

1451/24

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

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certified that the document is admitted to registration. The two ... sheets ... and the endorsement ... attached with this ... are the part of this document

28/02/24  
 12:51 P.M.  
 9-8-552683/24  
 Addl. Dist. Sub-Registrar  
 Sodepur, North 24 Parganas  
 28 FEB 2024

  
 Addl. Dist. Sub-Registrar  
 Sodepur, North 24 Parganas

28 FEB 2024

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY IS MADE ON THIS 28th Day of February 2024 in the Christian Era



1021.

100f.

04 JAN 2024

Date..... 04.01.2024.....  
 Sold to..... Tapan Chandra Adv.,  
 Address..... Sealdah Civil Court  
 Vendor Sign..... *[Signature]* me-4.

Sharmista Chatterjee Mukherjee  
 Govt. Licence Stamp Vendor  
 Sealdah Civil Court, Kol-14



Addl. Dist. Sub-Registrar  
 Sodepur, North 24 Parganas

28 FEB 2024

*[Signature]*  
 Dip Das  
 R.K. Baidya, P.O. - Benikati,  
 P.S. - Khordah, Kol-14.

1. SRI ARUP KUMAR GUHA, Son of Late Peary Mohan Guha. Alias Pyari Mohan Guha,  
Residing at Dakshinpally, P.O.- Rahara, Police Station - Rahara, District - North  
24 Parganas, Kolkata- 700118,  
Pan ACXPG3939P  
Aadhaar no 4903 5139 3931,  
Nationality - Indian,  
Religion - Hindu,  
Occupation - Retired

OWNERS / EXECUTANTS SEND GREETINGS:

A. I, the Owner/Executant herein, is the sole and Lawful Owner in respect of ALL THAT piece and parcel of undivided impartible share of land measuring 02 Cottahs 10 Chhitaks 30 Chittaks with old structure lying and situated on the Premises at Municipal Holding no. 55/47, Dakshinpally, P.O.- Rahara, Ward no.- 08, within the Municipal limit of Khardah, Police Station - Rahara, District - North 24 Parganas, appertaining to Mouza - Kerulia, J.L. no. - 5, Touzi No - 172, comprised and contained in R.S. Dag No.- 114/476, corresponding L.R. Dag no. - 765, under Khatian no. 1028, within the A.D.S.R. Office at Sodepur Which is clearly stated and described in the Schedule herein below and herein after referred to as the SAID PREMISES.

B. By a registered Development Agreement on 28/02/2024, registered in the Office of A.D.S.R. at Sodepur, Being No-I-152401413 for the year 2024 made between me therein referred to as the Owner of the One Part and "Pioneer Associates" therein referred to as the Developer of the Other Part, whereby I have been engaged and authorized the Developer to develop my Second Schedule Property on the terms and conditions therein mentioned (hereinafter referred to as the "Said Development Agreement") and I agreed to grant power of attorney in favour of the said Developer.

C. In terms of the said Development Agreement, I am desire of appointing "Pioneer Associates", to be my true and lawful attorney in my place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned strictly in respect of Schedule Property stated herein below.

Sri Arup Kumar Guha

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NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That I, Sri Arup Kumar Guha doth hereby nominate, constitute, and appoint the said "PIONEER ASSOCIATES", Pan - AAMFP7725R, a Partnership Firm having its Office on Building "SHREYASI APARTMENT" 1<sup>st</sup> Floor, lying at 12A/1/35, Khardah Station Road, P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, **Represented by its partners namely**

1) Sri Kanti Ranjan Das, Son of Late Nalini Kanta Das, Pan - ADSPD7299P, Aadhaar no.- 8139 1092 0674, Religion - Hindu, Occupation - Business, Nationality- Indian, Residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District. - North 24 Parganas Kolkata - 700 117, and 2) Sri Gopal Das, Son of Late Narayan Chandra Das, Pan -AGAPD0725H, Aadhaar no.- 8646 2862 3840, Religion -Hindu, Occupation- Business, Nationality- Indian, Residing at "Kironalay", SasadharTarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, ( permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, Kolkata - 700 115 ). to be my true and lawful Attorney, in my name and/or on my behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises and every part thereof.
3. To sign and submit all papers, applications, and documents for having the separation, the amalgamation of the Said Premises along with other Premises and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation, and conversion effected.
4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plans or plans, and appear before the Municipality

and other authorities and Government departments and/or Officers for sanction of the said plan and all amendments thereof.

