

10183/2022

2-10008/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 629641

178  
9-8002339988/2022

Certified that the document is attested to registration. The Signature Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar  
North 24 Parganas

01 AUG 2022

### DEVELOPMENT POWER OF ATTORNEY

#### AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENT I, SRI. GOPAL MAJUMDER  
(PAN: ALXPM3326K) (AADHAR NO.6662 6585 1203) son of Subodh  
Majumder, by Occupation - Business, By faith - Hindu, By Nationality  
Indian, Residing at -51, Ajoy Nagar Colony, Motijheel, North 24  
Parganas, Pin- 700074, West Bengal, hereinafter called and referred to

54K  
29/7/22

all

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IDENTIFICATION:-  
SHANTONI SARKAR  
ADVOGATE  
ALIPPOLE POLICE COURT  
D/O. SAMAK SARKAR  
52/1A Nattala Road  
Kot. 700047  
6291698283.

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Asst. District Sub-Registrar  
Coimbatore, 07 AUG 2022

as the "OWNER " (which expression shall unless excluded by or repugnant to the context mean and include their respective heirs executors administrators representatives and assigns) of the **FIRST PART.**

**AND**

**JOY MAA TARA DEVELOPER, (PAN-AASFJ3523F)** a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely **(1) SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh. P.S. Dum Dum. Kolkata — 700 030 **(2) SRI SUMAN ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith —Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030, all by Religion - Hinduism, by occupation - Business, by Nationality - Indian, hereinafter called and referred as the **DEVELOPER** (which term or expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators and legal representative and assigns or agents) of the **SECOND PART.**

**WHEREAS** by the virtue of Deed Of Gift Sri. Gopal Majumder got ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P) , P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the jurisdiction of South Dum Dum Municipality, District - North 24 Parganas from Governor of west Bengal which was duly registered in the office of sub



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Addl. District Sub-Registrar  
Cassipora, Dum Dura

01 AUG 2022



registry office Barasat be the same recorded in Book no. I, Pages From 337-340, Deed no. 0085 for the year 2009.

**AND WHEREAS** by the virtue of above-mentioned deed Sri. Gopal Majumder is the absolute owner of ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P) , P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the jurisdiction of South Dum Dum Municipality, District - North 24 Parganas and is paying taxes regularly.

**AND WHEREAS** thus the **SRI. GOPAL MAJUMDER** became the absolute Owner of ALL THAT piece and parcel of land measuring about 2 Cottah 08 chittack 34 sq.ft. more or less be the same comprised in Mouza- Bagjola, J.L. No. 21, E.P. No. 51, R.S. Plot No. 3418 (P) , P.S. Dum Dum, Holding No.36, Ajoy Nagar Colony, ward no. 21, within the jurisdiction of South Dum Dum Municipality, District - North 24 Parganas, and this Property is free from all encumbrance which is more fully described and stated in the Schedule hereunder and herein after called and referred to as the '**SAID PREMISES**'.



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Asst. District Sub-Registrar  
Cossipore, Dum Dum

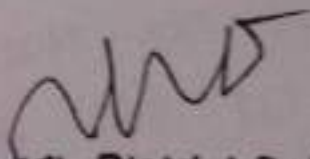
01 AUG 2022

**AND WHEREAS** since then the Owner/ Executant has seized and possessed of or otherwise well and sufficiently entitled to the same and enjoyed the same peacefully freely absolutely and without any interruption from any concerns together with right to sell, convey or transfer the same to any intending Purchasers at any consideration.

**AND WHEREAS** now I, the Owner of the land have decided to appoint as constitute Attorney the said **JOY MAA TARA DEVELOPER**, a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely (1) **SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh. P.S. Dum Dum. Kolkata — 700 030 (2) **SRI SUMAN ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith —Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700-030; all by Religion - Hinduism, by occupation - Business, by Nationality - Indian, as our true and lawful Attorney.

**AND WHEREAS** I, the Owner of the land herein has already entered into a Development Agreement and executed with **JOY MAA TARA DEVELOPER**, a Partnership Firm, having its office at 599, Purba Sinthee Road, Pin- 700030, District - North 24-Parganas, represented by its Partners namely (1) **SRI JAYANTA SARKAR (PAN: AXZPS9222N)** son of Sri Sukumar Sarkar, by faith — Hindu, by occupation — Business, residing at 321, Purba Sinthee Road, Madhugarh. P.S. Dum Dum. Kolkata — 700 030 (2) **SRI SUMAN**



  
Addl. District Sub-Registrar  
Coimbatore, Dum Dum

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**ACHARYA (PAN: AUKPA5797J)** son of Sri Debaprasad Acharya, by faith —Hindu, by occupation — Business, residing at 599, Purba Sinthee Road, Madhugarh, P.S. Dum Dum, Kolkata — 700 030, all by Religion - Hinduism, by occupation - Business, by Nationality - Indian, for development and construction of Multi-Storied Building thereon in compliance with the sanctioned building plan and the said

Development Agreement duly registered in the Office of the A.D.S.R. Cossipre Dum Dum, and the same was recorded in Book No - I, Being No. 9994 for the year 2022, (herein after called and referred to as the **SAID AGREEMENT**).

