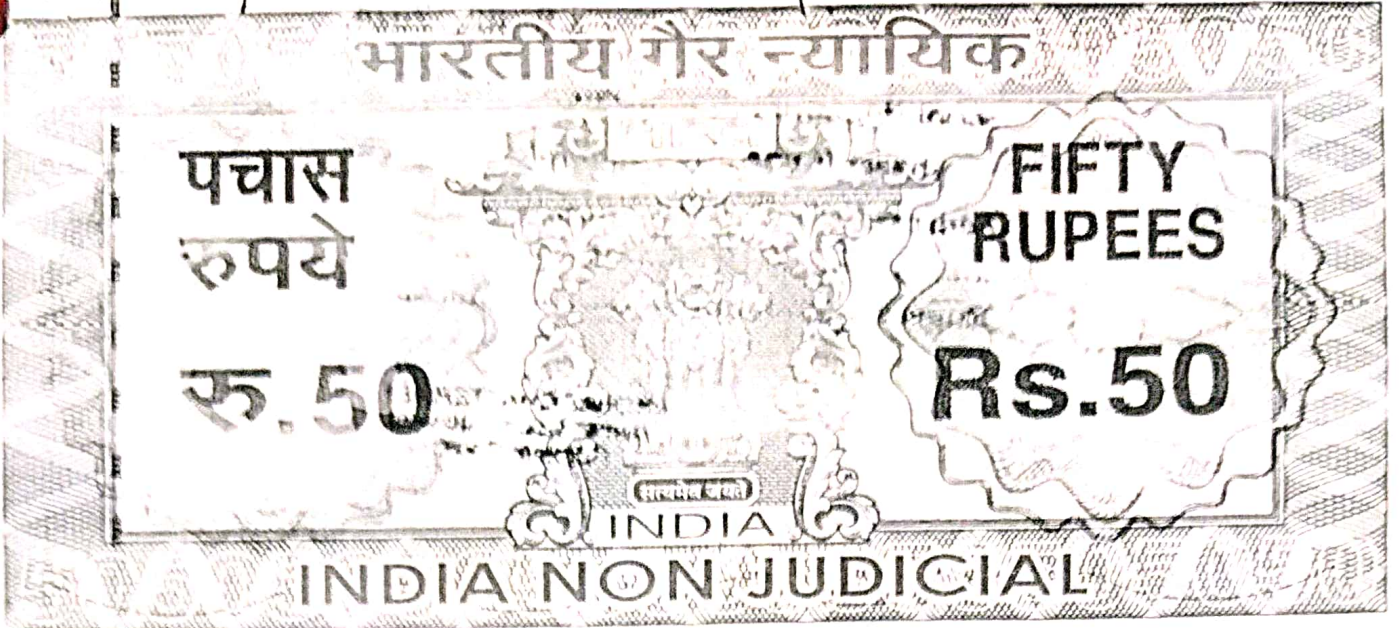


04873/24

PO 04873/24



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AH 570544

S-8/1950588-24

Stamping that the instrument is a valid one
and that the same is in accordance with the
provisions of the Act and the Rules thereunder.

District Sub-Registrar
Howrah

22 JUL 2024

DEVELOPMENT POWER OF ATTORNEY

(After registration of Development Agreement)

Mouja- Andul, P.S- Sankrail,

District- Howrah

S. Dash

18 JUL 2024

Serial No. 4485 Date 18/07/2024
Purchaser Name M/S Saswadip Construction
Address 241A Andulda
D. S. K. Lane, Howrah - 711109
Rupees 50/-

Pradyumn
ROBAL CHATTERJEE
Howrah Court (Alchala)
Criminal Court



District Sub-Registrar-II
Howrah

22 JUL 2024

[2]

