

4792/2022



19/09/22
m.m.

AM 602067

पश्चिम बंगाल WEST BENGAL

3002796845/2022

Certified that this document is
admitted to Registration. The
signature and seal of the
Endorser are attached to the
document and part of this document.

Additional Dist. Sub Registrar
Sealdah

19/9/22

DECLARATION
DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

WE, (1). **SRI SAMIR DAS** (PAN-ADRPD3092M, AADHAAR No. 2986 6493 6541 & Mobile No. 9831271079), son of Late Durjodhan Das, aged about 58 years, by Occupation-Business and (2). **SRI SUBIR DAS** (PAN-AESPD5954Q, AADHAAR No. 7255 2566 7189 & Mobile No. 9609824414) aged about 53 years, by Occupation- Business, son of Late Durjodhan Das,

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Yamir Das



No. 3100 Value 100/-
Date 14-09-2022
Sold to R.N. Bera, Advocate,
Sealdah Civil Court
Address: [Signature]
Vendor: Kolkata - 70014

Sealdah Civil Court
Sharmistha Chatterjee Mukherjee



A.D.S.R., SEALDAH
19 SEP 2022
Dist. South 24 Parganas

Identify me
Rabindranath Bera, Advocate
s/o Sri Krishna Prasad Bera
Sealdah Civil Court
Post-Box - Entally
Kolkata - 70014
Enrol. No. - 260/2011
M- 8777069965

(2)

both by faith-Hindu, both by Nationality-Indian, both are residing at Premises No:- 149, Bidhan Nagar Road, Post Office- Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067, District- South-24 Parganas, West Bengal hereinafter jointly referred to and collectively called as **'THE OWNERS/PRINCIPALS'** of this Power of Attorney **SEND GREETINGS:**

WHEREAS We are the Joint Principals/ Land Owners herein being the party of the First Part are the joint and absolute owners **ALL THAT** piece and parcel of **Bastu Land measuring about 4 (Four) Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet** more or less with Common Passage equivalent to 3,494 (Three Thousand Four Hundred & Ninety Four) Square Feet together with portion of One Storied brick built building being Covered Area 1000 (One Thousand) Square Feet on the Southern Side and One Asbestos shade Covered Area 400 (Four Hundred) Square Feet on the Northern side together with more than 40 years old building of residential cemented structure lying and situate at Premises No.149, Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067, District-South-24 Parganas, West Bengal under Ward

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No.013, within limits of the Kolkata Municipal Corporation **being Assessee No. 110130301370** , Additional District Sub-Registrar Office Sealdah, South 24 Parganas hereinafter referred to as "**The Said Premises**" by way inheritance and Deeds of Gift and remainder peaceful & uninterrupted possession of the same ourself and after having mutated our own names in the Kolkata Municipal Corporation records on and paid Taxes in respect of the said property to the Kolkata Municipal Corporation **TOGETHER WITH** all rights, liberties and easements including the easement of egress and ingress and otherwise all common, rights and facilities available in the said plot of land and uninterruptedly along with free from all encumbrances, liens, charges. mortgages, attachments etc and whatsoever hereinafter called the said Premises ,more-fully and particularly described in the **SCHEDULE PROPERTY** hereunder written.

AND WHEREAS by a Registered Development Agreement is made on 28th day of April 2022 and registered on 13.05.2022 by and between the Land Owners and the Developer herein .

AND WHEREAS said the Developer herein approached the Landowner to issue a specific Power of Attorney to complete the Construction works as per the registered Development

contd...p/4

(4)

Agreement dated 28.04.2022 which was duly registered on 13.05.2022 in the Office of A.D.S.R. , Sealdah and recorded in Book No. 1 , Valume No. 1606-2022, Pages from 84879 to 84915 being No. 160602350 for the year 2022 and the Land owners herein duly agreed and accepted the proposal of the Developer.

