

09/11/23

I - 896/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AP 089222

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

20 MAR 2023  
22 MAR 2023

### DEVELOPMENT POWER OF ATTORNEY

(After registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS we, (1) SMT PAMPA  
KAR, PAN - DYUPK6095Q, Aadhaar No. 6403 4449 3877,  
Mobile No. 9123661710, wife of Anupam Kar, daughter of Late  
Badal Chandra Dey, by faith - Hindu, by occupation - Housewife,

MD Shaf

Rina Bishar Pampa Kar

052808

Sl. No.....Date.....

Name.....

Add.....

AMT.....100.....

13 MAR 2023

13 MAR 2023

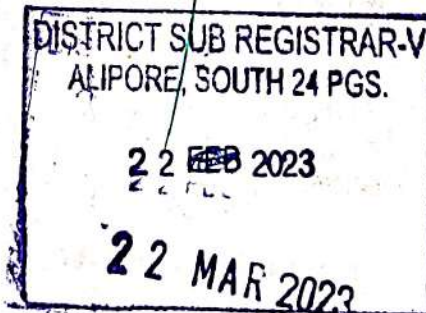
SYED FAZLUL HAQUE  
Advocate  
High Court, Calcutta

SOUMITRA CHANDA  
Licensed Stamp Vendor  
8/2, K. S. Roy Road, Kol-1



ESOS AM 02  
ESOS AM 02

Syed Fazlul Haque  
Advocate  
Molate Syed Amirul Alam  
High Court, Calcutta  
P.O. - G.P.O.  
P.S. - Hare Street  
Kolkata - 700001



by Nationality - Indian, residing at Village - Khakurda, Post Office - Khakurda, Police Station - Belda, Pin - 721445, District - Paschim Medinipur and **(2) SMT. RINA BISWAS** PAN - CTJPB1496F, Aadhaar No.7705 2078 4890, Mobile No. 9330029835, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3/83C, Chittaranjan Colony, Post Office and Police Station - Jadavpur, Kolkata - 700032, District - 24-Parganas (South), hereinafter jointly called and referred to as the **PRINCIPALS/ EXECUTANTS/ OWNERS** do hereby **SEND GREETINGS**.

**WHEREAS** we are the Principals after amalgamation became the joint Owners herein seized and possessed of or otherwise well and sufficiently entitled to the entire property land **measuring more or less 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) Square Feet together with 200 Square Feet structure standing thereon, lying and situated at Mouza - Tentulberia, comprised in C.S. Dag No. - 894, R.S. Dag No. - 85& R.S. Khatian No. - 451** corresponding to L.R. Dag No. - 859, L.R. Khatian No. - 451 and 457/451, within the limits of the Rajpur Sonarpur Municipality, Nibedita Sarani, Police

Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District - 24 Parganas (South), more fully and particularly described in the Schedule hereunder written.

**AND WHEREAS** by a registered Development Agreement dated .03.2023, executed by **(1) SMT PAMPA KAR**, PAN - DYUPK6095Q, Aadhaar No. - 6403 4449 3877, Mobile No. 9123661710, wife of Anupam Kar, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Village - Khakurda, Post Office - Khakurda, Police Station - Belda, Pin - 721445, District - Paschim Medinipur and **(2) SMT. RINA BISWAS** PAN - CTJPB1496F, Aadhaar No. 7705 2078 4890, Mobile No. 9330029835, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3/83C, Chittaranjan Colony, Post Office and Police Station - Jadavpur, Kolkata - 700032, District - 24-Parganas (South), of the ONE PART and **MD. SHAFI alias DILIP**, PAN - AZTPS4387G, Aadhaar No. 9007 6070 8140, Mobile No. 9330531422, son of Late Abdul Aziz, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at

*MD Shafi*

B/6/H/3, Meajanostagar Lane, P.O. Circus Avenue, P.S. Karaya, Kolkata - 700017, hereinafter called and referred to as the "DEVELOPER" of the OTHER PART, we have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule on the basis of the terms and conditions contained mentioned in the said Registered Development Agreement, dated 22.03.2023, which was registered in the office of the D.S.R.-V and recorded in Book No. - I, Being Deed No. 894 for the year 2023.

