

2986/24

I-2908/24



पश्चिम बंगाल WEST BENGAL

AM 803505

Certified that the document is valid
in registration. The Signature Sheet and
endorsement Sheet Attached to the
document are the part of the document.

Additional District Sub-Registrar
Cossipore, Dist. Nam. 24 P.W. (Noida)

15 MAR 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) MR. RATAN KUMAR GUPTA, (PAN - AIJPG9741K) (Aadhaar No.6250 0794 4530), son of Late Babu Lal Gupta, by Occupation Business, residing at 3A, Gopal Chatterjee Road, P.O. & Police Station Cossipore, Kolkata - 700 002, (2) MR. PRADYUMAN KUMAR JAIN, (PAN - ADYPJ6299F) (Aadhaar No.4873 9208 8628), son of Late Ram Ratan Jain, by Occupation Business, residing at 10, Raja Sew Box Bagla Lane, P.O. & Police Station Cossipore, Kolkata - 700 002, and (3) MRS. SAROJ GUPTA, (PAN - BOXPG5017D) (Aadhaar No.9290 0777 4575), wife of Mr. Ratan Kumar Gupta, by Occupation Home Maker, residing at 3A, Gopal Chatterjee Road, P.O. & Police Station Cossipore, Kolkata - 700 002, by faith Hindu, by nationality Indian, do hereby SEND GREETINGS:

123437

NAME _____
ADD. _____
Rs. _____
19 OCT 2022
SURANJAN KUNHERJEE
Licence Under
C. S. Court
2 & 3, K. S. Road, Ranchi, West Jh.

Dipak Kumar Saha
Advocate
High Court, Calcutta

19 OCT 2022

19 OCT 2022



Dipak Kumar Saha
Adv.

40. H. A. K. Saha

2/1, R. A. Lane, P.O. Sinter

P.S. Baranagar, Kol-50

addl. District Sub-Registrar
Cossioore, Dum Dum

17 5 MAR 2024

WHEREAS we are the absolute owners of the property morefully mentioned in the Schedule hereunder written and hereinafter referred to as the Said Property.

AND WHEREAS we have entered into a development agreement with ANSHIKA CONSTRUCTION, a proprietorship firm having its office at 10/1C, Gopal Chatterjee Road, P.O. & Police Station Cossipore, Kolkata - 700 002, represented by its sole proprietor SRI DHRUB KUMAR MANJHI, (PAN - APMPM5820R), (Aadhaar No.4595 4276 7586), son of Late Motilal Manjhi, by faith Hindu, by occupation Business, by nationality Indian, residing at 22, Gobinda Mondal Lane, P.O. & Police Station Cossipore, Kolkata - 700 002, hereinafter referred to as the "DEVELOPER" appointing it / him as the Developer to develop the said property by raising a new building upon the Said Premises on terms and conditions mentioned therein and the said development agreement has been registered on 15/03/2024 in the office of the A.D.S.R. Cossipore Dum Dum and recorded in Book No.I, Being No. 2899 for the year 2024.

AND WHEREAS to fulfill the purpose of the Development Agreement we have agreed to empower the said Developer to carry on the said project by executing development power of attorney.

NOW BY THESE PRESENTS we do hereby appoint, nominate, constitute and authorise ANSHIKA CONSTRUCTION, a proprietorship firm having its office at 10/1C, Gopal Chatterjee Road, P.O. & Police Station Cossipore, Kolkata - 700 002, represented by its sole proprietor SRI DHRUB KUMAR MANJHI, (PAN - APMPM5820R), (Aadhaar No.4595 4276 7586), son of Late Motilal Manjhi, by faith Hindu, by occupation Business, by nationality Indian, residing at 22, Gobinda Mondal Lane, P.O. & Police Station Cossipore, Kolkata - 700 002, as our true and lawful Attorney to do all or any of the following acts deeds and things for the purpose of the said development work.

1. To look after, manage and maintain our Said Property during the course of the said development and warn off any intruders.

