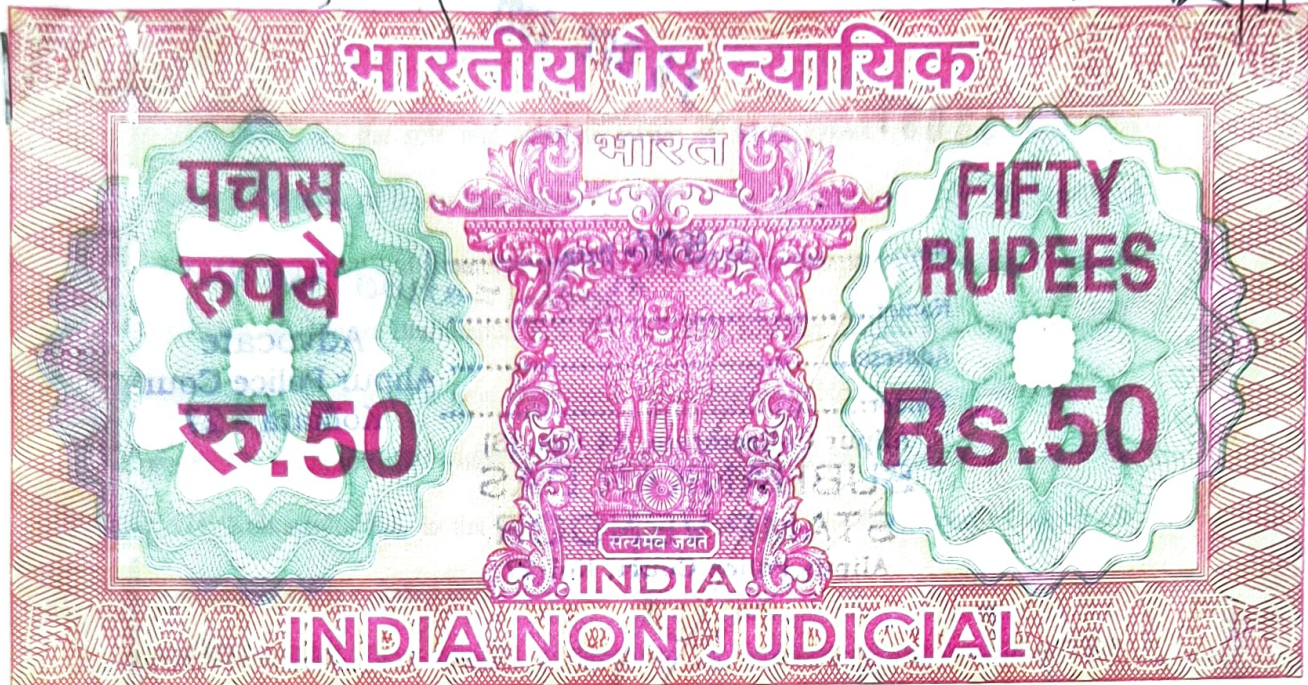


3805/21

I-3423/21



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AC 869161

Certified that the documents is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this document are the part of this document.

Adol. Dist. Sub-Registrar  
Raipore, South 24 Parganas

16 DEC 2021

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

Know all men by these present that I, **SRI SUJOY SADHUKHAN (PAN- BKUPS0771F)** (AADHAAR 953381804236), son of Sri Sudhangshu Sadhukhan, by faith Hindu, by nationality Indian, by occupation Business, residing at Boral Sadhukhan Para, P.O. Boral, P.S. Sonarpur, Kolkata-700154, DistSouth 24 Parganas, do hereby nominate, constitute and appoint **M/S SAYANTIKA ENTERPRISE**, a Proprietorship Firm, being represented by its Proprietor namely, **SMT. MITA DAS (PAN-AKHPD8360K)** (AADHAAR NO. 873110315123), wife of Sri Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdroni, Kolkata-700096, to be our true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

16.12.2021  
13:50  
8002642402/2021



16 DEC 2021

43097

No.....Rs. **50/-** Date.....  
Name:..... **Bodhisatwa Basu** .....

