

15138/2023

I-13084/23



# পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

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ADDITIONAL REGISTRAR OF  
ASSURANCES-II, KOLKATA

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Certified that the Document is admitted to  
Registration. The Signatures shown and the  
endorsement shown below are attached to this document  
and are the part of it.

22 SEP 2023

# DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY is made on this

..... 21st day of September in the year of Two Thousand and Twenty-

### Three A. D.

Parshuram Mukherjee

Arbuthnott

19 SEP 2023

- 17969

No..... ₹ 100/- Date.....

Name : Abhijit Sinha

Advocate

Address : High Court Calcutta

Vendor :

Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27

19 SEP 2023

22 SEP 2023

Identified by me,

Abhijit Sinha

Adv.

High Court of Calcutta

WB 1551/1998





BY THE PRINCIPAL

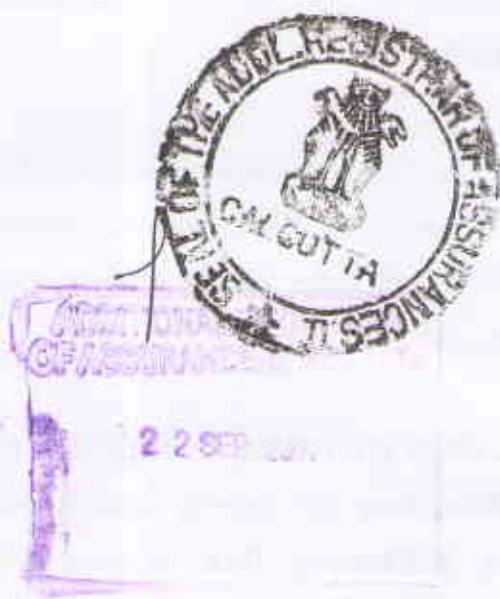
1. **Sri Pashupati Mallick**, son of Late Priyanath Mullick, an Indian, by faith Hindu, by Profession- Others, having Permanent Account No. **AENPM6335D** and Aadhaar Number: **760320947895** residing at 9, Page | 2 Block No. C, Noapara, Mullick Bagan, Post:- Hatiara, P.S.: Eco Park, Kolkata: 700157, and also at **28/A Balaram Ghosh Street, Post: Shyambazar, P.S.: Shyampukur, Kolkata:700004** State: West Bengal, Country: India;
2. **Smt. Sulekha Roy** wife of Syamal Kumar Roy, daughter of Late Priyanath Mullick, an Indian, by faith Hindu, by Profession- Others, having Permanent Account No. **AHLPR4598Q** and Aadhaar Number: **809551912185** residing at B-13/92, Flat-L, Urbashi Apartment, Kalyani, District: Nadia, Pin:741235 State: West Bengal, Country: India; hereinafter jointly and collectively called and referred to as the **Principal** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its partners for the time being and their respective heirs, legal representatives, executors, administrators and assigns) are Owners of **the below mentioned Property** and he/she/they have entered into a registered Development Agreement with the "Developer" registered before the **ARATI** ..... at Kolkata being No. **13.078**..... for the year **2023**.

Since Owner/s have necessary to expedient for it to appoint and engage Attorney/Attorneys for itself/himself/herself/their self, in its name and on its behalf to do all acts, deeds and things as its representatives could do themselves.

KNOW ALL MEN BY THESE PRESENTS THAT, **Sri Pashupati Mallick** and **Smt. Sulekha Roy** do hereby and hereunder nominate, constitute and appoint **Sri Prithwiraj Das**, son of Sri Pratap Chandra Das, having

*Pashupati Mallick*

*Sulekha Roy*





Permanent Account No.: AFWPD3020Q and Aadhaar

Number: 542306687740 nationality Indian, by religion Hindu, by occupation business, residing at Sankalpa-II, Tower-6, Flat No. 14 + 15 F, Action Area-

