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Q- 12462/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8/21343/6/23

AP 152419

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet or sheets attached with this document are the part of this document.

Additional District Sub-Registrar,  
Rajarhat, New Town, North 24 Pgs

21 AUG 2023

DEVELOPMENT POWER OF ATTORNEY  
AFTER  
REGISTERED DEVELOPMENT  
AGREEMENT

KNOW ALL MEN BY THESE PRESENTS I,  
DIPAK SHAW [PAN. AYBPS5501M], [AADHAAR  
NO. 767229170460] & [MOBILE NO.  
9883615544], son of Dalsingar Shaw, by faith -  
Hindu, by occupation - Business, by nationality

- Indian, residing at Jhowtala, P.O. Hatiara, P.S. New Town now Eco Park, Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter called and referred to as the "**LANDOWNER/PRINCIPAL/EXECUTANT**", do hereby nominate, constitute and appoint **PADMA DEVELOPER [PAN. AGRPG4353M]**, a Proprietorship Concern, having it's office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by it's Proprietor namely **SOUMEN GHOSH [PAN. AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450]**, son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

**WHEREAS** I am the absolute owner of **ALL THAT** piece and parcel of land measuring

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Khatian in</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>the name of</u>	<u>Land</u>	<u>K - CH - SFT.</u>
25	819	20055	Dipak Shaw	Sali	06 - 07 - 05
26	1102	20055	Dipak Shaw	Sali	00 - 11 - 32
					07 - 02 - 37

In total a demarcated plot of land measuring **7 (Seven) Cottahs 2 (Two) Chittacks 37 (Thirty Seven) sq.ft. be the same a little more or less**, lying and situated at **Mouza - Hatiara, J.L. No. 14, Re.Sa. No. 188, Touzi No. 119, Pargana - Kalikata, P.S. New Town now Eco Park**, comprised in **R.S. Dag Nos. 25 & 26, L.R. Dag No. 25 & 26**, under C.S. Khatian Nos.

1029 & 894, R.S. Khatian Nos. 819 & 1102, L.R. Khatian No. 20055 (in the name of Dipak Shaw, Landowner herein), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/87/4116/Block-A/12-13 (asper Mutation Certificate), 87/4116, Block-A (asper Tax Receipt), in Ward No. 18, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 12, [Jhowtala Road (Hatiara), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal, morefully described in the Schedule hereinafter written [**Hereinafter called as the "SAID PROPERTY/SAID PREMISES"**], by receiving the same from my mother, Bidya Debi Shaw @ Bidya Shaw, by the strength of a Registered Deed of Gift, which was registered on 14.12.2020, registered in the office of the D.S.R.-II, North 24 Parganas at Barasat, and recorded in Book No. I, Volume No. 1502-2020, Page from 75719 to 75744, being Deed No. 150202336 for the year 2020.

**AND WHEREAS** I, the Landowner/Executant herein, entered into a Registered Development Agreement in respect of the aforesaid plot of land and morefully described in the Schedule hereinafter written, owned by me with the said **PADMA DEVELOPER [PAN. AGRPG4353M]**, a Proprietorship Concern, having it's office address at Swapna Apartment, Ground Floor, Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal, represented by it's Proprietor namely **SOUMEN GHOSH [PAN. AGRPG4353M], [AADHAAR NO. 361650255805] & [MOBILE NO. 9831558450]**, son of Late Sadhan Ghosh, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at Hatiara, Jhowtala, P.O. Hatiara, P.S. New Town, Kolkata - 700157, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 21.08.2023, in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. I, being Deed No. ...12416... for the year 2023.

Soumen Ghosh

**AND WHEREAS** referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner, am appointing the SAID ATTORNEY HOLDER as my true authorised and lawful attorney for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Bidhannagar Municipal Corporation Authority, CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of the building and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/registration and sale of flats/shops/garages of Developer's Allocation.
2. To apply, obtain Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.
3. To manage and maintain the said premises including the building to be constructed and completed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for G+3 storied building, deeds, documents and papers in respect of

my said premises before the concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building over and above the said premises.

5. To pay all Municipal/Corporation and other Statutory Taxes, Rates and charges in respect of the said land and premises on my behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or to sign and execute deed of amalgamation with my neighbour's plot of land of the schedule property on my behalf and in my name, and/or any other instruments and deeds & documents in respect of sale of flats/shops/commercial space and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/loan in his name or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flats/shops/commercial space/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Amalgamation, Deed of Declaration/Deed of Boundary Declaration and/or any other instruments and documents in respect of my property and in respect of sale of flats/shops/units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. To sign and execute Deed of Gift relating to gift a part of my total land to the concerned authority for widening the existing municipal road in my name and on my behalf, if required. The attorney shall also have the power to amalgamate my property with the adjacent/neighbour's plot of land of my

schedule property, and to sign and execute Deed of Amalgamation in my name and on my behalf.

