

2346/18

D. 2170/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Z 778720

Certified that the document is admitted to registration, the signature sheet/s and the endorsement sheet/s attached with this document are the part of this document

8-1-129251/18  
08/05/18, 1.58

Additional District Sub-Registrar,  
Garia South 24 Parganas

8 MAY 2018

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF**

**DEVELOPMENT AGREEMENT**

**KNOWN ALL MEN BY THERES PRESENTS**, that We **1) MR. ANINDYA KISHORE MANNA**, (PAN-AEFPM1292M), son of Late . Baneswar Manna, by faith-Hindu, by occupation-Service, residing at Bijoy Nagar, P.O. & P.S. Goshaba, District- South 24 Pin Code No. 743370, -Parganas, presently at Tentulaberia, Anukul Chandra Road, P.O. Garia, P.S. Sonarpur, Kolkata-700084, District-South 24-Parganas, and **(2) MR. PANKAJ BHUSAN GAYEN**, (PAN-AELPG 8528A), son of Late . Nilmoni Gayen, by faith-Hindu, by occupation-Service, residing at Vill & P.O. Purba Gopal Nagar, P.S. Manirbazar, District- South 24-Parganas, Pin Code No. 743395, presently at L/6. Rental Housing Estate,, 48/4 Sultan Alam Road,



নং 1438

তারিখ 18-04-18

খরিদদার

মূল 100/-

সাং

শফর কুমার সরকার  
স্ট্যাম্প ডেপুটি  
সোনারপুর এ্যা.ডি.এস.আর অফিস  
দেং ১৪ পরগণা

T. K. Chakraborti  
Advocate  
Barabour Court



W

Additional District Sub-Registrar,  
Garia South 24 Parganas

18 MAY 2018

M. K. Chakraborti  
S. K. Chakraborti  
B. K. Chakraborti

P.O. & P.S.Charumarket, Kolkata-700033, District-South 24-Pargana, hereinafter and collectively called the **PRINCIPAL**, do hereby **SEND GREETINGS** :-

**WHEREAS** the Principal herein is the absolute owner of **ALL THAT** piece and parcel of amalgamated land measuring more or less **5 Cottahs 9 chattaks 5 Sq.ft.** along with revised sanctioned Building Plan No.216/Rev/CB/28/28 dated 28/11/2016.for proposed construction of (G+IV) storied building situated and lying at Mouza-Barhansfartabad, J.L.No.47, R.S.No.7, Touzi No.109, Pargana-Medanmolla, A.D.S.R.office at Garia, P.S.Sonarpur Comprising in R.S.Dag Nos.3155 & 3156, appertaining to R.S.Khatian No.216, Holding No.562,Dakshin Madhya Fartabad, Ward No.28, under P.S.Sonarpur, District-South 24-Parganas(hereinafter called the SAID PREMISES) .

**AND WEREAS** with a view to construct a multi-storied building the parties being unable to construct the multistoried building due to personal inconvenience hence we entered into a Development Agreement with "**OM REALTORS**", a registered Proprietorship Firm, having its registered office at Balia, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084 on 08/05/2018 by a registered Agreement to develop the said Premises as mentioned above by way of construction of the New building.Which the attorney agreed on certain terms and conditions mentioned therein, causing one portion as owners' allocation and balance as Developer's allocation.(Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered duly in Book No.1 being No. **2169** of 2018 at Garia A.D.S.R.office office in which full stamp duty has already been paid).

**AND WHEREAS** for the purpose of carrying out said construction and to deal with the said Property in respect of developer's allocation as mentioned above Ie do hereby constitutute appoint and nominate "**OM REALTORS**", a registered Proprietorship Firm, having its registered office at Balia, Garia Station Road, P.O.Garia, P.S.Sonarpur, Kolkata-700084 represented by its sole proprietor, SRI DIBYENDU ROY,( PAN-ADVPR0643J), alias DIBYENDU NARAYAN

*Sanjay Bhushan Gargen*

*Anindya Kishore Meena.*

*Sri Dibyendu Roy*



ROY, Son of Late Sitendu Narayan Roy, residing at 'Kamal Mati' Tentulberia, P.O. Garia, P.S. Sonarpur. Kolkata-700 084 presently at "SWARNABITHI", 95, East Balia, Garia Station Road, P.O. Garia, P.S. Sonarpur, Kolkata-700084, District-South 24-Parganas, as our Constituted and lawful "**ATTORNEY / AGENT**" to act to do 'inter-alia' the following acts, deeds and things in respect of the said Premises as mentioned above

1) To look after, manage, protect and supervise properly our above mentioned said Property and accordingly for us and on our behalf which We could do personally.