**AND WHEREAS** in the said Development Agreement where the Allocation of the Owner of the land as a part of Owner's Allocation and **JOY MAA TARA DEVELOPER** as part of Developer's Allocation have been clearly stated and mentioned therein.

**AND WHEREAS** in the said Development Agreement I agreed that the Developer shall develop the said Premises by constructing a new Multi Storied Building thereon and also authorized the Developer concern to enter into any Agreement for Sale with any intending Purchaser or Purchasers at its own volition in respect of Developer's Allocation only and to discharge the same by issuing any money respect after received any part and / or full consideration amount of such Agreement for Sale and or for any Sale Deed and also to sign, execute and register such Agreement and Sale Deed by appearing before the CONCERN Registry Office or Offices.



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Addl. District Sub-Registrar  
Cossipore, Dum Dum  
01 AUG 2022

**NOW KNOW ALL MEN BY THESE PRESENTS I the above named Owners/Executants doth hereby** constituted nominated and appointed the said **JOY MAA TARA DEVELOPER** as my True and Lawful Attorney in this names and on their behalf to do execute perform and caused to be done the acts, deeds and things in connection with the Scheduled Property as stated herein below that is to say :

1. To manage and maintain the said land for development and to construct building which is to be constructed thereon time to time.
2. To sign, execute and submit all plans, documents, statements papers, undertakings, declaration and plans as may be for the sanctioned plans modified and /or altered by the South Dum Dum Municipality.
3. To appear, represent us before the necessary Authority, South Dum Dum Municipality, C. E. S. C., Fire Brigade, West Bengal Police, the Competent Authority under the Land Ceiling And Regulation Act, 1976 in connection with the sanction, modification and/or alteration of Plans.
4. To pay fee to obtain sanction and such other orders and permissions from the necessary authorities as to be expedient for modification and/or alteration of the sanctioned plan and also submit and take delivery of title deeds concerning the said Premises and also other paper and documents as may be required by the necessary authorities and to appoint Engineers,



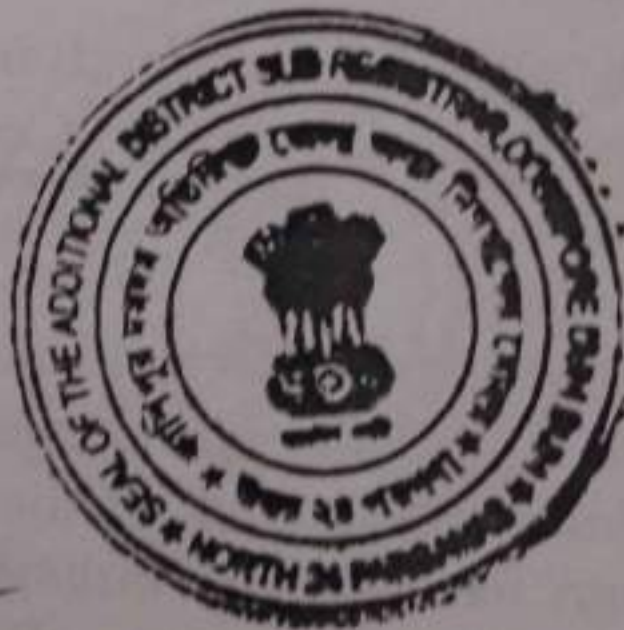
*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

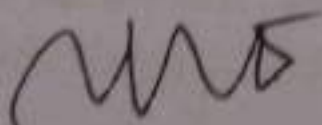
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Architects and others agents and sub-contactor for the aforesaid purposes as the said Attorney shall think fit and proper.