Know all men by this presents that I, MR. SUDIPTA KUMAR CHOUDHURY (PAN - AGXPC3562C, Aadhaar no. - 9259 6184 9782), Son of Late Manoj Kumar Choudhury, by faith Hindu, by occupation - Business, residing at Andul Chowdhury Para, P.O.- Andul Mouri, P.S. - Sankrail, Dist. - Howrah, PIN - 711302, herein after called the Executer, do hereby appoint and nominate M/S. SASWADIP CONSTRUCTION, a sole- proprietorship firm having its registered office at 3/A, Nityananda Nagar at present 24/A, Andul Road Hanskhali pole, (Bakultala), P.O. - Danesh Sk. Lane, Police Station - Sankrail, District, - Howrah, PIN - 711109, represented by its proprietor SURAJIT SAMANTA (PAN- CILPS3114G, Aadhaar No.2041 5167 3885) son of Late Janaki Prasad Samanta, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 3/A, Nityananda Nagar at present 24/A, Andul Road Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN - 711109, as our constituted Attorney to do all acts, deeds and things which I could do if present on the occasion in connection to my property of **ALL THAT** piece and parcel of Mokorari Mourasi Bastu Land measuring about 3.832 Satak with a 100 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos. 2786 & 2787, Mouza- Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302, with all kinds of easements, hereditaments thereto.

S. D. S. K.

WHEREAS, I, the Executer are the Owner and occupier of ALL THAT piece and parcel of Mokorari Mourasi Bastu Land measuring about 3.832 Satak with a 100 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos. 2786 & 2787, Mouza- Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302, with all kinds of easements, hereditaments thereto, which is more fully described in the schedule herein below.

✓ WHEREAS, I, the above mentioned Executer being the Owner of the Schedule mentioned property due to difficulties and troubles and inconvenience to look after the Schedule mentioned property properly entered into a Development Agreement which was registered before District Sub Registry Office at Howrah-II and recorded as Deed No.

for the year 2024. That, I the Executer decided to execute this Development Power of Attorney nominating the Developer M/S. SASWADIP CONSTRUCTION, a sole proprietorship firm having its registered office at 3/A, Nityananda Nagar at present 24/A, Andul Road, Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN 711109, represented by its proprietor SURAJIT SAMANTA (PAN- CILPS3114G, Aadhaar No.2041 5167 3885) son of Late Janaki Prasad Samanta, by faith Hindu, by Nationality Indian, by occupation - Business, residing at 3/A, Nityananda Nagar at present 24/A, Andul Road Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police

3. *[Handwritten Signature]*

[4]

Station - Sankrail, District - Howrah, PIN - 711109, as our constituted attorney vesting the following powers to the Attorney.

1. That the Constituted Attorney will look after the Schedule mentioned property properly and maintain the same and protect the same from any encroachment or unauthorized occupation by anybody.

2. That the constituted attorney will develop, construct multistoried building at our above mentioned property in terms of the Development Agreement 22nd day of July 2024 and registered in the office of District Sub Registrar, Howrah-II, vide Deed No. 4478 for the year 2024.

3. That the Constituted Attorney will engage Engineer, L.B.S. Designer, mansions, Architect, lawyer and any other person having Technical knowledge for the purpose of erection of the said construction and/or project at the said premises for and on our behalf.

4. That the constituted attorney will demolish the executing old structure if any and at all and remove the same.

5. That the constituted attorney will pay tax revenue, effect mutation if not done as well as to deposit sanction fees and to take all steps necessary to be taken by the Owner from Howrah Zilla Parishad for the purpose of raising the construction at our abovementioned property.

6. That the constituted attorney has right to transfer the allocated share of Developer only excluding the owner's allocated share in terms of

S. West

Development Agreement within the schedule mentioned property, and for that the attorney will negotiate and search out the intending purchaser or purchasers for the schedule mentioned property and will take money in advance for Agreement for Sale and on receipt of the said advance amount will execute unregistered or registered Agreement of Sale in favour of the purchaser or purchasers. The attorney will also have the right to execute Deed of Sale in connection to schedule mentioned property as stated above and register the same before the appropriate authority after receiving value of consideration in full and final in connection to the schedule mentioned property.

