signature sheets and  
the endowment sheets attached with the  
document are the part of this document.

District Sub-Register-III  
Alipore, South 24-parganas

01 OCT 2021

### DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SMT. SOMA PAUL (PAN - CCTPP7557G & AADHAAR No. 539687752542), daughter of Late Sudhir Paul, by faith - Hindu, by Nationality - Indian, by occupation - Service, residing at 111/1, Kumarpara Lane, Police Station - Kasba, Ward No. 91, Kolkata - 700042, and I am the joint Co-owner in respect of ALL THAT undivided proportionate  $1/20^{\text{th}}$  share over the piece and parcel of total land measuring about 08 (Eight) Cottah 08 (Eight) Chittacks 23 (Twenty three) Sq.ft. more or less which is equivalent to 06 Chattacks 37.15 Sq.ft. (i.e. 307.15 Sq.Ft.) together with undivided proportionate  $1/20^{\text{th}}$  share over the

6068

30 SEP 2021

No .....  
Customer .....  
Vill .....  
Rs. .... 100 .....  
Vender .....  
Place - Ghaleswar A. D. S. R. Office  
Dist. - South 24 Parganas.  
Mahabub Hasan Paik

*Prosenjit Saha*  
Advocate  
High Court, Calcutta  
Bar Association, Room No. 16



Identified by

*Bhola Sardar*  
S/o Samar Sardar  
Handpur, Sonarpur  
Kolkata-700150

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
01 OCT 2021



total 550 Sq.ft tally shaded structure standing thereon which is equivalent to 27.5 Sq.ft. standing thereon lying and situated at 111/1, Kumar Para Lane, Ward No. 91, Asseessee No. 210911003030, Police Station – Kasba, Kolkata-700042, Dist-South 24-Parganas, within the limits of Kolkata Municipal Corporation, (morefully and particularly described in the Schedule written hereunder) and have been possessing and occupying by exercising my right, title, interest and possession therein without any interruption from any corner whatsoever.

**WHEREAS** I have entered into a Development Agreement on 1st October 2021 with SRI THAKUR DAYAL SINGH, son of Sri Dharamnath Singh, by faith – Hindu, by occupation – Business, residing at 49/B, Swinhoe Lane, Post Office & Police Station – Kasba, Kolkata - 700042.

**AND WHEREAS** the said Development Agreement was duly registered on 11/10, 2021 at District Sub-Registrar-III, Alipore, South 24-Parganas, recorded as being no. 160308790 for the year 2021.

**AND WHEREAS** by virtue of the said Development Agreement I have engaged and/or appointed SRI THAKUR DAYAL SINGH, son of Sri Dharamnath Singh, by faith – Hindu, by occupation – Business, residing at 49/B, Swinhoe Lane, Post Office & Police Station – Kasba, Kolkata – 700042 as the Developer to develop the Schedule mentioned property.

**AND WHEREAS** by virtue of the said Development Agreement the owners shall entitled to get "OWNER'S ALLOCATION" and the Developer shall entitled to get the "DEVELOPER'S ALLOCATION".

**NOW BY THIS POWER OF ATTORNEY** we, the Executants above-named, do hereby appoint, nominate and constitute **SRI THAKUR DAYAL SINGH** (PAN – ATCP3492F& AADHAAR No. 340101366901), son of Sri Dharamnath Singh, by faith – Hindu, by occupation – Business, residing at 49/B, Swinhoe Lane, Post Office & Police Station – Kasba, Kolkata - 700042 as the Developer to develop Schedule mentioned property and also appoint as my TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for me, in my name and on my behalf in respect of the schedule mentioned property as follows :-

*Thakur Dayal Singh*

1. To talk deal and negotiate with the existing tenants and/or occupiers if any of the said premises and to make a settlement of this shifting or eviction from the Schedule property while developing the said premises. As also to appropriate legal steps as my Attorneys may deem fit and proper at his discretion.
2. To enter into Sale/Lease or any Agreement or execute any Deeds with any person in respect of the "Developer's Allocation".
3. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "Developer's Allocation" as per the Development Agreement also to execute the Sale Deeds / Agreements / Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitions, Affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration.
4. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other Office of Central and State Government, or District Board or any Revenue or any Local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.
5. To take / institute proceedings as and when necessary for all matters relating to the Schedule mentioned property. And to sign and verify Plaints, Vakalaths, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to file them in any such Court or Office, till a finality is reached. And also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies, and the Reserve Bank of India, and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies / Departments.