Address:..... **Advocate**  
..... **Alipur Police Court**  
Vendor:..... **Kolkata - 27**

**Alipur Collectorate, 24 Pgs. (S)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipur Police Court, Kol-27**



**Addl. Dist. Sub-Registrar**  
**Alipore**  
**16 DEC 2021**  
**South 24 Parganas**  
**Kolkata-700027**

Identified by  
**Bodhisatwa Basu**  
(Advocate)  
Alipur Police Court  
Kolkata - 27

WHEREAS I am the sole and absolute owner of ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdrani, being Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, Kolkata-700096, in the District: South 24-Parganas, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS I have executed an Agreement for Development registered in A.D.S.R. Alipore, South 24 Parganas on 16.12.21 vide Deed No. 3420 /2021 of my property known as ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdrani, being Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, Kolkata-700096, in the District: South 24-Parganas, with M/S SAYANTIKA ENTERPRISE, a Proprietorship Firm, being represented by its Proprietor namely, SMT. MITA DAS (PAN-AKHPD8360K), wife of Sri Shyamal Das, residing at B/34, Brahmapur South End, P.O. Brahmapur, P.S. Bansdrani, Kolkata-700096, developer herein;

AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the

Sujoy Sankhram



Addl. Dist. Sub-Registrar  
Alipore  
16 DEC 2021  
South 24 Parganas  
Kolkata-700027



building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorneys shall think and deem fit and proper after submission of the original plans.

3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner ~~and to make payment of their fees and charges~~
6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises without making any liability upon the owners.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

Sujoy Sadhukhan

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.
9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.
11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developers shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.
13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.
15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.
16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 16.12.2021
17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the



developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated 16.12.2021.

18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

19. It is made clear that this power of attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorney all the jobs mentioned hereinabove will be done by the attorney and agent herein at his sole risk and responsibility and under no circumstances the appointers shall be held responsible for any misdeeds on the part of the attorney and agent herein. Besides the attorney shall do all acts in terms of the development agreement 16.12.2021.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

**SCHEDULE**  
**(SAID PREMISES)**

ALL THAT piece and parcel of 4 Cottahs 5 Chittaks of Bastu land presently with 200 Sq. Ft. dilapidated tile shed structure standing thereon lying and situated within Pargana: Magura, District Collectorate Touzi No. 14, J. L. No. 48, Mouza Brahmapur, R.S. No. 168, R.S. Khatian No. 84, R.S. Dag No. 1198, Police Station Regent Park now Bansdroni, being



Premises No. 502, Panchanantala and Assessee No.311111607799 within the limits of Kolkata Municipal Corporation in its Ward No. 111, Kolkata-700096, in the District: South 24-Parganas along with all rights, facilities, privileges, appendages, easements and quasi easements appurtenant thereto and being butted and bounded by:

On the North: by 16 Feet wide road;

On the South: by Land of the same Dag;

On the East: by Land of the same Dag;

On the West: by 8 Feet wide common passage.

WITNESS WHEREOF we hereby execute this General Power of Attorney on this the <sup>16<sup>th</sup></sup> day of December 2021

**SIGNED, SEALED AND DELIVERED**

By the APPOINTER herein at Kolkata

In the presence of:

1. Ganash Maitydar  
Son of - Anam Maitydar  
Boral Bhattacharya Purna  
W/O - 154
2. Radhusatwa Ban  
(Advocate)  
Alipore Jdce Court  
W/O - 27

Sujoy Sadhukhan

EXECUTANT

**For SAYANTIKA ENTERPRISE**

Mita Das

Proprietress

Drafted by me and

Prepared in my chamber

Radhusatwa Ban

Advocate

ATTORNEY

Alipore Judges' Court

Kolkata - 700 027,

WB 2138/09

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name SUJOY SADHUKHAN

Signature (Sujoy Sadhukhan)



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name MITA DAS

Signature Mita Das

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....





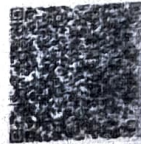


भारत सरकार  
 Unique Identification Authority of India  
 Government of India

Enrolment No.: 1119/61888/03728

To  
 Sujoy Sadhukhan  
 S/O: Sudhangshu Sadhukhan  
 SADHUKHAN PARA  
 Rajpur Sonarpur(m)  
 Boral  
 South 24 Parganas West Bengal - 700154  
 9674000707

Download Date: 25/02/2017 Generation Date: 07/08/2017



Signature valid

आपका आधार क्रमांक / Your Aadhaar No. :

**9533 8180 4236**

मेरा आधार, मेरी पहचान

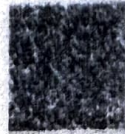


भारत सरकार

Government of India



Sujoy Sadhukhan  
 Date of Birth/DOB: 12/12/1970  
 Male/ MALE



**9533 8180 4236**

मेरा आधार, मेरी पहचान

*Sujoy Sadhukhan*





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকারক

ভারত সরকার

Unique Identification Authority of India  
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19634/11325

To  
মিতা দাস  
Mita Das  
07/11/2012 B 34 BRAHMAPUR SOUTH END  
Brahmapur S.O  
Brahmapur Kolkata  
West Bengal 700096

18936-432



MN189364320DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

8731 1031 5123

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
GOVERNMENT OF INDIA



মিতা দাস  
Mita Das  
পিতা : ধনঞ্জয় কর্মকার  
Father : DHANANJAY KARMAKAR  
জন্ম সাল / Year of Birth : 1960  
মহিলা / Female



