

09593/22

I - 9300/2021



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 743567

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~~and the copy is not a true and correct~~

District Sub-Registrar

Alipore, South 24-parganas

21 JUN 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (1) SMT. URMILA SINGH, PAN CCXPS7277L, Aadhaar No. 9938 6370 8641, Mobile No.7980400872, wife of Sri Mohan Singh, by Nationality- Indian, by faith- Hindu, by occupation- Housewife, (2) SRI ANISH SINGH, PAN GECPS6298C,

Aadhaar No. 9833 7489 4353, Mobile No.7003632202, son of Sri Mohan Singh, by Nationality- Indian, by faith- Hindu, by occupation- Service, both are residing at 330, Raynagar, Post Office- Bansdroni, Police Station- Bansdroni, Kolkata- 700070, jointly called and referred to as the **OWNERS/ PRINCIPALS/EXECUTANTS**, do hereby **SEND GREETINGS :**

WHEREAS SRI MOHAN SINGH son of Late Shyamlal Singh and **SMT. URMILA SINGH** wife of Sri Mohan Singh by virtue of a Deed of Sale vide Book No.I, Volume No.24, Page Nos.73 to 82, Being No.1103 for the year 1990 registered in the Office Additional District Sub-Registrar at Alipore became the joint Owners of **ALL THAT** piece and parcel of Bastu Land measuring 04 Cottahs 15 Chittaks 41 Sq.Ft. more or less with structure standing thereon lying and situated at Mouza- Roynagar, Pargana- Magura, Touzi No.6, J.L. No.47, R.S. Nos.175, 209, Khatian No.220, Dag No.109, P.S. then Regent Park now Bansdroni within the limits of The Kolkata Municipal Corporation, Borough- XI, Ward No.112, South 24- Parganas morefully and particularly described in the Schedule written hereunder from the then Owners SMT.

MALATI DEBI, SRI RAMESH SHAW, REKHA SHAW, RAJANI SHAW, PUSHPA SHAW (Minor).

AND WHEREAS SRI MOHAN SINGH executed a Deed of Gift in favour of his son **SRI ANISH SINGH** in connection with his undivided half share of land and structure on Schedule "A" land which was duly registered in the Office of District Sub-Registrar-III at Alipore vide Book No.I, Volume No.1603-2022, Page from 311528 to 311556, Deed No.160308890 for the year 2022.

AND WHEREAS at present we, the Owners, have decided to develop the said land/property and for the said purpose we, the Owners entered into a Development Agreement with **M/S. PADMA BUILDERS**, a Proprietorship Firm, having its Office at 56/19, N.S.C. Bose Road, 3/61, Regent Colony, P.O. Regent Park, P.S.- Jadavpur, Kolkata- 700040, represented by its Proprietor namely **SRI SUBRATA SAHA, PAN BGZPS0931E, Aadhaar No.9745 3476 1206, Mobile No.9903216841**, son of Nityananda Saha, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at 2/89, Regent Colony, P.O.- Regent Park, P.S.- Jadavpur,

Kolkata- 700040 which was duly registered in the Office of District Sub-Registrar-III at Alipore, vide Book No.I, Being No. 160309295 for the year 2022.

AND WHEREAS for the said purpose it has become necessary to appoint and nominate the Proprietor **SRI SUBRATA SAHA** of the said Firm **M/S. PADMA BUILDERS** as our **True and Lawful ATTORNEY** for us to do all the acts, deeds, matters, works and things as follows :-

- (1) To manage, control and supervise the development and construction work on the Schedule below mentioned land/property.
- (2) To deposit fees, charges or any other amount on behalf of us which may have to be paid to The Kolkata Municipal Corporation and/or any other authorities in respect of the said Premises.
- (3) That to apply or make signature on all the papers, documents including the Building Plan for sanction from The Kolkata Municipal Corporation with all the deviations

and modifications, if any boundary declaration or any kind of Affidavits and registration, Gift Deed relating to the said Premises, water supply department, sewerage and drainage department of The Kolkata Municipal Corporation, to apply or make signature on every documents for obtaining the Completion Certificate from The Kolkata Municipal Corporation and/or any competent authority and our said Attorney shall have the power to withdraw all such documents from The Kolkata Municipal Corporation and all other authorities.

- (4) To apply before the Electricity department, Telephone department and for any other connections of whatsoever manner or nature in respect of the said premises and/or newly built up building and to that effect to sign all such relevant applications, documents and any representation of whatsoever manner or nature that is being sought to be done by the aforesaid departments and/or by others as and when necessary and/or asked for.

