

5103/24

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4993/24.

भारतीय गैर न्यायिक

पचास
रुपये
रु.50



FIFTY
RUPEES
Rs.50

INDIA NON JUDICIAL

अन्तिमवर्ग पश्चिम बंगाल WEST BENGAL

AM 213620

DEVELOPMENT POWER OF ATTORNEY

AFTER DEVELOPMENT AGREEMENT

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

KNOW ALL MEN BY THESE PRESENTS that WE,

A.D.S.R. Garla
Soul 24 Parganas

23 OCT 2024

No. 11599 ₹ 50/- Date 10 JUL 2024
Name :
Address :
Vendor :
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27

SUMIT DUTTA CHOWDHURY
ADVOCATE
HIGH COURT CALCUTTA, ALIPORE
COURT, BARPOUR COURT
DT. 24 PGS. (S)



A.D.S.R. Garia
South 24 Parganas

123 OCT 2024

Identified by
Barsha Saha
D/o. Ashoke Saha
Alipore Police Court.
Kot-27

(1) **MR. SUVANKAR DAS**, having Income Tax (**PAN AGUPD7157M**) (**Aadhaar No. 940186074118**) date of birth 29.08.1979, son of : Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality – Indian and residing at : Boral Bhattacharjee Para, P.O. – Boral, P.S. – Narendrapur formerly Sonarpur, Kolkata : 700 154, District : South 24 Parganas, (2) **SRI PANKU GHOSH**(**PAN No. DCPPG7156D**)(**Aadhar No. 3469 34178699**) date of birth 1.01.1987, son of Late Bablu Ghosh, by faith – Hindu, by Nationality Indian, by occupation Service, residing at Boral Saral Dighi, P.O. Boral, Police Station- Narendrapur, Kolkata – 700154, District – South 24 – Parganas, Mob No. 7439500317, **SEND GREETINGS:**

WHEREAS WE, the Principal hereto are the absolute and lawful joint owner of **ALL THAT** piece and parcel of land measuring 4 Cotha 00 Chittak, lying and situate under Police Station-Sonarpur now Narendrapur, A.D.S.R. Sonarpur now Garia at Mouza-Boral, J.L.NO.61, comprised in Dag No. 520, L.R. Dag No. 667, in LOP No. 53/1, within the jurisdiction of Rajpur-Sonarpur Municipality, Ward No. 33, being Holding No. 486, Boral Majher Para, in the District of South 24 – Parganas, Kolkata 700154.

AND WHEREAS We, the Principal hereto are not in a position to look after and supervise the said property personally and it would not be possible on our part to appear before the competent Court of Law, Registration office or other authorities concerned from time to



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A.D.S.R. Garh
South 24 Parganas

23 OCT 2024

time and it has become necessary and expedient to authorize and empower the Attorney(s) to do construction work or develop the said property or all acts, deeds and things for and on our behalf. AND we also made a registered Agreement for Development dated ..23.10.24., being Deed No. ...1-162901993..... For the year 2024, with the terms that the Development Agreement the Owner will get Owner's Allocation as per building sanction plan, and the Developer will get rest/remaining portion of the total construction area as mentioned therein.

AND accordingly we, the Principal/Appointer hereto do hereby nominate, constitute, authorize and appoint **MR. SUVANKAR DAS**, having Income Tax **PAN AGUPD7157M**, **Aadhaar No. 940186074118**, **Mobile : 9836825993**, son of : Sri Krishna Kanta Das, by occupation : Business, by faith Hindu, Nationality - Indian and residing at : Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata : 700 154, District : South 24 Parganas, proprietor of "**M/S DAS PROPERTIES**", a sole proprietorship firm having it's office at Boral Bhattacharjee Para, P.O. - Boral, P.S. - Narendrapur formerly Sonarpur, Kolkata - 700 154, the developer herein is our true and lawful constituted **ATTORNEY** to do developed or construct or execute or caused to be done and executed all such acts, deeds, matters and things in our name and on our behalf relating to our landed property fully mentioned in the

time and it has become necessary and expedient to advertise and
empower the Attorney(s) to do construction work on behalf of the said
property of all acts deeds and things for and on our behalf AND we
also made a registered Agreement for Development dated 22.09.21,
being Deed No. 1-16/2021-22 for the year 2021, with the
terms that the Development Agreement the Owner will put Owner's
Allocation as per building sanction plan and the Developer will use
rest remaining portion of the total construction area as mentioned
therein.

