

721/2020

I-686/2020



\* 20/2/2020  
12.58  
अभिषेक पश्चिम बंगाल WEST BENGAL

AD 047159

8-1-329776/20

Certified that the document is admitted to registration. The signature sheet and endorsement are attached to the document as the part of the document.

Additional District Sub-Registrar  
Belghoria, 24 Pgs. (20)

20 FEB 2020

329776

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTRATION OF DEVELOPMENT**  
**AGREEMENT**

নম্বর : 91468022020  
সন ও তারিখ : S.N. Nag, Adv.,  
ফেরতকার নাম : Seetanah Chak  
ঠিকানা :  
মূল্য :  
ভেদার :  
বাবাসাতি কোর্ট  
জেলা : উত্তর ২৪ পরগণা  
প্রতিদত্ত : 25 OCT 2019  
মোট ট্যাক্স বারদ : RS.200000  
ট্রেজারী বাবাসাতি  
স্বাক্ষর : শ্রী সত্যজিৎ বোস



Addl. District Sub-Registrar  
Seignoria, North 24 Parganas

20 FEB 2020



**KNOW ALL MEN BY THESE PRESENTS** that **I SRI GOUR GOBINDA BASAK** having Pan No-DUOPB5827B and Aadhaar Card No-7580 5225 5282 son of Late Radha Gobinda Basak by faith Hindu by Profession Business by Nationality Indian residing at 260, A.C. Sarkar Road, P.O.-Dakshineswar, P.S.-Belghoria, Kolkata-700076, District-North 24 Parganas **SEND THIS GREETINGS:**

**WHEREAS** one Gobinda Rani Basak (since deceased) during her life time was seized and/or possessed of/or otherwise sufficiently entitled to fee simple in possession over **ALL THAT** piece or parcel of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon which is situated at Mouza-Dakshineswar, P.S.-Belghoria, District-North 24 Parganas, J.L No-4, R.S No-1, Touzi Nos-63,163,166,168 & 222 comprised in Dag No-1223, under Khatian No-1173, Ward No-15, Holding No-708, Premises No-260, A.C. Sarkar Road, P.O.-Dakshineswar, Kolkata-700076 under the limits of the Kamarhati Municipality.

**AND WHEREAS** while the aforesaid Gobinda Rani Basak was seized and/or possessed the above said property mutated her name in the records of the Kamarhati Municipality and Govt. Sheresta.

**AND WHEREAS** while the aforesaid Gobinda Rani Basak was seized and/or possessed the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with brick built building and structures died intestate on 21/06/1992 leaving behind her, her only son Radha Gobinda Basak so, after her death her above said property devolved upon her only son according to the Indian Hindu Succession Act 1956 as amended up to date.

**AND WHEREAS** while the aforesaid Radha Gobinda Basak was seized and/or possessed the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building died intestate on 03/10/2016 leaving behind him, his wife Smt. Bijay Laxmi Basak, son Sri Gour Gobinda Basak and two married daughters namely 1.Smt. Sonali Bera 2.Smt. Srabani Sil so, after his death his above said property devolved upon his wife, son and two married daughters in equal share

according to the Indian Hindu Succession Act 1956 as amended up to date.

**AND WHEREAS** while the aforesaid 1.Smt.Bijay Laxmi Basak 2.Sri Gour Gobinda Basak 3.Smt.Sonali Bera 4.Smt. Srabani Sil are jointly seized and/or possessed the above said property, the aforesaid 1.Smt.Bijay Laxmi Basak 2.Smt. Sonali Bera 3.Smt. Srabani Sil are jointly gifted their undivided and/or undemarcated 3/4<sup>th</sup> share of the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon in favour of Sri Gour Gobinda Basak by a registered Deed of Gift dated 20/02/2020 bearing Book No-I, Being No-~~678~~..... for the year 2020 registered before the Office of the A.D.S.R Belghoria.

**AND WHEREAS** thus the present Landowner Sri Gour Gobinda Basak became the full and absolute owner of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building standing thereon.

**AND WHEREAS** since then the present Landowner has been enjoying the said property free from all



encumbrances, interferences and disturbances of any other person or persons whatsoever.

**AND WHEREAS** in order to commercially exploit the said bastu land the present Landowner is willing to develop the said bastu land by constructing multi-storied building thereon according to the plan to be sanctioned by the Kamarhati Municipality.