Ratan Kumar Gupta

2. To enter into the Said property for the purpose of the proposed development work and for such purpose to make feasible building plans, revised / modified building plans of the proposed building duly signed by it or by us and submit the same on our behalf and get it sanctioned from the Kolkata Municipal Corporation at its / his costs and responsibilities and construct the proposed multi-storied building upon the said land according to the said proposed sanctioned plans of Kolkata Municipal Corporation.
3. To appoint Engineer, Architect, Surveyor, L.B.S, Contractor, mason and labourer for construction of the said building and to make payments to them.
4. To supervise the development work and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building and structures on the Said Property as per the sanctioned plan.
5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the Said Property.
6. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying on the development work on the Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
7. To apply for and obtain from different authorities, electricity, water, sewerage, drainage, telephone or any other utility / services in the Said Premises and to close down and / or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as may doth fit and proper by the said Attorney.

8. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
9. To apply to Court, Banks, financial institutions, govt. and non govt. offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
10. To apply for the inspection and / or to inspect judicial records and any records of any office or offices either Central or State or local Govt.
11. To pay rates and taxes regularly before the Kolkata Municipal Corporation and rent to the Government, if any on our behalf and to do all necessary act or acts which may be necessary relating to the Scheduled Property.
12. To apply from time to time for modification of the building plans, revised plan, Completion / Occupation Certificate, if any in respect of the building to be constructed on the Said Property.
13. To make registered boundary declaration, registered declaration for enforced alignment, deed of gift for strip of land, splayed corner etc. in favour of Competent Govt. / Semi Govt. / Autonomous Body for getting sanction plan from the Kolkata Municipal Corporation.
14. To collect different building materials at its / his costs expenses risks and responsibilities for such construction.
15. To do all other acts deeds matters and things in respect of the Said Property for the purpose of the said development work thereupon including mutation etc.

16. To enter into agreements for sale or transfer of the different portions, constructed areas, flats, units, shops, garages etc. excepting the Owners' allocation of the said building from time to time and at any stage of construction with such persons and on such terms and conditions and at such consideration / price as the Said Attorney may in its / his absolute discretion think fit and proper as per the Agreement concluded in writing between the Principal and the Attorney.
17. To sell, transfer, demise all or any of the flats, garages, shops, spaces, units etc. together with proportionate share or interest in the land comprising the Premises on which the said building is built excepting the Owners' allocation to different persons on ownership basis and / or in any other manner as might be thought fit by the said Attorney and to collect and receive of and from the prospective buyers / transferees of such flats, units, spaces the price or rent or premium of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and / or give proper and lawful discharge for the same.
18. To appear for us and on our behalf and represent us in all courts, L. A. Collector, Board of Revenue, P.W.D., Kolkata Municipal Corporation, KIT, KMDA, Tribunals, Sub Registration office, A.D.S.R Offices, Registrar of Assurances, Public Bodies, Competent Authorities under U.L.C. and State Government, Land Department, Civil Administration / Police Authorities, Airport Authority etc.
19. To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorney or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the Said Property or the developmental works therein.
20. To give such letters and writings and / or undertakings as may be required from time to time by the Kolkata Municipal Corporation and / or concerned authorities

for the purpose of carrying on the development works in respect of the Said Property as also in respect of the construction work of the building thereupon.

21. To sign, execute and admit any documents, statements, papers, undertakings, declarations, plans as may be required for obtaining necessary permission by the Kolkata Municipal Corporation and other appropriate authorities.
22. To swear any affidavits, declarations and Indemnity Bond etc. for the purpose of our Said Property as mentioned herein below, if required, in future as our lawful Attorney shall deem fit without making me liable in any way, before any Judicial, Executive and Notary Public, Registrar.
23. To insure the Said Property against damages, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said Attorney may think fit and proper at its / his cost.
24. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other Officer or Officers of any state or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
25. For us and in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as our said Attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of it / him.

26. To sign and present the deeds of gifts to authorities, agreement for sale, sale, conveyance or conveyances, assignments, affidavits, declarations, boundary declarations, deed of rectification, mortgages, release, lease, sub-lease or other document or documents for registration and to admit thereof and receipt of consideration on our behalf before any A.D.S.R., Sub-Registrar or Registrars / Registrar of Assurances having authority for and to have the same registered according to law and to do all other acts, deeds and things which our Attorney shall consider necessary for the transferring and / or conveying the Developer's allocation only and not the Owner's allocation to the intending Purchaser or Purchasers / transferees or any other person as our lawful and effectual Attorney.