AND accordingly we, the Principal/Authorised person do hereby
nominate, constitute, authorize and appoint MR. SUVANKAR DAS,
having income tax PAN ACUDY127M, Aadhar No. 940180074118, Mobile : 9836823993, son of : Sri Krishna Kumar
Das, by occupation : Business, by faith Hindu, Nationality - Indian
and residing at : Baral Bhattacharjee Park, P.O. - Baral, P.S. -
Hemchandra, formerly Sonapur, Kolkata : 700 154, District : South
24 Parganas, proprietor of "M/S DAS PROPERTIES", a sole
proprietorship firm, its office at Baral Bhattacharjee Park, P.O.
- Baral, formerly Sonapur, Kolkata - 700 154, the
lawyer and lawyer constituted ATTORNEY to do
every act deeds and things in our name and on our
behalf relating to our landed property fully mentioned in the



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A.D.S.R. Garia
South 24 Parganas

23 OCT 2024

schedule hereunder written and we do hereby authorize and empower our said Attorney to do the following acts, deeds, matters and things in our name and on our behalf viz.

1. To look after, maintain and supervise the said landed property fully mentioned in the schedule hereunder written and construct new building on the aforesaid or below scheduled land as per terms and condition of Development Agreement dated .23.10.2024 being No. 1-162904993 for the year 2024.

2 To sign all papers, documents, letters, Forms, applications, plans etc. in respect of the said property incidental or relating thereto.

3. To appear and represent my before the Land Acquisition & Requisition Department, B.L. & L.R.O., Police Station, Income Tax Department, Court, Tribunal, local Municipality office, water connection, drainage connection, electric connection etc. and all or any Govt. or Semi-Govt., (both State and Central) Private body or authority concerned and to sign and execute all papers and documents as may be required and do all acts, deeds and things that may be necessary.

schedule hereunder written and as the jointly authorized and endorsed
our said Attorney to do the following acts, deeds, matters and things
in our name and on our behalf viz.

1. To look after, maintain and improve the said landed property
fully mentioned in the schedule hereunder written and construct new
building on the site and on below scheduled land as per terms and
condition of Development Agreement dated 23.10.2014 being No.
1714290493 for the year 2024.

2. To sign all papers, documents, forms, applications
plans etc. in respect of the said property incidental or relating
thereto.

3. To appear and represent my before the Land Acquisition &
Registration Department, S.D. & L.R.O., Police Station, Income Tax
Department, Municipal, local Municipality office, water
connection, electric connection etc. and all or
any of the State and Central Private body or
authorities and execute all papers and
documents and to all acts, deeds and things that
may be necessary.



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A.D.S.R. Office
South 24 Parganas

23 OCT 2024

4. To take all steps and appear in all legal proceedings concerning the said property for obtaining necessary permission from the competent Court of Law, Municipal authority or any other authorities concerned and to sign verify all papers, documents, building plan, revise plan etc. including plaints, written statements, affidavit, petitions, pleadings, compromises appeals, Vokatnamas that may be necessary in this behalf and to deal with and/or negotiate with any person and/or occupier in the said premises and to take necessary steps which our said attorney at their own discretion shall think and fit.

5. To sign, execute and deliver all or any Affidavit, Declaration, Indemnity Bond Agreement, Sale Deed(s) and other deed(s) and all instruments/ documents pertaining to the said property or any part thereof and to admit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said premises and/or before Notary Public or before any Oath Commissioner for similar purposes and to take all steps for perfecting such execution and registration.