5. To develop the said land by making construction of building or buildings thereon as the said Attorney may think be fit and proper.
6. To apply for and obtain electricity, gas water, sewerage drainage, telephone or other connection and other utilities to the said Land and /or to make alterations therein and to close down and/or have disconnected the same and for that purpose to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deem fit and proper by the said Attorney.
7. To Apply for obtaining buildings materials from the concerned Authorities for construction of the building on the said Land as aforesaid.
8. To pay all rents, taxes, charges, expenses and other out goings whatsoever payable for account of the said land or any part thereof.
9. To appear and represent me before all Authorities including the South Dum Dum Municipality for fixation and/or finalization of the Annual valuation of the said Premises and for that purpose to sign execute and submit necessary papers and documents and to do all other acts, deeds and things as the said Attorney may deem fit and proper.
10. To receive from the intending Purchaser/Purchasers any earnest money and or advance or advances against for selling



  
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Flats, Shops and Garages and also the balances consideration money on completion of such sale or sales and to give good valid receipt and discharge for the same which will be protected the Purchaser or Purchasers only from Developer's Allocation.

11. To file and submit Declarations, Statements, Applications and/or Return to the Competent Authority or and other necessary Authority or Authorities in connection with matters herein contained.
12. To commence, prosecute, enforce, answer and oppose all action and other legal proceedings and demands touching any of the matters concerning the said Premises or any part thereof including/relating acquisition and/or requisition in respect of the said Premises or any part thereof and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suitable in any of such sanction or proceeding as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller.
13. To sign declaration and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant or Notary, Memo of Appeal or any other Documents or Papers in any proceedings or in any connected therewith.
14. To deposit and withdraw fees and money from any court or courts and/or any other person or authority and give valid receipt and discharges therefore.
15. To affix Sign Board or install Hoarding on the Schedule plot of land in the name Attorney.
16. To execute any Agreement For Sale and Deed of Conveyance or Conveyances on behalf of the Owners and as its acts and deeds in favour of the intending Purchaser or Purchasers and to present the said Agreement For Sale and Conveyance or Conveyances for registration before the competent Registration





*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipore, Dum Dum

01 AUG 2022



IN WITNESS WHERE OF WE THE EXECUTANT AND THE ATTORNEY HAVE HEREUNTO SET AND SUBSCRIBED OUR RESPECTIVE HANDS AND SIGNATURE ON THIS 1<sup>st</sup> DAY OF August, 2022.

Signed and Delivered in the presence of  
WITNESSES :-

1. Mallik

Gopal Madhuber

SIGNATURE OF THE OWNER/ EXECUTANT

JOY MAA TARA DEVELOPERS  
Jayanta Sarkar

Partners

2. Utsav Das  
88/1 Dam Dam Road,  
W-30

JOY MAA TARA DEVELOPERS  
Suman Acharya

Partners

SIGNATURE OF THE ATTORNEY

Drafted by me: -

Mallik


































**PABITRA KUMAR MALLICK**  
Advocate  
High Court, Calcutta  
E.NO. F/1400/2017  
PH.NO. 7278263504



*[Handwritten Signature]*  
Addl. District Sub-Registrar  
Cossipora, Dum Dum

01 AUG 2022

SPECIMAN FORM FOR TEN FINGERPRINTS

SL NO	Signature of the Executants / Presentants						
	 <i>Seman Acharya</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Jayanta Sarkar</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Gopal Madhwar</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							



Asst. District Sub-Registrar  
Cossipore, Dum Dum

01 AUG 2022



### Major Information of the Deed

Deed No :	I-1506-10008/2022	Date of Registration	01/08/2022
Query No / Year	1506-8002339988/2022	Office where deed is registered	
Query Date	01/08/2022 3:16:28 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sayantoni Sarkar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700047, Mobile No : 8291698283, 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. 27,95,193/-		
Stampduty 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]:- 150609994/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip (Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Apynagar Colony, Mouza: Bagjola, Holding No:36 Pin Code : 700074

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3418		Bastu	Bastu	2 Katha 8 Chatak 34 Sq Ft	1/-	27,68,193/-	Width of Access Road: 16 Ft Project Name:
<b>Grand Total :</b>					<b>4.2029Dec</b>	<b>1 /-</b>	<b>27,68,193 /-</b>	

### 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.	1/-	27,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Shed, Extent of Completion: Complete

<b>Total :</b>	<b>100 sq ft</b>	<b>1 /-</b>	<b>27,000 /-</b>	
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## Principal Details :