**AND WHEREAS** by a registered Development Agreement dated 20/02/2020 bearing Book No-I, Being No-<sup>684</sup>..... for the year 2020 registered before the Office of the A.D.S.R Belghoria, where the Landowners jointly appointed to the Developers to develop the bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) fully mentioned in the Schedule here under written to develop the said bastu land by constructing a multi-storied building thereon according to the plan to be sanctioned by the Kamarhati Municipality Landowner and developer shall allocate to the Landowner 1BHK Flat on the Third Floor South-West side measuring super built up area of 300 sfts (approx.) of the said premises.

**AND WHEREAS** due to implement of the said joint venture project we do hereby appoint to **M/S RADHA KRISHNA CONSTRUCTION** a Private Partnership Firm having its Office at 18/3/6B, Kumud Ghosal Road, P.O.-Ariadaha, P.S.-Belghoria, Kolkata-700057, District-North 24 Parganas represented by its two Partners namely:-

**1.SRI SATI NATH NAG** having Pan No-ADRPN0196Q son of Late Bhola Nath Nag by faith Hindu by Profession Business by Nationality Indian residing at 18/3/6B, Kumud Ghosal Road, P.O-Ariadaha, P.S-Belghoria, Kolkata-700057, District-North 24 Parganas ✓

**2.SRI ARITRA GHOSH** having Pan No-BKMPG6538G son of Late Swapan Ghosh by faith Hindu by Profession Business by Nationality Indian residing at 3/5, A.C. Sarkar Road, P.O.-Dakshineswar, P.S.-Belghoria, Kolkata-700076, District-North 24 Parganas ✓  
as my joint lawful attorneys for me and on my behalf to do the following acts that is to say:

**NOW BY THIS DEED OF GENERAL POWER OF ATTORNEY WITNESSETH** I do hereby constitute, nominate and appoint to **M/S RADHA KRISHNA CONSTRUCTION** a Private Partnership Firm having its

Office at 18/3/6B, Kumud Ghosal Road, P.O.-Ariadaha, P.S.-Belghoria, Kolkata-700057, District-North 24 Parganas represented by its two Partners namely:-

**1.SRI SATI NATH NAG** having Pan No-ADRPN0196Q son of Late Bhola Nath Nag by faith Hindu by Profession Business by Nationality Indian residing at 18/3/6B, Kumud Ghosal Road, P.O.-Ariadaha, P.S.-Belghoria, Kolkata-700057, District-North 24 Parganas

**2.SRI ARITRA GHOSH** having Pan No-BKMPG6538G son of Late Swapan Ghosh by faith Hindu by Profession Business by Nationality Indian residing at 3/5, A.C. Sarkar Road, P.O.-Dakshineswar, P.S.-Belghoria, Kolkata-700076, District-North 24 Parganas as my joint lawful attorneys for me and on my behalf to do the following acts that is to say:-

1. To construct the proposed multi-storied building upon the Schedule land at their own costs.

2. To appoint Engineer for supervision during the period of construction of the said multi-storied building.



3. To appoint Mazdoor, labors and labors contractor on my behalf for constructing the proposed multi-storied building.

4. To install main electric service line and main meter on my behalf in the proposed multi-storied building.

5. To provide submersible pump and motor on my behalf in the proposed multi-storied building.

6. To provide all plumbing, sanitary fittings and all other fittings on my behalf in the proposed multi-storied building.

7. To entered into Agreement for Sale with the prospective buyer or buyers in respect of the flats/shops (save and except Landowners allocation) on my behalf and also received the earnest money, all part payments and full consideration money on my behalf except owner's allocation.

8. To sign and execute on the Deed of Conveyance or Conveyances in favour of the

prospective buyer or buyers in respect of the proposed flats/shops (save and except Landowner's allocated 1BHK Flat on the Third Floor South-West side measuring super built up area of 300 sfts (approx.)) and also present the said Deed of Conveyance or Conveyances before any Registering Authority and get the said Deed of Conveyance or Conveyances registered except owners allocation.

**AND GENERALLY** to do all acts, deeds and things in the name of the owner and I do hereby agreed to ratify and confirm all and whatsoever the said attorneys shall lawfully do cause to be done in or about the premises as aforesaid.