**AND WHEREAS** to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

**NOW THESE PRESENTS WITNESSETH** that we **(1) SMT PAMPA KAR**, PAN - DYUPK6095Q, Aadhaar No. - 6403 4449 3877, Mobile No. 9123661710, wife of Anupam Kar, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Village - Khakurda, Post Office - Khakurda, Police Station - Belda, Pin - 721445, District - Paschim Medinipur and **(2) SMT. RINA BISWAS** PAN - CTJPB1496F, Aadhaar No. 7705 2078 4890,

Mobile No. 9330029835, wife of Biswajit Biswas, daughter of Late Badal Chandra Dey, by faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at 3/83C, Chittaranjan Colony, Post Office and Police Station - Jadavpur, Kolkata - 700032, District - 24-Parganas (South), do hereby nominate, constitute and appoint **MD. SHAFI alias DILIP PAN - AZTPS4387G**, Aadhaar No. 9007 6070 8140, Mobile No. 9330531422, son of Late Abdul Aziz, by faith - Islam, by occupation - Business, by Nationality - Indian, residing at B/6/H/3, Meajanostagar Lane, P.O. Circus Avenue, P.S. Karaya, Kolkata - 700017, to be our true and lawfully attorney to do and execute and perform all or any of the following acts, deeds, matters and things in respect of the property, detailed below in the Schedule.

- 1) To take necessary steps to look after the said property detailed below in the Schedule during the period of construction as per Sanction Plan.
- 2) To prepare the plan or modified plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary

MD Shafi

plan or any other documents for obtaining the said plan in our name and on our behalf and to submit the same to the Rajpur Sonarpur Municipality for sanction and to obtain the said sanction plan on our behalf.

- 3) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- 4) ✓ To negotiate on terms for and to agree to and enter into any Agreement for Sale, Transfer, boundary declaration, supplementary agreement etc. in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which our said attorney in our absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.

*MD Shafiq*

- 5) To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with the undivided proportionate share of land and to issue valid receipt for the same.
- 6) To sign and execute all conveyance deeds, instruments or any other related deed rectification deed etc. which our said Attorney shall consider necessary in respect of the Developer's Allotment of our said property and to do all other work for conveying the said property allotted to the Developer as we could do ourselves as personally present.
- 7) To present any such conveyance or conveyances or any deed of transfer, boundary declaration or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said deed registered according to law in respect of the Developer's allotment.

*Md. Shah*

- 8) To obtain clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan of the Rajpur Sonarpur Municipality.
- 9) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- 10) To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority any permits for cement, steel and other materials or any other things which are necessary for carrying out the said construction work on our behalf.
- 11) To apply for and to execute necessary document on our behalf as and when required to obtain electricity, water

*Md Shafiq*

connection, drainage connection from any competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meter for apartment after completion of construction of building.

- 12) To take all necessary steps before the competent Court of law if required in respect of our property and to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.

- 13) To represent me before the office concern including Rajpur Sonarpur Municipality and to sign and execute all papers, documents on our behalf before the Rajpur Sonarpur Municipality in respect of the property detailed

below in the Schedule and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on our behalf or to file any objection against the excess valuation if any by the Rajpur Sonarpur Municipality and/or to prepare any appeal before the appropriate authority and to represent us in any hearing of any case before any authority in respect of the property detailed below in the Schedule with proper intimation.

- 14) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 15) We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and we hereby declare that we shall not do anything inconsistent with the Power of Attorney.

*Md. Shafiq*

16) To do all other works to develop the said property and to construct building thereon which our constituted attorney shall lawfully think, fit and proper.