- (5) That to pay rents and taxes in our name and on our behalf to all the concerned authorities including The Kolkata Municipal Corporation for and in respect of the said Premises and to obtain valid receipt there from in our names and on our behalf to pay other charges, levies, fees, fines etc. as may be required for the Schedule below mentioned Premises.
- (6) That to file and defend all suits, cases, appeals, complains and applications of whatsoever manner or nature for and on our behalf in respect of the Schedule below mentioned Premises and also to present and prosecute writ application or petition in respect thereof in any manner relating to the said Premises before any Court of Law.
- (7) To appear, file and defend any case or cases whatsoever manner or nature before any judicial authority and/or Quasi Judicial authority in respect of the Schedule below mentioned Premises.

- (8) To sign and verify all vokatnama, complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications or executions, revision or stay of whatsoever manner or nature memorandum of appeal and may be required for fully and effectually conveying the said Premises written hereunder in the Schedule.
- (9) That to negotiate with all intending Purchaser/ Purchasers of the Developer's Allocation in the newly built up G+III storied building morefully and particularly described in Schedule "C" of the Development Agreement or any part thereof and to fix sale consideration for such sale/sales with the Purchaser/Purchasers and to enter into any Agreement for Sale of the Developer's Allocation or any part thereof with the said intending Purchaser/Purchasers and to receive earnest money for the same and we shall put our signature in such Agreement For Sale, if necessary.

- (10) That to represent us in all dealings and negotiations for execution and registration of such Agreement For Sale and/or Deed of Conveyance/Conveyances and/or any other transfer, document/documents or whatsoever manner or nature relating to the Developer's Allocation including undivided proportionate share of land and all common passages, facilities and amenities, etc. in the newly built up building in favour of the intending Purchaser or Purchasers and to acknowledge the necessary receipts of consideration and to issue the necessary effectual receipts thereof and to appear before any Office of the Registrar, District Registrar, Sub-Registrar, Additional District Sub-Registrar and/or Registrar of Assurance Kolkata and/or any other authority/authorities having the necessary jurisdiction in that behalf and thereof to present for registration and to register and admit execution thereof and to do all such acts, deeds and things in our names and on our behalf.

(11) To do all other acts, deeds and things relating to above matters/proceedings in our names and on our behalf as the said Attorney in his absolute discretion shall think fit and proper in respect of the Schedule mentioned property/Premises.

(12) That to sign and receive any registered or registered with A/D Letter and/or articles and/or any other documents of whatsoever manner or nature in respect of the said Premises mentioned in the Schedule written hereunder and to grant proper and effectual receipt/receipts in respect thereof in our names and on our behalf.

AND GENERALLY to do, execute and perform any other act or acts, deed/deeds matter or things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in relation to the said Premises described in the SCHEDULE written hereunder and thereto as fully and effectually as ourselves or we could do the same if we are personally present.

We agree and undertake to ratify and confirm all and whatsoever our said ATTORNEY under this DEVELOPMENT POWER shall lawfully do execute or perform in exercise of this power authority and liberties hereby conferred upon and by virtue of these presents.

SCHEDULE ABOVE REFERRED TO
(Land/Property/Premises)

ALL THAT piece and parcel of Bastu Land measuring 04 (Four) Cottahs 15 (Fifteen) Chittacks 41 (Forty One) Sq.Ft. more or less with structure standing thereon lying and situated at Mouza- Roynagar, Pargana- Magura, Touzi No.6, J.L. No.47, R.S. Nos.175, 209, Khatian No.220, Dag No.109 under Police Station- Bansdroni, within the limits of The Kolkata Municipal Corporation, Borough- XI, Ward No.112, Premises No. 330, Roynagar, Mailing Address Roynagar, Mete Maszid, District South 24-Parganas.

IN WITNESSETH WHEREOF we, the Executants, have set and subscribed our respective hands and signatures on this the 21st day of June in the year 2022.

WITNESSES :-

1) Mohan Singh
330 RA NAGAR
KOLKATA-700070

1) Armita Singh

2) Anish Singh

2) Chandan Mukherjee
6137 Netaji Nagar
Kolkata-700092

**Signature of the Executants/
Owners**

Accepted the Development
Power of Attorney

M/S. PADMA BUILDERS

Subrata Saha

Proprietor

**Signature of the Attorney/
Developer**

Drafted by

Samir Kumar Basu
(SAMIR KUMAR BASU)

Advocate












Alipore Police Court,
Kolkata - 700027.

Banu
Advocate

F-196/105 of 1999












Computer Typed by

Birwajit Halder
Alipore Police Court,
Kolkata - 700027.