7. That the attorney will prepare building plan by an engineer/architect or any technical person for raising new construction and to submit the same for sanction an approval for that the attorney will apply for sanction of building plan in respect to schedule mentioned property and for that the attorney will execute affidavit before the judicial Magistrate or Executive Magistrate or Notary Public and will appear before appropriate authority for sanction of building plan on behalf of the Executer. The attorney will submit all necessary and relevant documents before the authority of Howrah Zilla Parishad to have sanction of building plan in respect to schedule mentioned property and the attorney will deposit sanction fees before Howrah Zilla Parishad and the Attorney shall file all necessary documents and papers before the appropriate authority for such sanction and will do all necessary work for that. That all expenses and liability for obtaining sanction plan and

S. O. M. S.

other related job for that to be done by the Developer. That for having the sanction plan in respect to the schedule mention property the Developer will comply all legal formalities like Mutation of the schedule mentioned property before Howrah Zilla Parishad and settlement Department. Obtained clearance from Urban Land Ceiling Department and other Department like Fire Service Clearance, CESC/WBSEDCL Clearance.

8. That after the sanction of building plan the Attorney will supply a photocopy of the same and the Owner vacate the schedule mention property from the date of intimation and received the photocopy of the sanction plan and accordingly in co-operation with the Developer the Owner will vacate the schedule mention property. That only after vacate the schedule mention property by the Owner, the Developer will start demolition of present old structure on the schedule mentioned property and thereafter will start new construction work on the schedule mentioned property out of the efforts and expenses of the attorney.

9. The attorney have the right to execute Registered or Unregistered Agreement for Sale and/or Deed of Sale in respect to the share of the developer only within the schedule mention property in terms of the Development Agreement and the Attorney have right to receive any part payment or full consideration money for that.

10. That the attorney has right to appear before all Government and/or Semi Government or Statutory Authority or Private or Public Sector Authority if necessary for the successful completion of the Development

S. Dasgupta

Project within the Schedule mentioned Property. In this respect the Attorney have right file any application or produce any document before the concern Authority and attained any hearing before the appropriate authority.

11. The Attorney will appear in all cases or proceedings if there be any in connection to the Schedule mentioned property on behalf of Executer and file Vokalothama, written objection, any petition which are necessary or adduced evidence before the Court of Law or appoint Advocate and Law Clerk to proceed with the case and if necessary for the protection of the Schedule mentioned property the Attorney has similar right as aforesaid to file any suit, proceedings, complain before any Court of Law or appropriate authority in our name and for that the Attorney will execute plaint, swear affidavit, and execute other petitions and also have the right to adduce evidence on behalf of the Executer before any court of law.

12. That for any accident and or other disturbance in connection to schedule mentioned property the Attorney i.e. the Developer shall be responsible for that and the Attorney shall solve the problem out of the expense and efforts of the Attorney.

13. That, the Attorney will face all the legal problems after the execution of this registered Development Power of Attorney and registered Development Agreement (which has already been executed). That, during the pendency of the project work on the Schedule mentioned

S. Das
Adv

property the Executer should not enter into any Development Agreement or Development Power of Attorney in connection to the Schedule mentioned property with any other persons or firm or company.

14. That the Attorney will deposit all taxes and revenue in connection to the schedule mentioned property before the appropriate authority and the attorney must continue to pay the taxes and revenue in connection to the schedule mentioned property still the possession of all flats, garage, shop rooms, handed over to the intending purchaser and Registration of the same be done in favour of the parties concern and the Attorney shall form Association among the flat Owner, garage Owner and shop Owner within the schedule mentioned property and handover all charges or maintenance of the total property to be constructed within the schedule mentioned property.

15. That, the Attorney will preserve and protect all the documents which will be handed over to the Attorney by the Executer for the production of the same before the appropriate authority as and when same will be required.