6. To enter into agreement/instrument for negotiations or to finalise all sale of the DEVELOPER'S ALLOCATION, as per agreement dated ..22.10.21.... of the total construction area over the schedule

(P)

4. To take all steps and appear in all legal proceedings concerning the said property for obtaining necessary permission from the competent Court of Law, Municipal authority or any other authorities concerned and to sign with all papers, documents, building plan, revenue plan etc. including plans, sections, statements, affidavits, partitions, mortgages, compromise decrees, Voluntary Deeds that may be necessary in this behalf and to deal with and/or negotiate with any person and/or company in the said premises and to take necessary steps which our said attorney at law of his own discretion shall think and

5. To sign, execute and deliver all or any Affidavit, Declaration, Indemnity, Lease Agreement, Sale Deed(s) and other deed(s) and all instrument(s)/document(s) pertaining to the said property or any part thereof and to submit the execution thereof for registration before the appropriate Registering authority having jurisdiction concerning the said property before Notary Public or before any Court of Law and to take all steps for perfecting



6. To execute and deliver the said instrument(s) for registration or to register the said instrument(s) as per agreement of the said parties and to take all steps for perfecting the same.

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A.D.S.R. Garha
South 24 Parganas
23 OCT 2024

property or part thereof on such terms and conditions, considerations, stipulations, provisions as my said Attorney shall think fit and proper with any prospective purchaser/buyer(s) and to accept/receive therefore any amount in advance/earnest money and final payment and to give valid receipts and discharges in respect thereof.

7. To file complaint with the Magistrate or any other concerned authority for protecting the said property/premises against all unlawful acts, if done by anybody and prosecute the same.

8. To engage Lawyer, Solicitors, Advocates, and other legal agents and sign all Vokatnama, powers, etc. in my names and on my behalf.

9. To sell, transfer, convey and assign or otherwise dispose of the Developer's allocation to any person, firm, company etc. and to sign execute and register all deeds, agreements, instruments for Developer's only and to do all acts and things as my said Attorney may deem necessary or proper for or in relation to all or any of the purposes or matters aforesaid.

property of said property on such terms and conditions
consequential upon the provisions of the said Act and the
said property with any other property or interest in or
connected with the same and in connection with the same
and in connection with the same and in connection with the same

7. To the extent of the power conferred on the said
authority by the provisions of the said Act and the
said property or interest in or connected with the same

8. To exercise the power conferred on the said
authority by the provisions of the said Act and the
said property or interest in or connected with the same

9. To sell, transfer, convey and assign or otherwise dispose of the
said property or interest in or connected with the same
and in connection with the same and in connection with the same
and in connection with the same and in connection with the same
and in connection with the same and in connection with the same



A.D.S.R. Garia
South 24 Parganas

23 OCT 2024

10. To do all act deeds and things as may be necessary appropriate or expedient for such assurance as may be necessary for the completion of the sale as aforesaid.

AND GENERALLY to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which we may be interested and on our behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as we ourselves could do the same, if personally present.

AND we hereby for ourselves, ratify and confirm, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT DEVELOPER ALLOCATION save an except the owner's allocation of the total construction area over the piece and parcel of land measuring 4 Cotha 00 Chittak, lying and situate under Police Station-Sonarpur now Narendrapur, A.D.S.R. Sonarpur now Garia at Mouza-Boral, J.L.NO.61, comprised in Dag No. 520, L.R. Dag No. 667, in LOP No. 53/1, within the jurisdiction of Rajpur-Sonarpur Municipality, Ward No. 33, being Holding No. 486, Boral Majher Para, in the District of South 24 - Parganas, Kolkata 700154, together with all sorts of easement

10. To do all acts and things as may be necessary or expedient for such purposes as may be necessary in the execution of the said purposes.