1, Police Station- New Town, Kolkata, West Bengal, Pin- 700156, sole proprietor of **PROPERTY 360** (PAN-AFWPD3020Q), a proprietorship company having its registered office at Module No. 307, Street No. 360, 3<sup>rd</sup> Floor, Webel IT Park (Phase I), Action Area 1-D, Police Station – Newtown, Kolkata, West Bengal, Pin-700160, **as its/his/her/their true and lawful Attorney in its/his/her /their name and on its/his/her/their behalf, to do and execute and perform or caused to be done, executed and performed all or any of the following acts, deeds and things in respect of the “Said Property”** jointly and/or independently:-

Page | 3

1. To develop its said property and to construct a multi-storeyed Building at the said premises in accordance with the Plan that may be sanctioned by the BMC.
2. To sign in the Plan as Attorney for the purpose of sanctioning Plan and/or obtain revise sanction Plan from BMC of the proposed building.
3. To apply and sign for obtain revise sanction Plan, if required, from the BMC for the construction of the said Building and/or as may be sanctioned by the BMC for themself and on their behalf.
4. After obtaining revised sanctioned Plan from the BMC to construct said Building on the said property according to the Sanctioned Plan and for the purpose of the said construction to engage Masons and Labourers, Engineers, Supervisors, Surveyors and to purchase necessary Building materials for us and on our behalf.
5. To appear and sign for us and/or on our behalf before the BMC, WBSEDCL Limited and other local and/or statutory Authorities and all Government or Semi-Government Offices and to apply for obtaining sanction, permit, license, water supply, drainage, electric supply and all services etc. as may be required for the construction of the said Building at the said premises.
6. To deposit all fees, charges, money before the Authorities concerned in our name and on our behalf for obtaining sanctioned from the BMC and to receive sanctioned Building Plan for us and on our behalf from the BMC.
7. To issue forms, brochures, designs, plan and booklets and to invite intending Purchaser/s of the Flat/s/ Shop/Office and Car Parking Space/s both open and cover and other spaces in Developer's allocation to any Purchaser/s at such prices as our said attorney in his/their

PROPERTY 360  
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- absolute discretion, thinks fit and proper and to agree upon and to enter into Agreement/s for Sale and/or to repudiate the same.
8. To sign and execute any Agreement/s etc. in respect of the Developer's allocation together with undivided proportionate share of land and common areas and facilities according to the terms and conditions of the said Development Agreement stated above regarding Flat/s/ Shop/Office and Car Parking Space/s, both covered and open, to be constructed in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in his name and to give or issue valid receipt for the same.
  9. To apply for and obtain temporary and permanent connection of BMC water supply, electricity, drainage, sewerage, gas and/or power for the said Building required for the construction, use and enjoyment of the building, to sign all such applications, forms and documents as shall be required for the said development project.
  10. To supervise, manage and conducts all sorts of administration in respect of the demised plot of land which now have to handle all sorts of official matters, letters arisen in course of concerned matters with its said property/premises and to sign, submit before the registrar the documents, deed for registering the property under the provisions of West Bengal Apartment Ownership Act, 1972 with all its latest modifications/ amendments etc.
  11. To appear before the Notary Public, Registrar of Assurances, District Sub-Registrar, Metropolitan Magistrate and other officials or authorities on its behalf present for registration and acknowledgement and register and have them registered and perfected all deeds, instruments and writings executed, sign, personally for and on its behalf by virtue of this Power of Attorney in respect of Developer's allocation.
  12. To file, institute, contest, carry on, commence, compromise, withdraw any suits, action, proceedings, claims, demands etc. to any concerned lower and higher Courts and all reasonable matters and things that appear to our said attorney necessary for smoothly carrying out and completing the development works as contemplated in the Development agreement as aforesaid including to appoint Advocate, Muktar, Revenue Agent or any other legal practitioner and professionals.
  13. No act and deeds can be done beyond the scope and purview of the Development Agreement executed with this presents.
  14. In case of sale, to execute, sign proper Conveyance/s for the different saleable Flat/s, offices, Shop, rooms, open and shaded Car Parking Space/s in favour of the intending Purchaser/s and to give possession of the Flat/s, offices, Shop, rooms, open and shaded Car Parking Space/s and to present before the Registrar of appropriate jurisdiction, all Deed/s of Conveyance for registration in our/its names and on our/its behalf and to receive consideration money either in cash or by Cheque from the intending Purchaser/s either in his name or in the





name of the his/its Firm and to be credited in Attorneys account and to give proper receipt and discharge for the same only for the Developer's allocation after as per Development Agreement executed and to engage lawyers for this purpose and to sign Vakalatnama and all pleadings and affidavits and petitions necessary in that connection.