7. To receive the consideration money in cash or by cheque/draft or any other electrical modes, from the intending purchaser or purchasers for booking of flats/shops/garages or units relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representative.
8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats/shops/garages/units, within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/shops/garages/units in the said building relating to Developer's Allocation in the said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning the said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vokatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to the said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.

12. That the Attorney will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance in favour of any intending purchasers within Developer's Allocation only according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over the said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent us before all concerned authorities having jurisdiction over the said premises and to sign, execute and submit papers and documents relating thereto.

**AND GENERALLY** to act as my Attorney in relation to all matters touching the said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

**AND** I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**  
**[Description of Land & Premises]**

**ALL THAT** piece and parcel of land measuring :

<u>R.S./L.R.</u>	<u>R.S. Khatian</u>	<u>L.R. Khatian</u>	<u>Khatian in</u>	<u>Nature of</u>	<u>Total Land Area</u>
<u>Dag No.</u>	<u>No.</u>	<u>No.</u>	<u>the name of</u>	<u>Land</u>	<u>K - CH - SFT.</u>
25	819	20055	Dipak Shaw	Sali	06 - 07 - 05
26	1102	20055	Dipak Shaw	Sali	00 - 11 - 32
					07 - 02 - 37

In total a demarcated plot of vacant Sali land measuring **7 (Seven) Cottahs 2 (Two) Chittacks 37 (Thirty Seven) sq.ft.** be the same a little more or less, lying and situated at **Mouza - Hatiara**, J.L. No. 14, Re.Sa. No. 188, Touzi No. 119, Pargana - Kalikata, P.S. New Town now Eco Park, comprised in **R.S. Dag Nos. 25 & 26, L.R. Dag No. 25 & 26**, under C.S. Khatian Nos. 1029 & 894, **R.S. Khatian Nos. 819 & 1102, L.R. Khatian No. 20055** (in the name of **Dipak Shaw, Landowner herein**), A.D.S.R.O. Rajarhat, New Town, within the local limit of formerly Rajarhat Gopalpur Municipality, having Holding No. AS/87/4116/Block-A/12-13 (asper Mutation Certificate), 87/4116, Block-A (asper Tax Receipt), in Ward No. 18, presently within the local limit of Bidhannagar Municipal Corporation, in Ward No. 12, [Jhowtala Road (Hatiara), P.O. Hatiara, Kolkata - 700157], in the District North 24 Parganas, in the State of West Bengal. The said plot of land is butted & bounded as follows :-

ON THE NORTH : Land of Nirmal Beyebarta & Others.

ON THE SOUTH : 10 ft. Wide Common Passage [Jhowtala Road (Hatiara)].

ON THE EAST : Land of Sanoj Sharma & Munna Pandey.

ON THE WEST : Land of Kanti Lal Jaiswal & Others.

**IN WITNESS WHEREOF** the parties hereto have set and subscribed their respective hands and seals on the 21 day of ..AUGUST.., 2023 (Two Thousand Twenty Three) in presence of witnesses.

**SIGNED, SEALED AND DELIVERED**

by the parties at Kolkata

in the presence of :

1. Himanshu Bhowmik  
Ram Nagan Baranbari  
POST R MOTARPUR  
MO: 700136

2. Kishalay Shaw  
S/O - Dipak Shaw  
Jhaukala  
Kol-157

Dipak Shaw

Dipak Shaw

**Landowner/Principal**

**Drafted By :**

Parish Navayon Bhattacharjee  
Adv.

8/1305/19/14/2011

Judge's Court, Dovanad

**For Pinaki Chattopadhyay & Associates,**  
**Advocates,**

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700157.

Ph. : 9830061809.

**Composed By :**

Jayashree Mondal

**Jayashree Mondal,**

Teghoria Main Road,

Kolkata - 700157.

Soumen Ghosh

Padma Developer

Represented by it's Proprietor

Soumen Ghosh

**Attorney**

Soumen Ghosh

SIGNATURE OF THE  
PRESENTANT /  
EXECUTANT / SELLER /  
BUYER / CLAIMANT  
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908  
N.B. L.H. BOX-SMALL TO THUMB PRINTS  
R.H. BOX-THUMB TO SMALL PRINTS

 <i>Dipak Ghose</i>	L.H.					
	R.H.					

ATTESTED :- *Dipak Ghose*

 <i>Jomen Ghosh</i>	L.H.					
	R.H.					

ATTESTED :- *Jomen Ghosh*

	L.H.					
	R.H.					

ATTESTED :-

	L.H.					
	R.H.					