AND GENERALLY to do all acts and things concerning the said property or in relation to the said property which we may be requested and on our behalf to execute and do all such deeds, matters and things as may be necessary in all respects as we ourselves could do in the name of personally present. AND we hereby for ourselves, heirs and assigns, and agree to ratify and confirm all and whatsoever my said Attorney shall lawfully do or cause to be done in respect of the said property or any part thereof.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT DEVELOPER ALLOCATION save an except the owner's share of the total construction area over the piece and part of the land being + 0000 00 Chittagong and 0000 00 Chittagong, A.D.S.R. No. 11/NO. 11, contained in the jurisdiction of the Rajshahi District, Ward No. 33, being holding No. 430, L.R. No. 11/NO. 11, in the District of South 24 Parganas, together with all sorts of



A.D.S.R. Office
South 24 Parganas

12 3 OCT 2024

rights over the common passage and other benefits, facilities and advantages attached therein ;

IN WITNESS WHEREOF we, the Principal/Executant hereunto have set and subscribed my hand on this .23rd.. day of ..October....., 2024.

SIGNED & SEALED AT KOLKATA
IN THE PRESENCE OF

WITNESSES

1. *Sumit Dutta Chowdhury*
Alipore Police Court.
Kol-27.

2. *Barsha Saha*
Alipore, Police Court
Kol-27.

[Signature] *Swankar Das.*

PANKU GHOSH

SIGNATURE OF THE PRINCIPAL

I hereby accept the power and authority so conferred upon us

M/S DAS PROPERTIES

[Signature] *Swankar Das.*
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted & prepared by :

[Signature]

(SUMIT DUTTA CHOWDHURY)

(Advocate)

Alipore Police Court, Kolkata 700027.

F-487/276/2001

rights over the common passage and other facilities and
advantages attached thereto.

IN WITNESS WHEREOF we the Principal/Assistant have
hereunto set our hands and signatures on this 23rd day of

October, 2024.

SIGNED & SEALED AT KOLKATA
IN THE PRESENCE OF
WITNESSES

1. *[Signature]*
2. *[Signature]*

[Signature]

23/10/2024

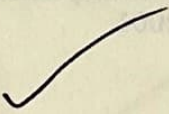
SIGNATURE OF THE PRINCIPAL

I hereby accept the power and
authority so conferred upon me

M/S DAS PROPERTIES

Proprietor

SIGNATURE OF THE ATTORNEY



A.D.S.R. Garia
South 24 Parganas

23 OCT 2024



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SUVANKAR DAS

Signature



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name PANKU GHOSH

Signature PANKU GHOSH

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name

Signature



A.D.S.R. Garia
South 24 Parganas

12 3 OCT 2024

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SUVANKAR DAS
KRISHNA KANTA DAS
29/08/1979



Pan/Permanent Account Number

AGUPD7157M



Suvankar Das
Signature



भारत सरकार
Unique Identification Authority of India

Enrolment No.: 0640/53104/00635

Download Date: 01/08/2018

To
Suvankar Das
S/O: Krishnakanta Das
BHATTACHARYA PIRIA
BIRJAL
Rajpur Sonarpur(m)
Birjal
South 24 Parganas West Bengal - 700054
9836825983

Generation Date: 18/08/2018



QR Code with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान



Suvankar Das
Date of Birth/DOB: 29/08/1979
Male/ MALE

9401 8607 4118

VID : 9110 5009 6463 8083

मेरा आधार, मेरी पहचान



ভারতীয় বিজ্ঞান পরিষদ প্রাধিকার

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তি আইডি / Enrollment No. : 2010/17553/12680

To
PANKU GHOSH
পাংকু ঘোষ
19/06/2014
S/O: Bablu Ghosh
BORAL SARAL DIGHI
Rajpur Sonarpur(m)
Boral South 24 Parganas
West Bengal - 700154



KL943154525FT

94315452



আপনার আধার সংখ্যা / Your Aadhaar No. :