AND WHEREAS by and between the Parties , it is agreed that this Specific Power of Attorney shall be valid for Twenty Six months and the Developer herein shall compel to complete the construction works within the time period. After words this Specific Power of Attorney shall be invalid/ lapsed.

AND WHEREAS within three months after completion of construction works by the Developer herein is empowered to complete the registration and mutation proceedings in favour the Land Owners herein and the Developer shall be liable for necessary expenditure.

AND WHEREAS thereafter, said Registered Development Agreement was executed between the Land Owner/First Party and **M/S.KAMALESHWAR CONSTRUCTION** the Developer therein and subsequently , a Registered Development Power of Attorney dated 28.04.2022 which was registered on

contd... p/5



13.05.2022 before the Additional District Sub-Registrar Sealdah Book No.1, Volume No.1606-2022, Pages from 85080 to 85094, Being No.160602361 for the year 2022.

AND WHEREAS in hurried mode with inadvertently the Schedule of Property was not written in the said Development Power of Attorney, the parties herein have decided to enter into a new Development Power of Attorney with specific the Schedule of Property.

NOW KNOW YE AND THESE PRESENTS WITNESSTH We,
(1). SRI SAMIR DAS (PAN-ADRPD3092M, AADHAAR No. 2986 6493 6541), son of Late Durjodhan Das, by Occupation-Business and **(2). SRI SUBIR DAS (PAN-AESPD5954Q, AADHAAR No.7255 2566 7189)** son of Late Durjodhan Das .by Occupation- Business, both by faith - Hindu, Nationality-Indian, both are residing at Premises No:- 149, Bidhan Nagar Road, Post Office- Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067, District- South-24 Parganas, West Bengal hereinafter jointly referred to and collectively called as **'THE OWNERS'** do and each of us doth hereby nominate, constitute and appoint **M/S. KAMALESHWAR CONSTRUCTION** a Sole Proprietorship Firm having its registered Office at Premises No. **22A, Raja Naba Krishna Street, Post Office- Hatkhola, Police Station**

contd...p/6

-Shyampukur, Kolkata-700 005, District: Kolkata, in Ward No.010, within limits of the Kolkata Municipal Corporation, represented by its Proprietor namely **SRI KAMALESH SEAL (PAN - ATKPS6620B, AADHAAR No. 3209 8622 4956 and Mobile No.No. 9830024736)** aged about 55years, son of Late Sudhir Kumar Seal, by Nationality -Indian, by faith-Hindu, by Occupation- Business , residing at Premises No:- BD-374, Salt-Lake City, Sector-I, Post Office- Bidhannagar C.C. Block, Police Station- Bidhannagar North, Kolkata-700 064, District: North 24-Parganas, West Bengal , to be our true and lawful **ATTORNEY** for us in our names and on our behalf to do all or any of the acts , deeds, matters and things whatsoever relating to the said premises hereinafter that is to say :

1. That to demolish the existing structure of the property lying and situated at Premises No:- 149, Bidhan Nagar Road, Post Office- Ultadanga Main Road, Police Station- Manicktola, Kolkata-700 067, District- South-24 Parganas, West Bengal.
2. That to complete the construction of a Multi storied Building as per the terms and condition stipulated at the registered Development Agreement dated 28th day of April 2022 and registered on 13.05.2022 being Registration No. 160602350/2022.

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3. That the Developer/Attorney herein is empowered to apply for obtaining electricity connection, gas connection, water connection, sewerage connection , drainage connection.
4. That the Developer / Attorney herein is empowered to appear and represent before all authorities including those under the Kolkata Municipal Corporation for fixation and/or finalization of annual valuation of the said premises and for that purpose to sign,execute and submit necessary papers and documents for plan sanction.
5. That the Developer/Attorney herein is empowered to affixed sign board or install any Hoarding board on the said Premises in the name of the Developer for the period of construction period only.
6. That both the parties herein is empowered to advertise in the newspaper for obtaining Purchasers for selling the unit of the respective allocations which marked at side plan and as per the provision of the Agreement dated 28th day of April 2022 and registered on 13.05.2022 being Registration No. 160602350/2022.
7. That both the parties herein are empowered to enter into lawful Sale Agreement, registration and receive advance consideration from the Third Party on behalf of their respective allocated part which clearly mentioned in the proposed plan.