16. That, after the completion of the project the Attorney must deliver the complete constructed area to the Executer in terms of the Development Agreement in respect to schedule mention property according to the time specified in the Development Agreement.

17. The attorney have right to execute any boundary declaration of the schedule mention property for the purpose of sanction of building plan.

S. D. Das
for

[9]

That in such circumstances the attorney will represent the Executer, declaration, exchange or amalgamation in connection to the schedule mentioned property along with any associated property.

18. That the attorney will obtain all licenses required therefore and soil testing in case of necessary and other necessary activity as and when the same require for and on the behalf of the Executer. That the Attorney will received all the necessary documents for that.

19. That the attorney will receive money order, notice, letters and other correspondence in our name and if necessary reply the same.

20. That the Attorney will obtain Electric, Water Line in respect to schedule mention property out of the efforts of the attorney.

21. That the attorney will obtain refund of Stamp Duty Court Fee or any other amount from the Government Department for any other authority.

22. That the attorney will help to form an association among the flat Owner of the proposed new building on the schedule mentioned property.

23. That the attorney will perform all the necessary work, for the successful completion of development project on the schedule mention property.

S. Dasgupta

24. That after completion of the project and transfer of the respective share of the Developer, the Development Power of Attorney will come to end automatically. *The Attorney shall sell all portion save & except owners allocation*

25. This power of attorney is revocable in nature. The schedule property is not acquired by any Govt. authority and this power of attorney is being granted in favour of the said attorney without any consideration.

SCHEDULE

ALL THAT piece and parcel of Mokerari Mourasi Bastu Land measuring about 3.832 Satak (1.916 Satak each in Kh. No. 2786 & 2787) with a 100 Sq.ft very old residential house standing thereon appertaining to R.S. Dag No.189, L.R. Dag No.211, under R.S. Khatian No.475, L.R. Khatian Nos. 2786 & 2787, Mouza- Andul, J.L. No.29, under Andul Gram Panchayet, P.S- Sankrail, District- Howrah-711302, with all kinds of easements, hereditaments thereto, advantages, privileges to use the road, drain etc. along with rights to take water connection, electricity, telephone under or over the attached metal road thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH- Common passage & House of Jamini Mohan Banerjee.

ON THE SOUTH - Public Metal Road.

ON THE EAST- Property of Malik Family.

ON THE WEST- 16' ft. wide public metal road.

S. Das

IN THE WITNESS WHEREOF, I the Executer execute this Development Power of Attorney after going through the contents very carefully and admitting the same to be written correct on this day of 22nd July, 2024.

Witness:

1. Souti Goswami
Andul - Chowdhuri Para -
Andul - Mouzi
Howrah - 711302 .

2. Satarupa Ghosh.
P.O-Andul Mouzi
Dist- Howrah .
Pin - 711302

3. স্বপ্নাঙ্কিতা (বিজ্ঞান)
কল্যাণ ২০১৫

Drafted by me & Read over and explained to the declarants in Vernacular and admitted by them to be correct.

Supratik Dash

Advocate

Enrolment No. WB/459/2002.
Judges' Court at Howrah

Typed by:- *L. Pramanik*

Howrah Court.

Sudip Kumar Choudhury

Signature of the Executer

I accept this Development Power of Attorney

M/S. SASWADIP CONSTRUCTION

Surajit Samanta

Proprietor

Signature of the Attorney

Major Information of the Deed

Deed No :	I-0513-04484/2024	Date of Registration	22/07/2024
Query No / Year	0513-8001950588/2024	Office where deed is registered	
Query Date	22/07/2024 3:06:20 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Sandip Nandi Howrah, Thana : Howrah, District : Howrah, WEST BENGAL, PIN - 711101, Mobile No. : 7980935315, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 14,09,520/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 051304478/2024		

Land Details :