ATTESTED :-

आयकर विभाग  
INCOME TAX DEPARTMENT  
HARICHAND BISWA  
BIMAL BISWAS

भारत सरकार  
GOVT. OF INDIA

2504/1989  
Permanent Account Number  
BVIPB6129D

Harichand Biswa  
Signature



*Harichand Biswa*

### Major Information of the Deed

Deed No.:	I-1523-12462/2023	Date of Registration	21/08/2023
Deed No./Year	1523-8002134316/2023	Office where deed is registered	
Deed Date	21/08/2023 11:15:02 AM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	PINAKI CHATTOPADHYAY TEGHORIA MAIN ROAD, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, PIN - 700059, Mobile No. : 7003254724, 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. 1,28,85,207/-		
Stamp duty 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]:- 152312416/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		



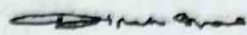
#### Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhawtala Road(Hatiara), Mouza: Hatiara, Pin Code : 700157

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-25	LR-20055	Bastu	Shali	6 Katha 7 Chatak 5 Sq Ft		1,15,71,001/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-26	LR-20055	Bastu	Shali	11 Chatak 32 Sq Ft		13,14,206/-	Width of Approach Road: 10 Ft., Adjacent to Metal Road, , Project Name :
<b>TOTAL :</b>					<b>11.841Dec</b>	<b>0 /-</b>	<b>128,85,207 /-</b>	
<b>Grand Total :</b>					<b>11.841Dec</b>	<b>0 /-</b>	<b>128,85,207 /-</b>	

**Deponent Details :**

**Name,Address,Photo,Finger print and Signature**










Name	Photo	Finger Print	Signature
<b>Mr DIPAK SHAW</b> Son of DALSHINGAR SHAW Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office			
21/08/2023	LTI 21/08/2023	21/08/2023	

JHOWTALA ,, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AYxxxxxx1M, Aadhaar No: 76xxxxxxx0460, Status :Individual, Executed by: Self, Date of Execution: 21/08/2023 , Admitted by: Self, Date of Admission: 21/08/2023 ,Place : Office

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>PADMA DEVELOPER</b> SWAPNA APARTMENT , GROUND FLOOR,, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157 , PAN No.:: AGxxxxxx3M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr SOUMEN GHOSH (Presentant)</b>                      Son of Late SADHAN GHOSH                      Date of Execution - 21/08/2023, , Admitted by: Self, Date of Admission: 21/08/2023, Place of Admission of Execution: Office                 </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Aug 21 2023 3:49PM</td> <td>LTI 21/08/2023</td> <td>21/08/2023</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr SOUMEN GHOSH (Presentant)</b> Son of Late SADHAN GHOSH Date of Execution - 21/08/2023, , Admitted by: Self, Date of Admission: 21/08/2023, Place of Admission of Execution: Office				Aug 21 2023 3:49PM	LTI 21/08/2023	21/08/2023	
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Aug 21 2023 3:49PM	LTI 21/08/2023	21/08/2023											
HATIARA , JHOWTALA, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx3M, Aadhaar No: 36xxxxxxx5805 Status : Representative, Representative of : PADMA DEVELOPER (as PROPRIETOR)													

Details :

Photo	Finger Print	Signature
		
21/08/2023	21/08/2023	21/08/2023

Identifier Of Mr DIPAK SHAW, Mr SOUMEN GHOSH

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK SHAW	PADMA DEVELOPER-10.6333 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr DIPAK SHAW	PADMA DEVELOPER-1.20771 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Municipality: BIDHANNAGAR MUNICIPALITY CORPORATION, Road: Jhawtala Road(Hatiara), Mouza: Hatiara, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 25, LR Khatian No:- 20055	Owner:দীপক সাউ, Gurdian:দল সিঙ্গার সাউ, Address:নিজ , Classification:শালি, Area:0.10000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 26, LR Khatian No:- 20055	Owner:দীপক সাউ, Gurdian:দল সিঙ্গার সাউ, Address:নিজ , Classification:শালি, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152312462 / 2023

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 of Indian Stamp Act 1899.

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

Presented for registration at 14:11 hrs on 21-08-2023, at the Office of the A.D.S.R. RAJARHAT by Mr SOUMEN GHOSH .

**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 1,28,85,207/-

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

Execution is admitted on 21/08/2023 by Mr DIPAK SHAW, Son of DALSINGAR SHAW, JHOWTALA ,, P.O: HATIARA, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700157, by caste Hindu, by Profession Business

Identified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

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

Execution is admitted on 21-08-2023 by Mr SOUMEN GHOSH, PROPRIETOR, PADMA DEVELOPER (Sole Proprietorship), SWAPNA APARTMENT , GROUND FLOOR,, City:- Not Specified, P.O:- HATIARA, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700157

Identified by Mr HARI CHAND BISWAS, , , Son of Late B BISWAS, RAM NAGAR BARA BERI, P.O: R GOPALPUR, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700036, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4417, Amount: Rs.100.00/-, Date of Purchase: 10/04/2023, Vendor name: S MUKHERJEE



*Sanjoy Basak*

Sanjoy Basak  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. RAJARHAT  
North 24-Parganas, West Bengal