**THE SCHEDULE REFERRED TO ABOVE**

**ALL THAT** piece or parcel of bastu land measuring 2 cottahs 8 chittaks and 40 sfts (be the same little more or less) together with one storied brick built building covering an area of 800 sfts (approx.) all cement floor standing thereon which is situated at Mouza-Dakshineswar, P.S.-Belghoria, District-North 24 Parganas, J.L No-4, R.S No-1, Touzi Nos-63,163,166,168 & 222 comprised in Dag No-1223,

under Khatian No-1173, Ward No-15, Holding No-708,  
Premises No-260, A.C. Sarkar Road, P.O-  
Dakshineswar, Kolkata-700076 under the limits of the  
Kamarhati Municipality.

**BUTTED AND BOUNDED BY :-**

**ON THE NORTH :** Municipal Road.

**ON THE SOUTH :** Other's property.

**ON THE EAST :** Other's property.

**ON THE WEST:** Other's property.

**IN WITNESS WHEREOF** I the Executor and  
Attorneys set and subscribe our respective hands this  
the 20<sup>th</sup> day of February 2020.

**SIGNED AND DELIVERED**

By the Executor and Attorneys in presence of :

**WITNESSES :**

1. Sonali Bera.  
39/1 B.B - Tala W  
Anandak Gour Goleinda Borak  
Wals  
**SIGNATURE OF THE EXECUTOR**
2. SRABANISIL,  
21 Nanday Kanan  
Do P.P. Belghora  
Kor JB



Sati. Nuth. Nag

MAITRO ANOSH

**SIGNATURE OF THE ATTORNEYS**

Drafted and Prepared by me

Sati. Nuth. Nag

Advocate,

Sealdah Civil Court,

Kolkata 14.

ENWB/283/84.

# UNDER RULE 44A OF THE I.R. ACT 1908

(1) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Gour Gobinder Borak

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(2) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Anil Kumar Anand

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

(3) Name .....

Status - Presentant/Executant/Claimant/Attorney/Principal/Guardian/Testator (✓)

	L.H.	LITTLE	RING	MIDDLE	FORE	THUMB
						
	R.H.	THUMB	FORE	MIDDLE	RING	LITTLE
						

All the above fingerprints are of the abovenamed person and attested by the said person

Sati Nitya

Signature of the Presentant / Executant / Claimant/Attorney/Principal/Guardian/Testator. (✓)

N.B. : L.H = Left hand finger prints & R.H. = Right hand finger prints.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

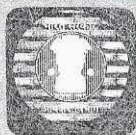
SATI NATH NAG

BHOLANATH NAG

01/02/1957

Permanent Account Number

ADRPN0196Q



Signature

Sati Nath Nag

In case this card is lost / found, kindly inform / return to :  
Income Tax PAN Services Unit, UTIISL  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटाएं :  
आयकर पैन सेवा यूनिट, UTIISL  
प्लॉट नं: ३, सेक्टर ११, सी.बी.डी.बेलापुर,  
नवी मुंबई-४०० ६१४.





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार  
Unique Identification Authority of India  
Government of India

Enrollment No. : 1221/79996/00191

To  
Gour Gobinda Basak

19/05/2017

S/O: Radha Gobinda Basak  
260  
A C SARKAR ROAD  
34 BUS STAND  
KOLKATA  
Kamarhati (m)  
Dakshineswar, North 24 Paraganas, North 24 Parganas,  
West Bengal - 700076  
8013575391



KA212642166FH

21264216



आपका आधार क्रमांक / Your Aadhaar No. :

**7580 5225 5282**

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



Gour Gobinda Basak

DOB: 13/02/1973


Male

**7580 5225 5282**





मेरा आधार. मेरी पहचान

Gour Gobinda Basak

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

**IDENTITY CARD** WB/20/136/255336  
 পরিচয় পত্র

Elector's Name : NAG SATINATH  
 নির্বাচকের নাম : নাগ সতীনথ  
 Father/Mother/ :  
 Husband's Name : BHOLANATH  
 পিতা/মাতা/স্বামীর নাম : ভোলানাথ  
 Sex : M  
 লিঙ্গ : পুরুষ  
 Age as on 1.1.1995 : 36  
 ১১.১১.৯৫-এ বয়স : ৩৬

*Satinath*

Address PART NO. 86  
 KAMARHATI  
 NORTH 24 - PARGANAS

ঠিকানা :  
 পার্ট নং: ৮৬  
 কামারহাটি  
 উত্তর ২৪ - পরগনা

Facsimile Signature  
 Electoral Officer  
 নির্বাচক-নিবন্ধন অধিকারিক

For 136-KAMARHATI Assembly Constituency  
 ১৩৬-কামারহাটি বিধানসভা নির্বাচন ক্ষেত্র