15. To ask, receive and realise from all occupiers or purchasers of flats, Page | 5 charges, expenses, rates, cesses and other sums due or that might become due and payable by them and on non-payment to take appropriate steps for realisation thereof.
16. To accept **any** writ of Summons or other legal processes or notices, appear before any Officer, Authority, Department, Magistrate, Court, Tribunal, Judicial or Quasi-Judicial Officer and represent me and in connection therewith file appeals or revision or representation and appoint Advocates and lawyers to appear and act in all matters connected with or in relation to or arising out of the said development and construction and sale of the said flats and/or the said premises.
17. 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 Officer, Authority, Court, Tribunal, Magistrate or any other person for and on its behalf.
18. To receive from any person, officer, authority, Tribunal or Court any document, money or other things and give release and receipt therefore.
19. Generally, to do and perform all acts, deeds, things, matters necessary for all or any of the previously mentioned purposes and to give full effect thereto.
20. Owner/s hereby agree to ratify and confirm whatsoever the said Attorney shall do in relation to the premises by virtue of these presents and the Attorney hereby declare that he shall not do anything inconsistent with the Power of Attorney.
21. Generally, to do, execute and perform any other act or acts, deed or deeds, gift in favour of Govt., deed of exchange, amalgamation, matter or thing whatsoever which in the opinion of its said attorney ought to be done, executed and performed in relation to its properties, or affairs ancillary or incidental thereto as fully and effectually as Owner/s itself could do the same if Owner/s are personally present.
22. Owner/s hereby, agree that all acts, deeds and things, lawfully done by our said Attorney, within the jurisdiction of this Power of Attorney, shall be construed as acts, deeds and things done and Owner/s undertake to ratify and confirm all and whatsoever that its said Attorney shall lawfully do or cause to be done for us by virtue of this Power hereby given.
23. Owner/s do hereby agree to ratify and confirm all or whatsoever other acts which it's said Attorneys shall lawfully do, execute or perform or cause to be done, executed to performed in connection with the construction of the said Building and sale and any other necessary matters of the Developer's allocation etc. as aforesaid regarding Building

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Parshupati Mallik

Subash Ray



NATIONAL FIRE INSURANCE  
OF ASSURANCES



and also in connection with the sale of Flats, Offices, Shops, Rooms, Car Parking Space/s, covered spaces and open spaces in respect of Developer's allocation which are not indicates, any inconvenience to showing in future in any case of co-shares and Purchasers and/or without creating an obstruction towards ingress and egress except Owners' allocation as per terms of the said Development Agreement Page | 6 under and by virtue of this Power of Attorney notwithstanding no express power in that behalf hereunder is provided.

**THE SCHEDULE: "A" ABOVE REFERRED TO**  
**(DESCRIPTION OF THE "SAID PROPERTY" HERE DEVELOP)**

ALL THAT piece and parcel of Land measuring more or less **06 Cottahs 02**

**Chittaks 40 Square Feet** comprised in C.S. Dag 208 under C.S. Khatian No. 70, corresponding R.S. Dag No. 212 under R.S. Khatian No. 126, corresponding L.R. Dag No. 212 presently under L.R. Khatian No. 3046 and 3047 Revenue Survey No. 119, J.L. No. 11, Touzi No. 2998, Mouza: Noapara, PS: Eco Park, District: North 24-Parganas, under Bidhannagar Municipal Corporation, Ward No. 12, Assessee No. 200331155418, holding no. 293/06/1692 Mallick Bagan (Noapara), Post Office: Hatiara, P.S.: Eco Park, Kolkata:700157.