2) To represent us before all authorities, Rajpur Sonarpur Municipality, court of law and all Govt. office or offices of the local bodies wherever our personal presence is necessary in connection with the above mentioned said Property and to appear for and represent us before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and other process of law. to appoint, engage on our behalf advocate or solicitors wherever our attorney shall think proper and to do so and to discharge and or terminate its appointment.

3) To sign the building plan on behalf of us and also erect multi-storied building on the said premises as mentioned above as per Sanctioned building Plan to be obtained from Rajpur-Sonarpur Municipality and also to take measurement of the said premises by its surveyor and to carryout the work of soil testing, sanctioned plan etc as may be required to erect the buildings

4) To sign and execute all sale deeds, neogotiate sale agreement in respect of said premises in terms of the said registered Development Agreement mentioned above, gift for Municipality, amalgamated deed registration, papers, plaints, petitions written statements, verifications, vokalatnamas, warrant of attorneys and all other writings in connection with the above mentioned said premises as mentioned.

5) To sign all other petition, forms, applications, document and to sign any kind of transfer/ gift deed or purchase deed and declaration before the office of the Rajpur-Sonarpur Municipality , etc or like other offices which will be required for constructing the building and/or bring connection thereto.

6) To represent us before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax registration offices and Rajpur-Sonarpur Municipality etc as and when will be required by our said attorney..

7) To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said premises on our behalf.

8) To start constructuon of the building on the said premises as mentioned above and for that purpose to store bricks, cements and other building materials on the said property and to erect temporary structures for the watchman or darwans on the said premises.

9). To appoint Engineers/ Architect, labours, contractors, suppliers and other man which be required for construction the multi storied building.

10). To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, carparking space of the said premises in the said multi storied building to be constructed on the said premises together with undivided proportionate share in the land thereof to any intending purchaser/s at or for the consideration to be fixed by our said attorney at its own discretion.

11.) For construction of the aforesaid flats, carparking spaces all our said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreement/ conveyances for sale of the said flats, carparking spaces and other spaces and land on the said premises and received the consideration or part thereof towards advance or entire consideration from them against proper receipts, in respect of said premises.



12.) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, carparking spaces & proportionate share of land on the said premises in respect of said premises in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in our names and on our behalf after receiving the entire consideration money from them in respect of said premises..

13). To appear and represent us before all authorities including those under Rajpur-Sonarpur Municipality, B.L.& L.R.O for fixation and finalisation of annual valuation, sanction Plan , mutation ,amalgamation /combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which our said attorney may deem fit and proper.

14) .To commence, prosecute , endorse, answer, defend or oppose all action or other legal proceedings and demand touching any of the matters concerning the said premises or any requisition and/or tenancies to receive award and compensations in respect of the said premises or any part thereof and if required to compromise , settle , refer to arbitration, abandon, submit to judgement or in any such action or proceedings before any court , civil or criminal or revenue including rent controller.

15). To apply for and represent us before the competent authorities Urban Land(ceiling and regulation)Act,1976 and all Govt. Authorities and local and public bodies,in case of necessity..

16). To engage and appoint any solicitor, advocate or advocates or councils to act and plead and otherwise conduct the said case whenever our said attorney/s think proper to do so..

17). To sign declares and /or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavid, cerification,

vokalatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Premises..

18). To sign and execute all other deeds , instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises and /or proportionate share in the land in respect of the constructed or to be constructed areas flats, shops, carparking spaces and other spaces proposed on the said premises in respect of said premises .

19). For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign , execute and submit all papers .


**AND GENERALLY** to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of our said attorney or ought to be done executed and performed in relation to all our affairs as fully and effectually as ourself could do the same AND we do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts our said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Premises and for any other purposes under and by virtue of this power.



IN WITNESS WHEREOF We, the Executant herein have hereunto put  
our signatures on 8th day May 2018

**WITNESSES:-**

1.