5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities, Fire Brigade, and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.
6. To borrow money to create charge, mortgage, mortgage of the individual Flat of the intending Buyers on the new proposed Building on the Said Premises to secure the loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as my Attorney shall think fit and proper save & except the mortgaging the allocation of the Owner's Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering my interest, title whatsoever in the said project. In case of any default on the part of the Developer, the Landlords should not be liable for the same.
7. To apply for and obtain electricity, water, gas, sewerage, and/or connections of any other utilities, permits for lifts, and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said Land from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.
9. To execute the Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance, or other necessary papers/documents relating to the transfer of the Said Land with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same for the exclusively the Developer's Allocation.

10. To appear before any Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Land with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.
11. To appear before Notary Public, District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts, and all other officer or officers and authority or authorities in connection with the enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.
12. To appoint any solicitor, advocate, pleader, or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.
13. To commence, prosecute, enforce, defend, or oppose all actions or other legal proceedings, including arbitration proceedings and to demand, touching any of the matters afore said and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.
14. To accept notice and service of papers from any Court, Tribunal, Postal, and/or other authorities and/or persons on our behalf.
15. To receive and pay and/or deposit all money, including Court fees and receive, refunds, and to receive and grant valid receipts and discharges in respect thereof.
16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue, and other charges whatsoever, payable for and on account of the Said Land as occupier and receive refunds and other money, including compensation of any nature and to grant valid receipt and/or discharge therefore.



17. To give undertakings, assurance, and indemnities, as be required for the purposes aforesaid.
18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavits, declarations, and other necessary papers and register the same according to the law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the Said Premises as mentioned in the schedule.
19. To negotiate with the adjacent Plot/s holder/s for necessary amalgamation with my scheduled land and to sign and execute necessary papers towards such amalgamation.
20. To advertise in different newspapers and display hoarding in different places, engage an agency for selling of the Said development on the Said Premises and whatever structures facilities as my said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

Schedule referred to as Said Premises

ALL THAT piece and parcel of homestead undivided imprtible Bastu land measuring more or less 02 Cottah 10 Chhitaks 30 Sqft Together with undivided proportionate share of old cemented structure measuring more or less 1000 Square feet lying and situates at Municipal Holding no. - 55/47 , Dakshinpally, P.O.- Rahara, Ward no.- 08, Police Station Rahara, within the Mouza - Kerulia, J.L. no. - 5, Touzi No.- 172. R.S. Dag No.- 114/476, comprised and contained in L.R. Dag no. - 765 , under Khatian no. 1028 , within the District - North 24 Parganas , Kolkata - 700 118 , under the A.D.S.R. Office at Sodepur.

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In witness whereof the Parties hereto have hereunto set and subscribed their hands and seal and executed this Power of Attorney on this day of 28<sup>th</sup> February 2024 (Two Thousand Twenty Four).

Signed and delivered by the  
Owner Sri Arup Kumar Guha  
In the presence of:

*Sampa Guha*  
*Dakshin Pally*  
P.O. Rahara, Kol-700118.

*Arup Kumar Guha*

Signature of the Owner

Signed and delivered by the  
Developer Pioneer Associate  
In the presence of

*Arup Guha*  
to Late Dulal Ch. Guha  
Bosepara, Khanda  
LN-117

1. PIONEER ASSOCIATES

*Kanti Rajan*

Partner

2. *Arup An*

Signature of the Developer  
"Pioneer Associates" by its  
Partners












Drafted & Prepared by

*Tapas Chanda*







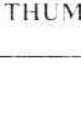
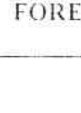



**Tapas Chanda**  
Advocate  
Sealdah Civil Court  
Kolkata- 700014  
Enrolment No.- WB/731/1992














**SPECIMEN FORM FOR IMPRESSION OF TEN FINGERS**  
**A.D.S.R. OFFICE AT SODEPUR, DIST. - NORTH 24 PARGANAS**

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
						

SIGNATURE *Karali Karigan Das*

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
						

SIGNATURE *Jagan An*

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE
						
						

SIGNATURE *Arup Kumar Guha*

	LEFT HAND	LITTLE	RING	MIDDLE	FORE	THUMP
	RIGHT HAND	THUMP	FORE	MIDDLE	RING	LITTLE

SIGNATURE

### Major Information of the Deed

Deed No :	I-1524-01425/2024	Date of Registration	28/02/2024
Query No / Year	1524-8000552683/2024	Office where deed is registered	
Query Date	28/02/2024 12:34:23 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	T Chanda Sealdah, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980626720, 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. 38,00,000/-	Rs. 42,75,000/-		
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]:- 152401413/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