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PROPERTY 360  
Proprietor

**ON THE NORTH : By** Part of Dag No.212;

**ON THE SOUTH : By Road;**

**ON THE EAST : By Municipal Road;**

**ON THE WEST : By Land of Pashupati Mallick;**

Or Howsoever, otherwise the same is/are/was/were heretofore-butted bounded called known numbered described or distinguished. The Land is shown on the Plan annexed hereto with the border **Red** and the Plan is treated as a part of this Deed.

**EXECUTION OF POWER OF ATTORNEY**

In witness whereof, the "Principal/Executants" **Sri Pashupati Mallick and Smt. Sulekha Roy and "Attorney"** individually and/or jointly **Sri Prithwiraj Das** hereto have hereunto set and subscribed their respective hands and

*Pashupati Mallick*

*Sulekha Roy*



ADDITIONAL REGISTRAR  
OF ASSURANCES, CALCUTTA

2270

signature on the.....29th day of September in the year of Two Thousand and Twenty-Three (....29..../ 09/2023).

**For "Principal/s/Owner/s/executant/s"**

Owner/s being first duly sworn, do declare to the undersigned authority and execute this instrument as its power of attorney and Owner/s sign it willingly, or willingly direct another to sign, that Owner/s execute it as their free and voluntary act for the purposes expressed in the power of attorney, and that as required, Owner/s are eighteen years of age or older, of sound mind, and under no constraint or undue influence.

Page | 7

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*Pashupati Malick*

*Sulekha Roy*

"Appointer/Principal/Executant **Sri Pashupati Malick and Smt. Sulekha Roy**

**For Attorney:**

**Sri Prithwiraj Das** here the "Attorney/Agent", sign his/her/their name after accepting all the mentioned above of this power of attorney.

PROPERTY 360

*S. P. Das*  
Proprietor

The "Attorney" **Sri Prithwiraj Das**





**SIGNED, SEALED AND DELIVERED BY THE PARTIES AT IN THE  
PRESENCE OF:**

**FIRST WITNESS**

- Sri Kartic Chandra Mondal son of Late Manik Chandra Mondal resident of P-178B Upen Banerjee Road, Post: Parnasree, Police Station: Parnasree, South 24 Parganas-700060; Page | 8

*Kartic Chandra Mondal* P  
*Abhijit Sinha* R  
*Abhijit Sinha* O

Signature of First Witness P

**SECOND WITNESS**

- Sri Gour Krishna Mondal son of Sri Netai Chandra resident of P-178B Upen Banerjee Road, Post: Parnasree, Police Station: Parnasree, South 24 Parganas-700060;

*Gour Krishna Mondal* T  
*Gour Krishna Mondal* Y

Signature of Second Witness Y

**Prepared & Drafted by:**

As per instruction of the parties and the contents have been fully read over and explained by me **Mr. Abhijit Sinha** Advocate, High Court at Calcutta, Bar Association Room No. 16 having Chamber at 9, Charu Chandra Place East, Post Office- Charu market, Kolkata-700033, Enrolment No. **W. B. 551/1998**, to the parties and also admitted to be cleared and correct.

*Abhijit Sinha*

Abhijit Sinha  
Mobile No. 9734869823/8910340050



ADDITIONAL REGISTRAR  
OF ASSURANCE, KOLKATA

2 SEP 2022



## TEN FINGER PRINT

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ADDITIONAL REGISTRAR  
OF ASSURANCE - CALCUTTA

22 SEP 2022

### Major Information of the Deed

Deed No :	I-1902-13084/2023	Date of Registration	22/09/2023
Query No / Year	1902-8002426014/2023	Office where deed is registered	
Query Date	22/09/2023 7:27:33 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	ABHIJIT SINHA Thana : Behala, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9734869823, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,36,28,227/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190213078/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mallick Bagan (Nowapara), Mouza: Noyapara, , Ward No: 012, Holding No:293/06/1692 Pin Code : 700157