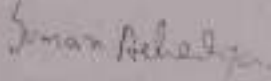
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr GOPAL MAJUMDER</b> Son of Mr SUBODH MAJUMDER Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office	 <small>01/08/2022</small>	 <small>LT 01/08/2022</small>	 <small>01/08/2022</small>
AJJOY NAGAR COLONY, Block/Sector: MOTIJHEEL, 51, City:- , P.O:- GHUGHUDANGA, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ALxxxxxx6K, Aadhaar No: 66xxxxxxxx1202, Status :Individual, Executed by: Self, Date of Execution: 01/08/2022 , Admitted by: Self, Date of Admission: 01/08/2022 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>JOY MAA TARA DEVELOPER</b> PURBA SINTHEE ROAD, 599, City - , P.O:- GHUGHUDANGA, P.S:-Sinthi, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 , PAN No.: AAxxxxxx3F, Aadhaar No Not Provided by UIDAI, Status -Organizational Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr JAYANTA SARKAR</b> (Presentant ) Son of Mr SUKUMAR SARKAR Date of Execution - 01/08/2022, , Admitted by Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office	 <small>Aug 1 2022 4:12PM</small>	 <small>LT 01/08/2022</small>	 <small>01/08/2022</small>
City:- , P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AXxxxxxx2N, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of JOY MAA TARA DEVELOPER (as PARTNER)				

Name	Photo	Finger Print	Signature
<b>Mr SUMAN ACHARYA</b> Son of Late DEBAPRASAD ACHARYA Date of Execution - 01/08/2022, Admitted by: Self, Date of Admission: 01/08/2022, Place of Admission of Execution: Office	 Aug 1 2022 4:12PM	 L1 01/08/2022	 01/08/2022
PURBA SINTHEE ROAD, Block/Sector: MADHUGAR, 599, City:-, P.O:- GHUGHUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, PAN No.: AUxxxxxx7J, Aadhaar No Not Provided by UIDAI, Status : Representative, Representative of : JOY MAA TARA DEVELOPER (as PARTNER)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Sayantoni Sarkar</b> Daughter of Samar Sarkar 52/1A Naktala Road, City:-, P.O:- Naktala, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700047			
	01/08/2022	01/08/2022	01/08/2022
Identifier Of Mr GOPAL MAJUMDER, Mr JAYANTA SARKAR, Mr SUMAN ACHARYA			

#### Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr GOPAL MAJUMDER	JOY MAA TARA DEVELOPER-4.20292 Dec

#### Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr GOPAL MAJUMDER	JOY MAA TARA DEVELOPER-100.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Ajoynagar Colony, Mouza: Baggola, Holding No:36 Pin Code : 700074

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3418		Owner Name not selected by applicant.



On 01-08-2022

**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 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:42 hrs on 01-08-2022, at the Office of the A.D.S.R. COSSIPORE, DUMDUM by Mr JAYANTA SARKAR ,

**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 27,95,193/-

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

Execution is admitted on 01/08/2022 by Mr GOPAL MAJUMDER, Son of Mr SUBODH MAJUMDER, AJOY NAGAN COLONY, Sector, MOTIJHEEL, 51, P.O. GHUGHUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700074, by caste Hindu, by Profession Business

Identified by Sayantoni Sarkar, , Daughter of Samar Sarkar, 52/1A Naktala Road, P.O: Naktala, Thana: Rajpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

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

Execution is admitted on 01-08-2022 by Mr JAYANTA SARKAR, PARTNER, JOY MAA TARA DEVELOPERS, 52/1A SINTHEE ROAD, 599, City- , P.O- GHUGHUDANGA, P.S.-Sinthi, District-North 24-Parganas, West Bengal, India, PIN:- 700030

Identified by Sayantoni Sarkar, , Daughter of Samar Sarkar, 52/1A Naktala Road, P.O: Naktala, Thana: Rajpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Advocate

Execution is admitted on 01-08-2022 by Mr SUMAN ACHARYA, PARTNER, JOY MAA TARA DEVELOPERS, 52/1A SINTHEE ROAD, 599, City- , P.O- GHUGHUDANGA, P.S.-Sinthi, District-North 24-Parganas, West Bengal, India, PIN:- 700030

Identified by Sayantoni Sarkar, , Daughter of Samar Sarkar, 52/1A Naktala Road, P.O: Naktala, Thana: Rajpur, South 24-Parganas, WEST BENGAL, India, PIN - 700047, 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 70/-

**Description of Stamp**

1, Stamp: Type: Impressed, Serial no 5416, Amount: Rs 100/-, Date of Purchase: 29/07/2022, Vendor name: KAUSTAVA DEY

*Kaustava Dey*

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



Certificate of Registration under section 60 and Rule 69.  
registered in Book - I  
Volume number 1506-2022, Page from 376942 to 376958  
being No 150610008 for the year 2022.



Digitally signed by KAUSTAVA DEY  
Date: 2022.08.03 12:04:07 +05:30  
Reason: Digital Signing of Deed.

*Kaustava Dey*

(Kaustava Dey) 2022/08/03 12:04:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)