  
Anindya Kishore Mazza

2

Sathe' (Dr)  
Baruipur civil court

Anindya Kishore Mazza.

Pankaj Bhushan Gayen

SIGNATURE OF THE EXECUTANTS

**ON REALTORS**

Dibyendu Roy.  
dhan dibyendu Norayan Roy.  
**PROPRIETOR**

SIGNATURE OF THE ATTORNEY

Drafted by me:



**TARUN KANTI CHAKRABARTI**

Advocate, (F.No.853/95)

Baruipur Civil Court.

**Printed by :**



Sonarpur.Kolkata-700 150.



स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER <b>AELPG8528A</b>		
	नाम /NAME <b>PANKAJ BHUSAN GAYEN</b>	
पिता का नाम /FATHER'S NAME <b>NILMONI GAYEN</b>		इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें संयुक्त आयकर आयुक्त (पदविवेक एवं तकनीकी), पी-7, चौरंगी स्क्वायर, कलकत्ता - 700 069.  In case this card is lost/found kindly inform/return to the Issuing authority Joint Commissioner of Income-tax (Systems & Technical), P-7, Chowringhee Square, Calcutta- 700 069.
जन्म तिथि /DATE OF BIRTH <b>12-08-1968</b>		
हस्ताक्षर /SIGNATURE 	आयकर आयुक्त, स.अ. - III COMMISSIONER OF INCOME TAX, W.B. - II	


 Pankaj Bhusan Gayen

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AEFPM1292M



नाम /NAME

ANINDYA KISHORE MANNA

पिता का नाम /FATHER'S NAME  
BANESWAR MANNA

जन्म तिथि /DATE OF BIRTH  
01-03-1969

हस्ताक्षर /SIGNATURE

Anindya Kishore Manna

*B. K. Das*

आयकर आयुक्त, प.ब.-XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

*Anindya Kishore Manna*



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ADVPR0643J



नाम /NAME

DIBYENDU NARAYAN ROY

पिता का नाम /FATHER'S NAME

SITENDU NARAYAN ROY

जन्म तिथि /DATE OF BIRTH

15-09-1969

हस्ताक्षर /SIGNATURE

आयकर आयुक्त, प.अ. - III

COMMISSIONER OF INCOME-TAX, W.B. - III












इस कार्ड के खो / मिल जाने पर कृपया जारी करने  
वाले प्राधिकारी को सूचित / वापस कर दें  
संयुक्त आयकर आयुक्त(पद्धति एवं तकनीकी),  
पी-7,  
चौरंगी स्क्वायर,  
कलकत्ता - 700 069.

In case of loss of this document, kindly inform/return to  
the issuing authority :  
Joint Commissioner of Income-tax(Systems & Technical),  
P-7,  
Chowringhee Square,  
Calcutta- 700 069.

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					












Name .....

Signature .....

 <i>Anindya Kishore Manna</i>	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					












Name ANINDYA KISHORE MANNA

Signature Anindya Kishore Manna

 <i>Pankaj Bhusan Gayen</i>	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name PANKAJ BHUSAN GAYEN.

Signature Pankaj Bhusan gayen

 <i>Dibyendu Narayan Roy</i>	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name DIBYENDU NARAYAN ROY

Signature Dibyendu Roy also Dibyendu Narayan Roy



### Major Information of the Deed

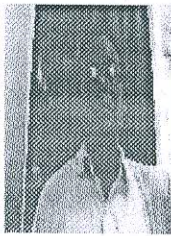

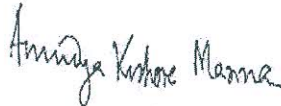
Deed No :	I-1629-02170/2018	Date of Registration	08/05/2018
Query No / Year	1629-1000129251/2018	Office where deed is registered	
Query Date	08/05/2018 2:36:57 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tarun Kanti Chakrabarti Baruipur Civil Court, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No. : 9831595331, 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. 6,00,000/-	Rs. 1,11,19,396/-		
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]:- 162902164/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Barhans Side Road/ Canal Side Road, Mouza: Barhans Fartabad, Ward No: 28, Holding No:562

Bastu, Bastu,								
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### Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr Anindya Kishore Manna Son of Late Baneswar Manna Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			
		08/05/2018	LTI 08/05/2018	08/05/2018