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-212	LR-3046	Bastu	Bastu	6 Katha 2 Chatak 4 Sq Ft	1,36,28,227/-	Width of Approach Road: 20 Ft., , Project Name :
	Grand Total :			10.1154Dec	0/-	136,28,227/-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Pashupati Mallick Son of Late Priyanath Mallick Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 Captured	
22/09/2023      LTI      22/09/2023				
City:- , P.O:- New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AExxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				

2	Name	Photo	Finger Print	Signature
	<b>Mrs Sulekha Roy</b> Daughter of Late Priyanath Mullick Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office		 Captured	
		22/09/2023	LTI 22/09/2023	22/09/2023

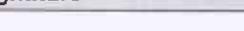
#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PROPERTY 360</b> City:- P.O - New Town, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156 , PAN No:- afxxxxxx0q, Aadhaar No Not Provided, Status :Organization, Executed by: <b>Representative</b>

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Prithviraj Das (Presentant )</b> Son of Mr Pratap Chandra Das Date of Execution - 22/09/2023, , Admitted by: Self, Date of Admission: 22/09/2023, Place of Admission of Execution: Office		 Captured	
		Sep 22 2023 7:32PM	LTI 22/09/2023	22/09/2023

### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr ABHIJIT SINHA</b> Son of Mr JOY NARAYAN SINHA 48 M I D ROAD, City:- , P.O:- PARNASREE, P.S:-Behala, District:- South 24-Parganas, West Bengal, India, PIN - 700060		 Captured	
	22/09/2023	22/09/2023	22/09/2023

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Pashupati Mallick	PROPERTY 360-5.05771 Dec
2	Mrs Sulekha Roy	PROPERTY 360-5.05771 Dec

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Mallick Bagan (Nowapara), Mouza: Noyapara, , Ward No: 012, Holding No:293/06/1692 Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 212, LR Khatian No:- 3046	Owner:নুরুল হাসান (মুসলিম), Gurdian:মুসলিম হাসান, Address:বাসমন্তু মুসলিমবাজার, জেলা - কলকাতা, পৌরসভা, Classification:গ্রাম, Area:0.09000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 190213084 / 2023**

On 22-09-2023

**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 12:48 hrs on 22-09-2023, at the Office of the A.R.A. - II KOLKATA by Mr Prithwiraj Das ,.

**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 1,36,28,227/-

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

Execution is admitted on 22/09/2023 by 1. Mr Pashupati Mallick, Son of Late Priyanath Mullick, P.O: New Town, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Others, 2. Mrs Sulekha Roy, Daughter of Late Priyanath Mullick, P.O: Kalyani, Thana: Kalyani, , Nadia, WEST BENGAL, India, PIN - 741235, by caste Hindu, by Profession Others

Indentified by Mr ABHIJIT SINHA, , Son of Mr JOY NARAYAN SINHA, 48 M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-09-2023 by Mr Prithwiraj Das, Sole Proprietor, PROPERTY 360, City:- , P.O:- New Town, P S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700156

Indentified by Mr ABHIJIT SINHA, , Son of Mr JOY NARAYAN SINHA, 48 M I D ROAD, P.O: PARNASREE, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700060, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73.00/- ( E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 73.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 7969, Amount: Rs.100.00/-, Date of Purchase: 19/09/2023, Vendor name: S Das



**Satyajit Biswas**  
**ADDITIONAL REGISTRAR OF ASSURANCE**  
**OFFICE OF THE A.R.A. - II KOLKATA**  
**Kolkata, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1902-2023, Page from 423780 to 423795

being No 190213084 for the year 2023.



Digitally signed by SATYAJIT BISWAS  
Date: 2023.10.05 16:20:59 +05:30  
Reason: Digital Signing of Deed.

(Satyajit Biswas) 05/10/2023

**ADDITIONAL REGISTRAR OF ASSURANCE**

**OFFICE OF THE A.R.A. - II KOLKATA**

**West Bengal.**