GENERALLY to do and perform all acts deeds matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.

AND we agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction / development and for the transfer of or otherwise dealing with the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE ABOVE REFERRED TO:

(Description of the entire Property)

ALL THAT piece and parcel of homestead land measuring 3 (three) Cottahs 5 (five) Chittaks 35 (thirty five) sq. ft. more or less together with kutchha structure measuring 150 sq. ft., lying and situate at and being Premises No.5A/1B, Gopal Chandra Chatterjee Road (also known as Gopal Chatterjee Road), P.O. & Police Station Cossipore, Kolkata - 700 002, Assessee No.110010501623, in Ward No.1, Borough No.I, within the local limits of Kolkata Municipal Corporation, under A.D.S.R. Cossipore Dum Dum; butted and bounded by:

- ON THE NORTH : Premises No.5B, Gopal Chandra Chatterjee Road;
- ON THE SOUTH : 2' wide vacant land and Premises No.5A/1A, Gopal Chandra Chatterjee Road;
- ON THE EAST : Initially 8' wide road and then 16' wide road;
- ON THE WEST : 1'-6" wide Corporation drain and then Premises No.4C, Gopal Chandra Chatterjee Road.

IN WITNESS WHEREOF we set and subscribed our respective hand and seal hereunto
on this the 15th day of March, 2024.

WITNESSES:

1. Pradeep Kumar Yadav
28/A Gopal Chatterjee
Road Kat-2
S/o Haruonon Prasad Yadav
Mb- 8981340351

Ratan Kumar Gupta
Saroj Gupta
Pradyuman Kumar Jain

Signature of the Principals

2. Shub Shankar Chakraborty
S/o Late Ashim kr Chakraborty
87/B Casipore Road, Block-F
Flat - 7, Kol- 700002
M/N. 8240912010

Drafted & prepared by me as per the
instructions and documents supplied
by the parties and approved by them:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B. No.319/1991.

ANSHIKA CONSTRUCTION
Shub Kumar Manjhi
Proprietor

Signature of the Attorney

SPECIMEN FORM FOR TEN FINGERPRINTS



Ratan Kumar Gupta

Ratan Kumar Gupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Saroj Gupta

Saroj Gupta	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Pradyuman Kumar Jain

Pradyuman Kumar Jain	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Ashut Kumar Manjhi

Ashut Kumar Manjhi	Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
	Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

Major Information of the Deed

Deed No :	I-1506-02908/2024	Date of Registration	15/03/2024
Query No / Year	1506-8000722534/2024	Office where deed is registered	
Query Date	15/03/2024 11:19:40 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Dipak Kumar Saha Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830219513, 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. 2/-	Rs. 1,45,60,501/-		
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]:- 150602899/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :












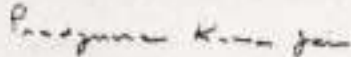


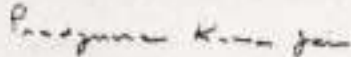


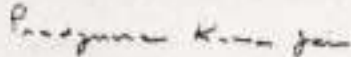


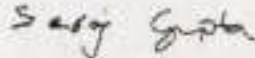


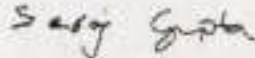


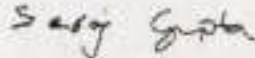
District: North 24-Parganas, P.S:- Cossipur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gopal Chatterjee Road, , Premises No: 5A/1B, , Ward No: 001 Pin Code : 700002

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	3 Katha 5 Chatak 35 Sq Ft	1/-	1,45,20,001/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				5.5458Dec	1 /-	145,20,001 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	150 Sq Ft.	1/-	40,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 150 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		150 sq ft	1 /-	40,500 /-	