6. To create construction and/or carryout development work by constructing multistoried building by demolishing the old structure standing thereon as per the plan approved by the appropriate authority.
7. To appoint any Advocate/s, Revenue Agent or any other Legal Practitioner or Auditor.
8. To file and receive back documents, to receive deposit and advance and to issue receipts therefore.
9. To obtain refund of Stamp duty or repayment of Court fees etc. if any.
10. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.
11. To apply for the inspection of and to inspect judicial and public records.
12. To accept service of any summons, notice or Writ issued by any Court or Officer against us.
13. To submit Income Tax, as and when necessary and appear before the Authorities concerned for the said purposes, including appointment of Auditors and Advocates.
14. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on my behalf. And also to sign the building plan and to submit the same before Kolkata Municipal Corporation on my behalf.
15. To apply before CESC Ltd., for new electricity connection including allied matter on my behalf.
16. To defend possession, manage and maintain as well as construction including contractor and suppliers.
17. To deposit and withdraw fees documents and moneys in any form any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.



18. For all or any of the purposes herein before stated to appear and represent me before the authorities having jurisdiction and to sign execute and submit papers and documents.
19. To obtain refund of stamp duty, court fees or repayment of stamp duty or court fees.
20. To apply before any authority for any purpose on my behalf and also to sign all necessary documents.
21. To execute the Sale Deed / Deeds or any other deed or deeds in respect of the "Developer's allocation" and present the same in my name and on my behalf before the concerned Registrar Office for registering the Sale deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.
22. To do all such acts necessary to make the sale effective and to effect mutation of Government and Public records and accounts subsequent to the sale.
23. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under him, in respect of all or any of the matters aforesaid, upon such terms and on such salaries or remuneration, as he shall think fit.
24. To Mortgage the said property before any bank or any financial institute and borrow loan for smooth construction of the proposed multi storied building.
25. GENERALLY to act as my ATTORNEY or AGENT in relation to the matters aforesaid and on my behalf to execute and do all deeds, acts or things as fully and effectually in all respects as me, myself would do, if personally present.

26. I, do hereby for myself, my heirs, executors, administrators and legal representatives, ratify and confirm whatsoever my said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.
27. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.

AND to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which my said Attorney in his absolute discretion think fit and proper as I could do in all respect if I personally present.

**THE SCHEDULE ABOVE REFERRED TO**

**The Said Property**

ALL THAT undivided proportionate  $1/20^{\text{th}}$  share over the piece and parcel of total land measuring about 08 (Eight) Cottah 08 (Eight) Chittacks 23 (Twenty three) Sq.ft. more or less which is equivalent to 06 Chattacks 37.15 Sq.ft. (i.e 307.15 Sq.Ft) together with undivided proportionate  $1/20^{\text{th}}$  share over the total 550 Sq.ft tally shaded structure standing thereon which is equivalent to 27.5 Sq.ft. standing thereon lying and situated at 111/1, Kumar Para Lane, Ward No. 91, Asseessee No. 210911003030, Police Station – Kasba, Kolkata-700042, Dist-South 24-Parganas, within the limits of Kolkata Municipal Corporation and is butted and bounded by-

On the North : 11B, R.K. Ghoshal Road, Kolkata – 700 042,  
On the East : 5 & 4, Baikuntha Ghosh Road, Kolkata – 700 042,  
On the South : 5334mm.wideBaikuntha Ghosh Road, Kolkata -700 042,  
On the West : 6 & 6/A, Baikuntha Ghosh Road, Kolkata – 700 042.