contd...p/8

(8)

8. That the First Party/ Landowner does not render any such power to the Developer/ Attorney in respect of mortgage the Schedule Property.
9. That the Developer/Attorney herein is empowered to sign, execute and submit and take delivery of site plan, building plan as the proposed plan which agreed and annexed at said registered agreement, completion certificate , documents , Sewerage connection , water connection, statements, papers, undertaking , declarations, as may be required for having the plan to be sanctioned and /or sanction plan modified and /or altered, Kolkata Municipal Corporation in respect of our said property more specifically mentioned in the Schedule written hereunder.

And generally to do all such acts or things that may be necessary for all or the purposes mentioned hereinbefore.

And we, do hereby ratify and agree to ratify all such acts, or things as our said attorney may lawfully do by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of **Bastu Land "LOT-A" & LOT-B Total measuring about 4 (Four) Cottahs 13(Thirteen) Chittacks and 29(Twenty Nine) Square Feet**

contd...p/9



more or less i.e measuring an area 2(Two) Cottahs and 8(Eight) Chittacks "**LOT-A**" and measuring an area 2(Two) Cottahs and 5(Five) Chittacks and 29 (Twenty Nine) Square feet including 8 (Eight) "**LOT-B**" with Common Passage equivalent to 3,494 (Three Thousand Four Hundred & Ninety Four) Square Feet together with portion of One Storied brick built building being Covered Area **1000 (One Thousand) Square Feet on the Southern Side** and One Asbestos shade **Covered Area 400 (Four Hundred) Square Feet** on the Northern side together with more than 40 years old building of residential cemented structure lying and situate at Premises No.149, Bidhan Nagar Road previously known as Ultadanga Main Road, Post Office-Ultadanga Main Road, Police Station-Manicktola, Kolkata-700 067, District-South-24 Parganas, West Bengal under Ward No.013, within limits of the Kolkata Municipal Corporation **being Assessee No. 110130301370**, within Jurisdiction of Additional District Sub-Registrar at Sealdah, South 24 Parganas. The said Plot of Land with common easement rights butted and bounded as follows:

ON THE NORTH : 40' feet wide Bidhan Nagar Road,
ON THE EAST: Pre. No.148/1, Bidhan Nagar Road,
ON THE SOUTH : Premises No.150, Bidhan Nagar Road,
ON THE WEST : Premises No.150, Bidhan Nagar Road,

contd....p/10

(10)

IN WITNESS WHEREOF WE, the said Principal and Attorney herein, have hereunto set and subscribed our hands and/or signatures in the Development Power of Attorney on the 19th day of September, Two Thousand and Twenty Two (2022)

SIGNED AND DELIVERED

At Kolkata in presence of

Witnesses:

1. Ashok Shrosh
5/1 Swinukulalare
KOL 700006

1. Jamir Das
2. Sukir Das

Signature of the Land Owners/Principals

Accepted the Power of Attorney

For KAMALESHWAR CONSTRUCTION

[Signature]
Proprietor

2. Rebinder Nath Bera
Sealdah Court
KOL 700014

Signature of the Constituted Attorney/Developer

Attested by us

1. Jamir Das
2. Sukir Das

Signature of the Owners/Principals

Drafted and Identified by me

[Signature]
(**Rabindra Nath Bera**) Advocate.

Enrolment No.260 of 2011

Sealdah Civil Court.Kolkata-700 014.