3469 3417 8699

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



পাংকু ঘোষ
PANKU GHOSH
পিতা : বাবলু ঘোষ
Father : Bablu Ghosh

জন্মতারিখ / DOB: 01/01/1987
পুরুষ / Male



3469 3417 8699

আধার - সাধারণ মানুষের অধিকার

आयकर विभाग
INCOME TAX DEPARTMENT

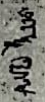
भारत सरकार
GOVT. OF INDIA


स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
DCPPG7156D

नाम / Name
PANKU GHOSH

पिता का नाम / Father's Name
BABLU GHOSH

जन्म की तिथि / Date of Birth
01/01/1987


हस्ताक्षर / Signature



Major Information of the Deed

Deed No :	I-1629-04993/2024	Date of Registration	23/10/2024
Query No / Year	1629-8002709016/2024	Office where deed is registered	
Query Date	23/10/2024 10:56:15 AM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUMIT DUTTA CHOWDHURY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831214197, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,30,000/-	Rs. 53,53,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162904991/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

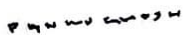
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Majherpara (Boral), Mouza: Boral, , Ward No: 33, Holding No:486 Pin Code : 700154

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-667	LR-53	Bastu	Bastu	4 Katha	1,00,000/-	52,80,000/-	Width of Approach Road: 22 Ft., , Project Name :
Grand Total :					6.6Dec	1,00,000 /-	52,80,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	73,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	73,125 /-	

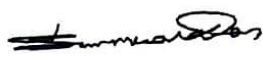
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr Suvankar Das (Presentant) Son of Mr Krishna Kanta Das Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	 23/10/2024	 LTI 23/10/2024 Captured	 23/10/2024
	Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AGxxxxxx7M,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office			
	Name	Photo	Finger Print	Signature
2	Mr Panku Ghosh Son of Late Bablu Ghosh Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office	 23/10/2024	 LTI 23/10/2024 Captured	 23/10/2024
	Boral Saral Dighi,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: dcxxxxxx6d,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/10/2024 , Admitted by: Self, Date of Admission: 23/10/2024 ,Place : Office			

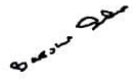
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	MS. DAS PROPERTIES Boral Bhattacharjee Para,, Block/Sector: Boral, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154 , PAN No.:: AGxxxxxx7M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Finger Print	Signature
1	Mr Suvankar Das Son of Mr Krishna Kanta Das Date of Execution - 23/10/2024, , Admitted by: Self, Date of Admission: 23/10/2024, Place of Admission of Execution: Office Boral Bhattacharjee Para,, City:- Not Specified, P.O:- Boral, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700154, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No:: AGxxxxxx7M,Aadhaar No Not Provided Status : Representative, Representative of : MS. DAS PROPERTIES (as proprietor)	 Oct 23 2024 11:25AM	 Captured LTI 23/10/2024	 23/10/2024

Identifier Details :

Name	Photo	Finger Print	Signature
Miss BARSHA SAHA Daughter of Mr ASHOK SAHA ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 23/10/2024	 Captured 23/10/2024	 23/10/2024

Identifier Of Mr Suvankar Das, Mr Panku Ghosh, Mr Suvankar Das

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Suvankar Das	MS. DAS PROPERTIES-3.3 Dec
2	Mr Panku Ghosh	MS. DAS PROPERTIES-3.3 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Suvankar Das	MS. DAS PROPERTIES-50.00000000 Sq Ft
2	Mr Panku Ghosh	MS. DAS PROPERTIES-50.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Majherpara (Boral), Mouza: Boral, , Ward No: 33, Holding No:486 Pin Code : 700154

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 667, LR Khatian No:- 53		Owner Name not selected by applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1629-2024, Page from 119740 to 119755
being No 162904993 for the year 2024.**



Digitally signed by SANJEEV KUMAR SHAW
Date: 2024.10.23 16:08:25 +05:30
Reason: Digital Signing of Deed.

**(Sanjeev Kumar Shaw) 23/10/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.**