Place : BARRACKPUR  
 স্থান : ব্যারাকপুর  
 Date : 15/03/95  
 তারিখ : ১৫/০৩/৯৫



## Major Information of the Deed

Deed No :	I-1526-00686/2020	Date of Registration	20/02/2020
Query No / Year	1526-1000329776/2020	Office where deed is registered	
Query Date	20/02/2020 2:54:59 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sati Nath Nag Sealdah Civil Court,Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9748732542, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
		Rs. 36,66,668/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152600684/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: A.C. Sarkar Road, Mouza: Dakshineswar, Premises No: 26, , Ward No: 15, Holding No:708 Pin Code : 700076




Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-1223	RS-1173	Bastu	Bastu	2 Katha 8 Chatak 40 Sq Ft		30,66,668/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					4.2167Dec	0 /-	30,66,668 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	0/-	6,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	0 /-	6,00,000 /-	






**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Gour Gobinda Basak (Presentant)</b> Son of Late Radha Gobinda Basak Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office	<b>Photo</b>  20/02/2020	<b>Finger Print</b>  LTI 20/02/2020	<b>Signature</b>  20/02/2020
26 A C Sarkar Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ACKPB2054E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/02/2020 , Admitted by: Self, Date of Admission: 20/02/2020 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Radha Krishna Constructions</b> 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.: ADRPN0196Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr Sati Nath Nag</b> Son of Late Bholanath Nag Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office	<b>Photo</b>  Feb 20 2020 3:26PM	<b>Finger Print</b>  LTI 20/02/2020	<b>Signature</b>  20/02/2020
18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADRPN0196Q,Aadhaar No Not Provided Status : Representative, Representative of : Radha Krishna Constructions (as partners)				



Name	Photo	Finger Print	Signature
<b>Mr Aritra Ghosh</b> Son of Late Swapan Ghosh Date of Execution - 20/02/2020, , Admitted by: Self, Date of Admission: 20/02/2020, Place of Admission of Execution: Office			
Feb 20 2020 3:27PM	LTI 20/02/2020	20/02/2020	
3/5 A C Sarkar Road, P.O:- Dakshineswar, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700076, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: BKMPG6538G, Aadhaar No Not Provided Status : Representative, Representative of : Radha Krishna Constructions (as partners)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Dipankar Das</b> Son of Mr Joydeb Das 26/ A B B Tala Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24- Parganas, West Bengal, India, PIN - 700057			
20/02/2020	20/02/2020	20/02/2020	
Identifier Of Mr Gour Gobinda Basak, Mr Sati Nath Nag, Mr Aritra Ghosh			

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Gour Gobinda Basak	Radha Krishna Constructions-4.21667 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Gour Gobinda Basak	Radha Krishna Constructions-800.00000000 Sq Ft



On 20-02-2020

**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 15:04 hrs on 20-02-2020, at the Office of the A.D.S.R. Belghoria by Mr Gour Gobinda Basak ,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 36,66,668/-

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

Execution is admitted on 20/02/2020 by Mr Gour Gobinda Basak, Son of Late Radha Gobinda Basak, 26 A C Sarkar Road, P.O: Dakshineswar, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700076, by caste Hindu, by Profession Business

Indetified by Mr Dipankar Das, , , Son of Mr Joydeb Das, 26/ A B B Tala Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

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

Execution is admitted on 20-02-2020 by Mr Sati Nath Nag, partners, Radha Krishna Constructions, 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Dipankar Das, , , Son of Mr Joydeb Das, 26/ A B B Tala Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

Execution is admitted on 20-02-2020 by Mr Aritra Ghosh, partners, Radha Krishna Constructions, 18/3/6 B Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Dipankar Das, , , Son of Mr Joydeb Das, 26/ A B B Tala Road, P.O: Ariadaha, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3146, Amount: Rs.100/-, Date of Purchase: 18/02/2020, Vendor name: S Bose



**Saikat Patra**

**ADDITIONAL DISTRICT SUB-REGISTRAR**

**OFFICE OF THE A.D.S.R. Belghoria**

**North 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2020, Page from 23206 to 23226  
being No 152600686 for the year 2020.



Digitally signed by SAIKAT PATRA  
Date: 2020.02.24 16:59:23 +05:30  
Reason: Digital Signing of Deed.

(Saikat Patra) 2020/02/24 04:59:23 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)