17) We, hereby declare that the powers and authorities hereby given will be in force till the said property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement dated 22.03.2023, which was registered in the office of the D.S.R.-M and recorded in Book No.I, Being No. - 894 for the year 2023.

**AND** We, do hereby agree and ratify all acts, deeds, matters and things lawfully done by our said attorney which shall be construed as act, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

**AND GENERALLY** to do all acts, deeds, matters and things which my said attorney shall deem fit and proper and the power of attorney will remain valid during the subsistence of the Development agreement.

I hereby agree to ratify and confirm all or any act or acts that my said attorney shall lawfully do, execute or perform or cause to be done, execute or perform in the aforesaid land, which is also more fully described in the schedule below, by virtue of this power of attorney in accordance with law.

### **SCHEDULE OF PROPERTY**

#### **(ENTIRE PROPERTY)**

**ALL THAT** piece and parcel of a Bastu land after amalgamation measuring 3 (three) Cottahs 8 (eight) Chittacks 18 (eighteen) Square Feet more or less lying and situated at Mouza - Tentulberia, comprised in C.S. Dag No. - 894, R.S. Dag No. - 859, R.S. Khatian No. 451 corresponding to L.R. Dag No. - 859, L.R. Khatian No. - 451 and 457/451 together with structure standing thereon measuring more or less 200 Square Feet having cemented floor, situated on the Ground Floor used for residential purpose within the limits of the Rajpur Sonarpur Municipality Nibedita Sarani, Police Station - Sonarpur, Municipal Ward No. - 004, Kolkata - 700152, A.D.S.R at Sonarpur, District - 24 Parganas (South), with all easement and appurtenances thereto which is butted and bounded as follows :-

<b>ON THE NORTH</b>	:	R.S. Dag Nos. 857 and 858 ;
<b>ON THE SOUTH</b>	:	By 8'-0" feet wide Common passage ;
<b>ON THE EAST</b>	:	By land of R.S. Dag No. - 859 (P) ;
<b>ON THE WEST</b>	:	By land of R.S. Dag No. - 859(P).

**IN WITNESSES WHEREOF** we, the Executants hereto put our signature on this . day of 22<sup>nd</sup> March Two Thousand Twenty Three (2023).

**SIGNED, SEALED AND DELIVERED**

at Kolkata in the presence of: -

WITNESSES: -

1. *Md. Imran*

*Pampa Kar*

*Rina Biswas*

Signature of the Executants/Owners

2. *Annpam Kar*

*3/88 E, Chittaranjan  
Colony  
Kolkata - 32*

*Md. Shafi*

Signature of the Attorney/Acceptant

Drafted by me :

*Syed Fazlul Haque*

Advocate

High Court, Calcutta

Enrol. No.F/894/1937/12

## Major Information of the Deed

Deed No :	I-1630-00896/2023	Date of Registration	22/03/2023
Query No / Year	1630-8000765896/2023	Office where deed is registered	
Query Date	22/03/2023 1:55:39 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Syed Fazlul Hoque Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9064405757, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 31,94,775/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, M(b))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000894/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nibedita Park (Rania), Mouza: Tentulbedia, Pin Code : 700152






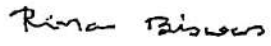
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-859	LR-451	Bastu	Bastu	3 Katha 8 Chatak 18 Sq Ft		31,40,775/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :					5.8163Dec	0 /-	31,40,775 /-	

### 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.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		200 sq ft	0 /-	54,000 /-	

# al Details :

## Name,Address,Photo,Finger print and Signature

SI No	Name	Photo	Finger Print	Signature
1	<b>Smt PAMPA KAR</b> Wife of ANUPAM KAR Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023	 22/03/2023
VILL KHAKURDA, City:- , P.O:- KHAKURDA, P.S:-Belda, District:-Paschim Midnapore, West Bengal, India, PIN:- 721445 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: DYxxxxxx5Q, Aadhaar No: 64xxxxxxxx3877, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				
2	<b>Smt RINA BISWAS</b> Wife of BISWAJIT BISWAS Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023	 22/03/2023
3/83C CHITTARANJAN COLONY, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CTxxxxxx6F, Aadhaar No: 77xxxxxxxx4890, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office				