Principal 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> Mr RATAN KUMAR GUPTA Son of Late Babu Lal Gupta Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office </td> <td>  </td> <td>  Captured </td> <td>  </td> </tr> <tr> <td>15/03/2024</td> <td></td> <td>LTI 15/03/2024</td> <td>15/03/2024</td> </tr> </tbody> </table> <p>3A, Gopal Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AIxxxxxx1K, Aadhaar No: 62xxxxxxxx4530, Status :Individual, Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office</p>	Name	Photo	Finger Print	Signature	Mr RATAN KUMAR GUPTA Son of Late Babu Lal Gupta Executed by: Self, Date of Execution: 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024 ,Place : Office		 Captured		15/03/2024		LTI 15/03/2024	15/03/2024
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15/03/2024		LTI 15/03/2024	15/03/2024										
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Name	Photo	Finger Print	Signature										
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15/03/2024		LTI 15/03/2024	15/03/2024										
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15/03/2024		LTI 15/03/2024	15/03/2024										

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	ANSHIKA CONSTRUCTION 10/1C, Gopal Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002 , PAN No.:: APxxxxxx0R,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DHRUB KUMAR MANJHI (Presentant) Son of Late Motilal Manjhi Date of Execution - 15/03/2024 , Admitted by: Self, Date of Admission: 15/03/2024, Place of Admission of Execution: Office	Photo  Mar 15 2024 11:44AM	Finger Print  Captured LTI 15/03/2024	Signature  15/03/2024
	22, Gobinda Mondal Lane, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: APxxxxxx0R, Aadhaar No: 45xxxxxxxx7586 Status : Representative, Representative of : ANSHIKA CONSTRUCTION (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Dipak Kumar Saha Son of Late A K Saha 2/1 R A Lane, City:- , P.O:- Sinthi, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050	 15/03/2024	 Captured 15/03/2024	 15/03/2024
Identifier Of Mr RATAN KUMAR GUPTA, Mr PRADYUMAN KUMAR JAIN, Mrs SAROJ GUPTA, Mr DHRUB KUMAR MANJHI			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR GUPTA	ANSHIKA CONSTRUCTION-1.84861 Dec
2	Mr PRADYUMAN KUMAR JAIN	ANSHIKA CONSTRUCTION-1.84861 Dec
3	Mrs SAROJ GUPTA	ANSHIKA CONSTRUCTION-1.84861 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RATAN KUMAR GUPTA	ANSHIKA CONSTRUCTION-50.00000000 Sq Ft
2	Mr PRADYUMAN KUMAR JAIN	ANSHIKA CONSTRUCTION-50.00000000 Sq Ft
3	Mrs SAROJ GUPTA	ANSHIKA CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 150602908 / 2024

On 15-03-2024

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 11:34 hrs on 15-03-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr DHRUB KUMAR MANJHI .

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 1,45,60,501/-

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

Execution is admitted on 15/03/2024 by 1. Mr RATAN KUMAR GUPTA, Son of Late Babu Lal Gupta, 3A, Gopal Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 2. Mr PRADYUMAN KUMAR JAIN, Son of Late Ram Ratan Jain, 10, Raja Sew Box Bagla Lane, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Business, 3. Mrs SAROJ GUPTA, Wife of Mr Ratan Kumar Gupta, 3A, Gopal Chatterjee Road, P.O: Cossipore, Thana: Cossipur, , North 24-Parganas, WEST BENGAL, India, PIN - 700002, by caste Hindu, by Profession Others

Indetified by Dipak Kumar Saha, , Son of Late A K Saha, 2/1 R A Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-03-2024 by Mr DHRUB KUMAR MANJHI, Proprietor, ANSHIKA CONSTRUCTION, 10/1C, Gopal Chatterjee Road, City:- , P.O:- Cossipore, P.S:-Cossipur, District:-North 24-Parganas, West Bengal, India, PIN:- 700002

Indetified by Dipak Kumar Saha, , Son of Late A K Saha, 2/1 R A Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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 123437, Amount: Rs.100.00/-, Date of Purchase: 19/10/2022, Vendor name: SURANJAN MUKHERJEE

Kaustava Dey

**Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal**

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eing No 150602908 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.03.21 12:27:59 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 21/03/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.