Major Information of the Deed :- I-1629-02170/2018-08/05/2018



Tentulberia, Anukul Chandra Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AEFPM1292M, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018



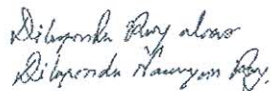
, Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office

2	Name	Photo	Fingerprint	Signature
	<b>Mr Pankaj Bhusan Gayen</b> Son of Late Nilmoni Gayen Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			
		08/05/2018	LTI 08/05/2018	08/05/2018
	L/6, Rental Housing Estate, 48/4 Sultan Alam Road, P.O:- Charu Market, P.S:- Charu Market, District:-South 24-Parganas, West Bengal, India, PIN - 700033 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AELPG8528A, Status :Individual, Executed by: Self, Date of Execution: 08/05/2018 , Admitted by: Self, Date of Admission: 08/05/2018 ,Place : Office			

#### Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Om Realtors</b> Balia Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: ADVPR0643J, Status :Organization, Executed by: Representative


#### Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Dibyendu Roy, (Alias Name: Mr Dibyendu Narayan Roy) (Presentant )</b> Son of Late Sitendu Narayan Roy Date of Execution - 08/05/2018, , Admitted by: Self, Date of Admission: 08/05/2018, Place of Admission of Execution: Office			
		May 8 2018 3:50PM	LTI 08/05/2018	08/05/2018
Kamal Mati, Tentulberia, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADVPR0643J Status : Representative, Representative of : Om Realtors (as sole proprietor)				

Major Information of the Deed :- I-1629-02170/2018-08/05/2018



**Identifier Details :**

Name & address	
Mr Tarun Kanti Chakrabarti Son of Late M K Chakrabarti Baruipur Civil Court, P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 700144, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Anindya Kishore Manna, Mr Pankaj Bhusan Gayen, Mr Dibyendu Roy	
	08/05/2018

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Anindya Kishore Manna	Om Realtors-3.58073 Dec
2	Mr Pankaj Bhusan Gayen	Om Realtors-3.58073 Dec

**Transfer of property for L2**

Sl.No	From	To. with area (Name-Area)
1	Mr Anindya Kishore Manna	Om Realtors-1.01406 Dec
2	Mr Pankaj Bhusan Gayen	Om Realtors-1.01406 Dec

**Endorsement For Deed Number : I - 162902170 / 2018**

On 08-05-2018

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 &amp; Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:58 hrs on 08-05-2018, at the Office of the A.D.S.R. GARIA by Mr Dibyendu Roy Alias Mr Dibyendu Narayan Roy,.

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 1,11,19,396/-

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

Execution is admitted on 08/05/2018 by 1. Mr Anindya Kishore Manna, Son of Late Baneswar Manna, Tentulberia, Anukul Chandra Road, P.O: Garia, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. Mr Pankaj Bhusan Gayen, Son of Late Nilmoni Gayen, L/6, Rental Housing Estate, 48/4 Sultan Alam Road, P.O: Charu Market, Thana: Charu Market, , South 24-Parganas, WEST BENGAL, India, PIN - 700033, by caste Hindu, by Profession Service

Major Information of the Deed :- I-1629-02170/2018-08/05/2018

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M K Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 08-05-2018 by Mr Dibyendu Roy, , Mr Dibyendu Narayan Roy sole proprietor, Om Realtors, Balia Garia Station Road, P.O:- Garia, P.S:- Sonarpur, Rajpur-sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr Tarun Kanti Chakrabarti, , , Son of Late M K Chakrabarti, Baruipur Civil Court, P.O: Baruipur, Thana: Baruipur, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

**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 1138, Amount: Rs.100/-, Date of Purchase: 18/04/2018, Vendor name: Sankar Kumar Sarkar



**Abhijit Bera**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. GARIA**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1629-02170/2018-08/05/2018



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2018, Page from 70166 to 70182

being No 162902170 for the year 2018.



Digitally signed by ABHIJIT BERA  
Date: 2018.05.15 13:43:35 +05:30  
Reason: Digital Signing of Deed.

(Abhijit Bera) 15-May-18 1:42:26 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. GARIA  
West Bengal.

(This document is digitally signed.)

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15/05/2018 Query No:-16291000129251 / 2018 Deed No :I - 162902170 / 2018, Document is digitally signed.