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					












Name... V. R. MILA SINGH

Signature... V. R. MILA SINGH

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... ANISH SINGH

Signature... ANISH SINGH

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... SUBRATA SAHA

Signature... SUBRATA SAHA



সার্বভৌম সরকার
GOVERNMENT OF INDIA



উর্মিলা সিং
Urmila Singh
পিতা : শঙ্কু সিং
Father : SHANKU SINGH
জন্ম সাল / Year of Birth : 1965
মহিলা / Female



9938 6370 8641

আধার - সাধারণ মানুষের অধিকার

Urmila Singh



অবৈধতা প্রতিরোধের প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
পি-২৭, নিল গোপাল পার্ক,
বান্দ্রোনি, বজবুজ, দা ২৪ পরগনা,
পশ্চিমবঙ্গ, ৭০০০৭০

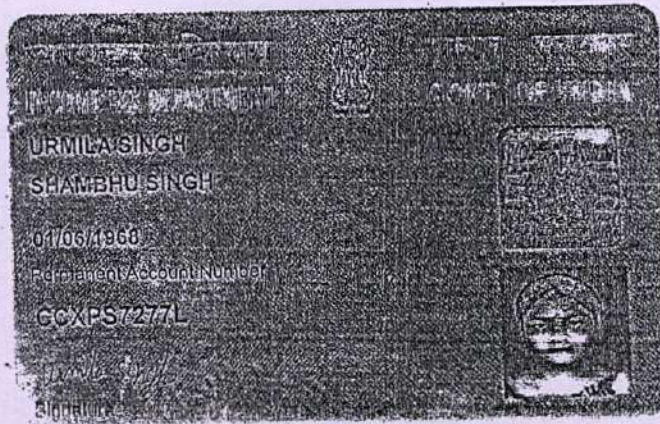
Address:
P-27, NIL GOPAL PARK,
BANSDRONI, Budge Budge
- I, Bansdroni, South Twenty
Four Parganas, West
Bengal, 700070

1947
1800 180 1947

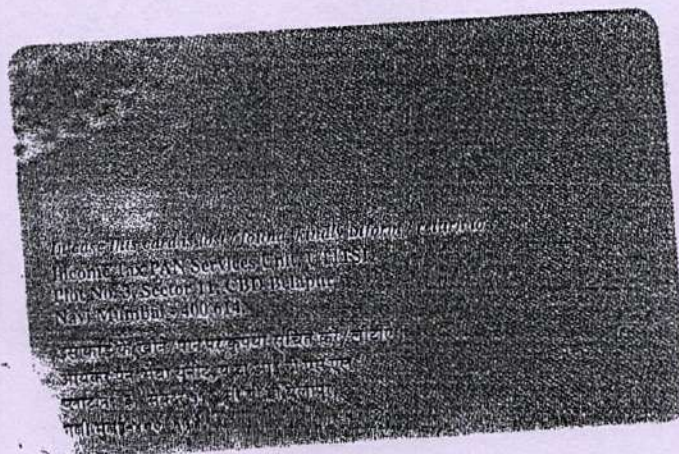
help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bangalore-560 001



urmila singh





भारत सरकार
GOVERNMENT OF INDIA



अनिश सिंग
Anish Singh
पिता :: मोहन सिंग
Father :: MOHAN SINGH
जन्म वर्ष / Year of Birth :: 1992
पुरुष :: Male



9833 7489 4353

आधार - साधारण मानुषेरा अधिकार

Anish Singh



आवृत्ति विनिर्देशन परिचय प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ठिकाना:
पि-२७, नील गोपाल पार्क,
बान्शद्रोनी, श्रीरामपुर, गडिया, दक्षिण
२४ परगना, पश्चिमबंग, ७०००८४

Address:
P-27, NIL GOPAL PARK,
BANSHDRONI, Srirampur,
Garia, South Twenty-Four
Parganas, West Bengal,
700084

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No: 1847,
Bengaluru-560 001



भारत सरकार
Government of India



Issue Date: 15/12/2011

Subrata Saha
DOB: 10/03/1968
Male



9745 3476 1206

मेरा आधार, मेरी पहचान

Subrata Saha

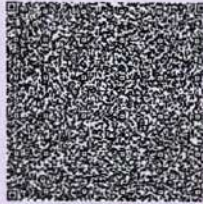


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Print Date: 02/11/2021

Address: S/O Late Nityananda Saha,
2/89, Regent Colony, Jadavpur, Regent
Park S.O, Kolkata, West Bengal, 700040