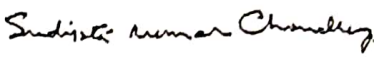
District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-211	LR-2786	Bastu	Bastu	1.916 Dec		6,89,760/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-211	LR-2787	Bastu	Bastu	1.916 Dec		6,89,760/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :					3.832Dec	0/-	13,79,520/-	
Grand Total :					3.832Dec	0/-	13,79,520/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	100 Sq Ft.	0/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	30,000/-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sudipta Kumar Choudhury (Presentant) Son of Late Manoj Kumar Choudhury Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office	 22/07/2024	 Captured LTI 22/07/2024	 22/07/2024
Andul Chowdhury Para, City:- Not Specified, P.O:- Andul Mourl, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.:: agxxxxxx2c,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 22/07/2024 , Admitted by: Self, Date of Admission: 22/07/2024 ,Place : Office				



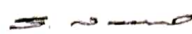
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Saswadip Construction 3/A Nityananda Nagar, City:- Not Specified, P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109 Date of Incorporation:XX-XX-1XX9 , PAN No.:: cixxxxxx4g,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
	Mr Surajit Samanta Son of Late Janaki Prasad Samanta Date of Execution - 22/07/2024, , Admitted by: Self, Date of Admission: 22/07/2024, Place of Admission of Execution: Office	 Jul 22 2024 4:24PM	 Captured LTI 22/07/2024	 22/07/2024
3/A Nityananda Nagar, City:- Not Specified, P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: cixxxxxx4g,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Saswadip Construction (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Nandi Son of Mr S Nandi Howrah Court, City:- , P.O:- Howrah, P.S:- Howrah, District:-Howrah, West Bengal, India. PIN:- 711101		 Captured	
	22/07/2024	22/07/2024	22/07/2024

Identifier Of Mr Sudipta Kumar Choudhury, Mr Surajit Samanta

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudipta Kumar Choudhury	Saswadip Construction-1.916 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudipta Kumar Choudhury	Saswadip Construction-1.916 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Sudipta Kumar Choudhury	Saswadip Construction-100.00000000 Sq Ft

Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 211, LR Khatian No:- 2786	Owner:সুদীপ্ত কুমার জৈধুরী, Gurdian:মলোজ কুমার, Address:আব্দুল জৈধুরী পাড়া,আব্দুল মোড়ী. মাকরাইল,হাওড়া. , Classification:বাত, Area:0.01000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 211, LR Khatian No:- 2787	Owner:সুদীপ্ত কুমার জৈধুরী, Gurdian:মলোজ কুমার, Address:আব্দুল জৈধুরী পাড়া,মাকরাইল হাওড়া. , Classification:বাত, Area:0.02000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 051304404 / 2024

On 22-07-2024

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 13:21 hrs on 22-07-2024, at the Office of the D.S.R. - II HOWRAH by Mr Sudipta Kumar Choudhury, Executant.

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 14,09,520/-

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

Execution is admitted on 22/07/2024 by Mr Sudipta Kumar Choudhury, Son of Late Manoj Kumar Choudhury, Andul Chowdhury Para, P.O: Andul Mouri, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Business

Identified by Mr Sandip Nandi, , , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 22-07-2024 by Mr Surajit Samanta, proprietor, Saswadip Construction, 3/A Nityananda Nagar, City:- Not Specified, P.O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Identified by Mr Sandip Nandi, , , Son of Mr S Nandi, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Law Clerk

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 4485, Amount: Rs.50.00/-, Date of Purchase: 18/07/2024, Vendor name: Probal Chatterjee


Provash Adhikary
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 0513-2024, Page from 133432 to 133449
Being No 051304484 for the year 2024.



Panchali Munshi

Digitally signed by Panchali Munshi
Date: 2024.07.29 19:06:56 +05:30
Reason: Digital Signing of Deed.

(Panchali Munshi) 29/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - II HOWRAH
West Bengal.