8731 1031 5123

আধার - সাধারণ মানুষের অধিকার

Mita Das

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड  
Permanent Account Number Card  
AKHPD8360K



नाम/ Name  
MITA DAS

पिता का नाम/ Father's Name  
DHANANJAY KARMAKAR

जन्म की तारीख/  
Date of Birth  
13/08/1980

Mita Das  
हस्ताक्षर/ Signature

Mita Das



## Major Information of the Deed

	I-1605-03423/2021	Date of Registration	16/12/2021
Year	1605-8002642402/2021	Office where deed is registered	
Date	16/12/2021 1:26:11 PM		1605-8002642402/2021
Grant Name, Address Other Details	Bodhisatwa Basu Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 41,29,315/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160503420/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Panchanantala, , Premises No: 502, , Ward No: 111 Pin Code : 700096



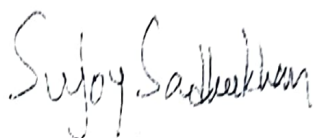
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 5 Chatak	1/-	40,75,315/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				7.1156Dec	1 /-	40,75,315 /-	

### 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: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	



Name, Address, Photo, Finger print and Signature



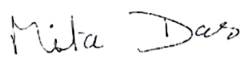
Name	Photo	Finger Print	Signature
<b>SUJOY SADHUKHAN</b> (Representant ) Son of Mr. Sudhangshu Sadhukhan Executed by: Self, Date of Execution: 16/12/2021 Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office	 16/12/2021	 LTI 16/12/2021	 16/12/2021

Boral Sadhukhan Para, City:- , P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BKxxxxxx1F, Aadhaar No: 95xxxxxxx4236, Status :Individual, Executed by: Self, Date of Execution: 16/12/2021 , Admitted by: Self, Date of Admission: 16/12/2021 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>SAYANTIKA ENTERPRISE</b> B/34, Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.:: AKxxxxxx0K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :




Sl No	Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature	
1	<b>Mrs MITA DAS</b> Wife of Mr. Shyamal Das Date of Execution - 16/12/2021, , Admitted by: Self, Date of Admission: 16/12/2021, Place of Admission of Execution: Office	 Dec 16 2021 7:03:17 PM	 LTI 16/12/2021	 16/12/2021

B/34, Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx0K, Aadhaar No: 87xxxxxxx5123 Status : Representative, Representative of : SAYANTIKA ENTERPRISE (as SOLE PROPRIETOR)

8/11

P  
87  
Bra  
and

Basu  
City:- Kolkata, P.O:-  
District:-South 24-  
West Bengal, India, PIN:-

Photo	Finger Print	Signature
		
16/12/2021	16/12/2021	16/12/2021

Identifier Of Mr SUJOY SADHUKHAN, Mrs MITA DAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUJOY SADHUKHAN	SAYANTIKA ENTERPRISE-7.11562 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr SUJOY SADHUKHAN	SAYANTIKA ENTERPRISE-200.00000000 Sq Ft



**Admissibility(Rule 43,W.B. Registration Rules 1962)**

Stamp duty under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
Stamp Act 1899.

**Registration(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 13:50 hrs on 16-12-2021, at the Office of the A.D.S.R. ALIPORE by Mr SUJOY  
SADHUKHAN, 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  
41,29,315/-

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

Execution is admitted on 16/12/2021 by Mr SUJOY SADHUKHAN, Son of Mr Sudhangshu Sadhukhan, Boral  
Sadhukhan Para, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste  
Hindu, by Profession Business

Identified by Mr Bodhisatwa Basu, , Son of Mr P K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, ,  
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession  
Advocate

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

Execution is admitted on 16-12-2021 by Mrs MITA DAS, SOLE PROPRIETOR, SAYANTIKA ENTERPRISE, B/34,  
Brahmapur South End, City:- , P.O:- Brahmapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India,  
PIN:- 700096

Identified by Mr Bodhisatwa Basu, , Son of Mr P K Basu, Alipore Police Court, P.O: Alipore, Thana: Alipore, ,  
City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession  
Advocate

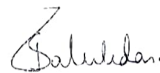
**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid  
by Cash Rs 7/-

**Payment of Stamp Duty**

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

1. Stamp Type: Impressed, Serial no 43097, Amount: Rs 50/-, Date of Purchase: 16/12/2021, Vendor name:  
SUBHANKAR DAS



**Sukanya Talukdar**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. ALIPORE**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 13815 to 13832

being No 160503423 for the year 2021.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2022.02.15 14:06:59 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/02/15 02:06:59 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)