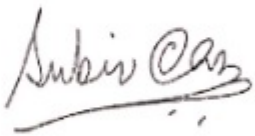
Computerized by me

[Signature]
Sealdah Civil Court. Kolkata-14.

Major Information of the Deed

Deed No :	IV-1606-00137/2022	Date of Registration	19/09/2022
Query No / Year	1606-3002796645/2022	Office where deed is registered	
Query Date	19/09/2022 11:55:05 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rabindra Nath Bera Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8777069965, Status : Advocate		
Transaction	Additional Transaction		
[4305] Other than Immovable Property, Declaration			
Set Forth value	Market Value		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4)	Rs. 7/- (Article:E)		
Remarks			

Declarant Details :

SI No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Samir Das Son of Late Durjodhan Das Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 19/09/2022	 LTI 19/09/2022	 19/09/2022
	Bidhan Nagar Road, 149, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Maniktala, District:- South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx2m, Aadhaar No: 29xxxxxxxxx6541, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office			
2	Name	Photo	Finger Print	Signature
	Shri Subir Das Son of Late Durjodhan Das Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 19/09/2022	 LTI 19/09/2022	 19/09/2022

On 19-09-2022

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 : 4 of Indian Stamp Act 1899.

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

Presented for registration at 12:12 hrs on 19-09-2022, at the Office of the A.D.S.R. SEALDAH by Shri Kamallesh Seal

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

Execution is admitted on 19/09/2022 by 1. Shri Samir Das, Son of Late Durjodhan Das, Bidhan Nagar Road, 149, P.O: Ultadanga Main Road, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business, 2. Shri Subir Das, Son of Late Durjodhan Das, Bidhan Nagar Road, 149, P.O: Ultadanga Main Road, Thana: Maniktala, , South 24-Parganas, WEST BENGAL, India, PIN - 700067, by caste Hindu, by Profession Business

Indetified by Rabindra Nath Bera, , Son of Shri K P Bera, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-09-2022 by Shri Kamallesh Seal, proprietor, MS. KAMALESHWAR CONSTRUCTION (Sole Proprietorship), 22A, Raja Naba Krishna Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700005

Indetified by Rabindra Nath Bera, , Son of Shri K P Bera, Sealdah Civil Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, 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. 10/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3100, Amount: Rs.100/-, Date of Purchase: 14/09/2022, Vendor name: S CHATTERJEE MUKHERJEE

Amitava Ghosal



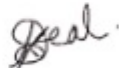
Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal






Bidhan Nagar Road, 149, City:- Not Specified, P.O:- Ultadanga Main Road, P.S:-Maniktala, District:- South 24-Parganas, West Bengal, India, PIN:- 700067 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aexxxxxx4q, Aadhaar No: 72xxxxxxx7189, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022
 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office

3 **MS. KMALESHWAR CONSTRUCTION**
 22A, Raja Naba Krishna Street, City:- Kolkata, P.O:- Hatkhola, P.S:-Shyampur, District:-Kolkata, West Bengal, India, PIN:- 700005 , PAN No.:: ATxxxxxx0B, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Kamalesh Seal (Presentant) Son of Late Sudhir Kumar Seal Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office	 Sep 19 2022 12:32PM	 LTI 19/09/2022	 19/09/2022
	BD-374, Salt Lake City, Flat No: I, City:- Not Specified, P.O:- Bidhannagar C C Block, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx0B, Aadhaar No: 32xxxxxxx4956 Status : Representative, Representative of : MS. KMALESHWAR CONSTRUCTION (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Rabindra Nath Bera Son of Shri K P Bera Sealdah Civil Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 19/09/2022	 19/09/2022	 19/09/2022
Identifier Of Shri Samir Das, Shri Subir Das, Shri Kamalesh Seal			

Certificate of Registration under section 60 and Rule 69.

Registered in Book - IV

Volume number 1606-2022, Page from 2413 to 2428
being No 160600137 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.09.21 16:25:36 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2022/09/21 04:25:36 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)