9745 3476 1206



1947



help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUBRATA SAHA

NITYA NANDA SAHA

10/03/1968

Permanent Account Number
BGZPS0931E

Subrata Saha
Signature

90023012

Subrata Saha



भारत सरकार
Authentication Authority of India
Government of India

Enrollment No. : 1507/77077/01823

To
Samir Kumar Basu

07/12/2016

S/O: Hari Pada Basu
284, GANGULY BAGAN
Naktala
Naktala, Circus Avenue, Kolkata,
West Bengal - 700047
9831024920



KA064068955FH

06406895



आपका आधार क्रमांक / Your Aadhaar No. :

6722 1349 8903

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Samir Kumar Basu

DOB: 30/12/1965

Male

6722 1349 8903



मेरा आधार, मेरी पहचान

Samir
Advocate

Major Information of the Deed

Deed No :	I-1603-09300/2022	Date of Registration	21/06/2022
Query No / Year	1603-8001866078/2022	Office where deed is registered	
Query Date	21/06/2022 10:47:22 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SAMIR KUMAR BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831024920, 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. 52,18,799/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309295/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



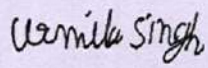


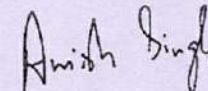
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Roynagar, , Premises No: 330, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		4 Katha 15 Chatak 41 Sq Ft		51,24,299/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :					8.2408Dec	0 /-	51,24,299 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	350 Sq Ft.	0/-	94,500/-	Structure Type: Structure
Gr. Floor, Area of floor :350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		350 sq ft	0 /-	94,500 /-	



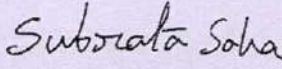
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs URMILA SINGH Wife of Mr MOHAN SINGH Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office	Photo  21/06/2022	Finger Print  LTI 21/06/2022	Signature  21/06/2022
330, ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CCxxxxxx7L, Aadhaar No: 99xxxxxxxxx8641, Status :Individual, Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office				
2	Name Mr ANISH SINGH Son of Mr MOHAN SINGH Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office	Photo  21/06/2022	Finger Print  LTI 21/06/2022	Signature  21/06/2022
330, ROYNAGAR, City:- , P.O:- BANSDRONI, P.S:-Bansdrone, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GExxxxxx8C, Aadhaar No: 98xxxxxxxxx4353, Status :Individual, Executed by: Self, Date of Execution: 21/06/2022 , Admitted by: Self, Date of Admission: 21/06/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	PADMA BUILDERS 56/19, NETAJI SUBHASH CHANDRA BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 , PAN No.:: BGxxxxxx1E,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	Mr SUBRATA SAHA (Presentant) Son of Late NITYANANDA SAHA Date of Execution - 21/06/2022, , Admitted by: Self, Date of Admission: 21/06/2022, Place of Admission of Execution: Office	 <small>Jun 21 2022 10:57AM</small>	 <small>LTI 21/06/2022</small>	 <small>21/06/2022</small>
2/89, REGENT COLONY, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx1E, Aadhaar No: 97xxxxxxxx1206 Status : Representative, Representative of : PADMA BUILDERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SAMIR KUMAR BASU Son of Late H P BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	21/06/2022	21/06/2022	21/06/2022
Identifier Of Mrs URMILA SINGH, Mr ANISH SINGH, Mr SUBRATA SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs URMILA SINGH	PADMA BUILDERS-4.12042 Dec
2	Mr ANISH SINGH	PADMA BUILDERS-4.12042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs URMILA SINGH	PADMA BUILDERS-175.00000000 Sq Ft
2	Mr ANISH SINGH	PADMA BUILDERS-175.00000000 Sq Ft

Endorsement For Deed Number : I - 160309300 / 2022

On 21-06-2022

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 : 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 10:52 hrs on 21-06-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBRATA SAHA ,.

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 52,18,799/-

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

Execution is admitted on 21/06/2022 by 1. Mrs URMILA SINGH, Wife of Mr MOHAN SINGH, 330, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 2. Mr ANISH SINGH, Son of Mr MOHAN SINGH, 330, ROYNAGAR, P.O: BANSDRONI, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service Indetified by Mr SAMIR KUMAR BASU, , , Son of Late H P BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , 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 21-06-2022 by Mr SUBRATA SAHA, Proprietor, PADMA BUILDERS, 56/19, NETAJI SUBHASH CHANDRA BOSE ROAD, City:- , P.O:- REGENT PARK, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700040

Indetified by Mr SAMIR KUMAR BASU, , , Son of Late H P BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , 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 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 743567, Amount: Rs.100/-, Date of Purchase: 07/06/2022, Vendor name: S B Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