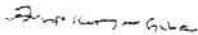
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Dakshinpally Road (Khardaha Municipality), Mouza: Keruliya, , Ward No: 08, Holding No:55/47 Pin Code : 700118

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-765	LR-1028	Bastu	Bastu	2 Katha 10 Chatak 30 Sq Ft	32,00,000/-	36,00,000/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					4.4Dec	32,00,000 /-	36,00,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	6,00,000/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		1000 sq ft	6,00,000 /-	6,75,000 /-	




**Principal Details :**




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri ARUP KUMAR GUHA</b> Son of Late PEARY MOHAN GUHA ALIAS PYARI MOHAN GUHA Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office	 28/02/2024	 Captured LTI 28/02/2024	 28/02/2024
DAKSHINPALLY, City:- Khardah, P.O:- RAHARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700118 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ACxxxxxx9P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 28/02/2024 , Admitted by: Self, Date of Admission: 28/02/2024 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>PIONEER ASSOCIATES</b> BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117 , PAN No.:: AAxxxxxx5R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri KANTI RANJAN DAS</b> Son of Late NALINI KANTA DAS Date of Execution - 28/02/2024 , , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 Feb 28 2024 1:20PM	 Captured LTI 28/02/2024	 28/02/2024
1 NO. SURYASEN NAGAR, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9P,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

2	Name	Photo	Finger Print	Signature
	<b>Shri GOPAL DAS</b> <b>(Presentant)</b> Son of Late NARAYAN CHANDRA DAS Date of Execution - 28/02/2024, , Admitted by: Self, Date of Admission: 28/02/2024, Place of Admission of Execution: Office	 <small>Feb 28 2024 1:20PM</small>	 Captured <small>LTI 28/02/2024</small>	 <small>28/02/2024</small>
23, DR. GOPAL CHATTERJEE ROAD, City:- , P.O:- SUKCHAR, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx5H,Aadhaar No Not Provided Status : Representative, Representative of : PIONEER ASSOCIATES (as PARTNER)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Sandip Das</b> Son of Mr Dilip Das R K Pally, City:- , P.O:- Panihatio, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700114	 <small>28/02/2024</small>	 Captured <small>28/02/2024</small>	 <small>28/02/2024</small>
Identifier Of Shri ARUP KUMAR GUHA, Shri KANTI RANJAN DAS, Shri GOPAL DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP KUMAR GUHA	PIONEER ASSOCIATES-4.4 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri ARUP KUMAR GUHA	PIONEER ASSOCIATES-1000.00000000 Sq Ft

**Land Details as per Land Record**

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Dakshinpally Road (Khardaha Municipality), Mouza: Keruliya, , Ward No: 08, Holding No:55/47 Pin Code : 700118

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 765, LR Khatian No:- 1028	Owner:শুভ্রজা গুহা, Gurdian:দ্বিয়ারী মোহন গুহা, Address:সিক, Classification:বঙ্গ, Area:0.06000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152401425 / 2024

On 28-02-2024

**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 12:59 hrs on 28-02-2024, at the Office of the A.D.S.R. SODEPUR by Shri GOPAL DAS .,

**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 42,75,000/-

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

Execution is admitted on 28/02/2024 by Shri ARUP KUMAR GUHA, Son of Late PEARY MOHAN GUHA ALIAS PYARI MOHAN GUHA, DAKSHINPALLY, P.O: RAHARA, Thana: Khardaha, , City/Town: KHARDAH, North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Retired Person

Identified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihatia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

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

Execution is admitted on 28-02-2024 by Shri KANTI RANJAN DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihatia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 28-02-2024 by Shri GOPAL DAS, PARTNER, PIONEER ASSOCIATES, BUILDING SHREYASI APARTMENT, 1ST FLOOR, LYING AT 12A/1/35, KHARDAH STATION ROAD, City:- Khardah, P.O:- KHARDAH, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700117

Identified by Mr Sandip Das, , Son of Mr Dilip Das, R K Pally, P.O: Panihatia, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

**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 1021, Amount: Rs.100.00/-, Date of Purchase: 04/01/2024, Vendor name: S C Mukherjee



Debjani Halder  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2024, Page from 43672 to 43687  
being No 152401425 for the year 2024.



*Debjani Halder*

Digitally signed by DEBJANI HALDER  
Date: 2024.03.06 11:05:26 +05:30  
Reason: Digital Signing of Deed.

(Debjani Halder) 06/03/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.