# Attorney 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>MD SHAFI , (Alias: DILIP )</b>  (Presentant )  Son of Late ABDUL AZIZ  Executed by: Self, Date of Execution: 22/03/2023  , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office </td> <td>   22/03/2023 </td> <td>   LTI  22/03/2023 </td> <td>   22/03/2023 </td> </tr> </tbody> </table> <p>Son of Late ABDUL AZIZ B/6/H/3 MEAJANOSTAGAR LANE, City:- , P.O:- CIRCUS AVENUE, P.S:-Karaya, District:-South 24-Parganas, West Bengal, India, PIN:- 700017 Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx7G, Aadhaar No: 90xxxxxxxx8140, Status :Individual, Executed by: Self, Date of Execution: 22/03/2023  , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>MD SHAFI , (Alias: DILIP )</b> (Presentant ) Son of Late ABDUL AZIZ Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023	 22/03/2023
Name	Photo	Finger Print	Signature						
<b>MD SHAFI , (Alias: DILIP )</b> (Presentant ) Son of Late ABDUL AZIZ Executed by: Self, Date of Execution: 22/03/2023 , Admitted by: Self, Date of Admission: 22/03/2023 ,Place : Office	 22/03/2023	 LTI 22/03/2023	 22/03/2023						

Details :

	Photo	Finger Print	Signature
<b>Fazlul Hoque</b> Late Syed Anisul Alam Court Calcutta, City:- , P.O:- GPO, Chare Street, District:-Kolkata, West Bengal, India, PIN:- 700001			
	22/03/2023	22/03/2023	22/03/2023
Identifier Of Smt PAMPA KAR, Smt RINA BISWAS, MD SHAFI			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt PAMPA KAR	MD SHAFI-2.90812 Dec
2	Smt RINA BISWAS	MD SHAFI-2.90812 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt PAMPA KAR	MD SHAFI-100.00000000 Sq Ft
2	Smt RINA BISWAS	MD SHAFI-100.00000000 Sq Ft

**Land Details as per Land Record**

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Nibedita Park (Rania), Mouza: Tentulbedia, Pin Code : 700152

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 859, LR Khatian No:- 451		Owner Name not selected by applicant.

**On 22-03-2023**

**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 14:12 hrs on 22-03-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by MD SHAFI Alias DILIP, 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 31,94,775/-

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

Execution is admitted on 22/03/2023 by 1. Smt PAMPA KAR, Wife of ANUPAM KAR, VILL KHAKURDA, P.O: KHAKURDA, Thana: Belda, , Paschim Midnapore, WEST BENGAL, India, PIN - 721445, by caste Hindu, by Profession House wife, 2. Smt RINA BISWAS, Wife of BISWAJIT BISWAS, 3/83C CHITTARANJAN COLONY, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 3. MD SHAFI , Alias DILIP , Son of Late ABDUL AZIZ, B/6/H/3 MEAJANOSTAGAR LANE, P.O: CIRCUS AVENUE, Thana: Karaya, , South 24-Parganas, WEST BENGAL, India, PIN - 700017, by caste Muslim, by Profession Business

Indetified by Mr Syed Fazlul Hoque, , , Son of Late Syed Anisul Alam, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Muslim, by profession Advocate

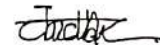
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**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 52908, Amount: Rs.100.00/-, Date of Purchase: 13/03/2023, Vendor name: Soumitra Chandra



Jaideb Pal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 31291 to 31311  
being No 163000896 for the year 2023.



Digitally signed by Jaideb Pal  
Date: 2023.04.04 13:35:20 +05:30  
Reason: Digital Signing of Deed.

*Jaideb Pal*

(Jaideb Pal) 2023/04/04 01:35:20 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)