IN WITNESSES WHEREOF I, the executant put my signature on this 12<sup>th</sup> day of October, 2021.

**SIGNED AND DELIVERED** by the Executant

abovenamed in the presence of :-

**WITNESSES :**

1) Keta Paul  
12/1 Baikuntho Ghosh  
Road, Kankata - 42

Soma Paul  
SIGNATURE OF THE EXECUTANT.

2) Sanjay Sen  
S/o Late Anup Kr. Sen  
8, Jagannath Ghosh Road,  
R.S. & P.O. - Kankata, Kat 42

Shrikrishna Dey  
ACCEPTED BY THE ATTORNEY

**Drafted by :**

Baba.

**PROSENJIT SAHA**

Advocate

High Court, Calcutta.

Bar Association Room No. 16.

Enrolment No. WB1790 of 2003.



## Major Information of the Deed



Deed No. :	I-1603-08806/2021	Date of Registration	01/10/2021
Query No / Year	1603-8001991519/2021	Office where deed is registered	
Query Date	01/10/2021 11:35:16 AM	1603-8001991519/2021	
Applicant Name, Address & Other Details	PROSENJIT SAHA Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9433132848, Status : Advocate		
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. 10,07,836/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160308790/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

## Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kumar Para Lane, , Premises No: 111/1, , Ward No: 091 Pin Code : 700042

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		6 Chatak 37.15 Sq Ft		10,07,836/-	Width of Approach Road: 18 Ft., , Project Name :
					.7039Dec	0 /-	10,07,836 /-	
Grand Total :								




## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mrs SOMA PAUL Daughter of Late SUDHIR PAUL Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office			Soma Paul
		01/10/2021	LTI 01/10/2021	01/10/2021
111/1, KUMAR PARA LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: CCxxxxxx7G,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office				



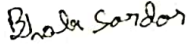


# Key Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
<b>Mr THAKUR DAYAL SINGH</b> <b>(Presentant)</b> Son of Mr DHARAMNATH SINGH Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office			
	01/10/2021	LTI 01/10/2021	01/10/2021
Son of Mr DHARAMNATH SINGH 49/B, SWINHOLE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ATxxxxxx2F, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 01/10/2021 , Admitted by: Self, Date of Admission: 01/10/2021 ,Place : Office			

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr BHOLA SARDAR</b> Son of Mr SAMAR SARDAR CHANDPUR, City:- , P.O:- SONARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150			
	01/10/2021	01/10/2021	01/10/2021
Identifier Of Mrs SOMA PAUL, Mr THAKUR DAYAL SINGH			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SOMA PAUL	Mr THAKUR DAYAL SINGH-0.703886 Dec

**Certificate of Admissibility (Rule 43, W.B. Registration Rules, 1962)**  
Presented for registration at 11:51 hrs on 01-10-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr THAKUR DAYAL SINGH, Claimant.  
**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 10,07,836/-

**Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)**  
Execution is admitted on 01/10/2021 by 1. Mrs SOMA PAUL, Daughter of Late SUDHIR PAUL, 111/1, KUMAR PARA LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Service, 2. Mr THAKUR DAYAL SINGH, Son of Mr DHARAMNATH SINGH, 49/B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Business

Indetified by Mr BHOLA SARDAR, , , Son of Mr SAMAR SARDAR, CHANDPUR, P.O: SONARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Others

**Payment of Fees**  
Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 AF5477, Amount: Rs.100/-, Date of Purchase: 30/09/2021, Vendor name: Mahabub Hassan Paik

*Debasish Dhar*

Debasish Dhar  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal



icate of Registration under section 60 and Rule 69.  
istered in Book - I  
ume number 1603-2021, Page from 286603 to 286620  
eing No 160308806 for the year 2021.



Digitally signed by DEBASISH DHAR  
Date: 2021.11.09 16:28:53 +05:30  
Reason: Digital Signing of Deed.

*Dhar*

(Debasish Dhar) 2021/11/09 04:28:53 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)