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I-3445-3459



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 019016

S/1862739

Distt. Jy.
Debarish Kar

DEVELOPMENT POWER OF ATTORNEY

Certified that the endorsement sheet
and signature sheet endorsed in this
document are part of the documents

District Sub-Registrar
Alipurduar

~~21 JUL 2023~~
25 JUL 2023

Tripti Dey

Debasish Kar

**THIS INDENTURE IS MADE ON THIS THE 21ST DAY OF
JULY, 2023.**

Know all men by these presents that I, Smt. Tripti Dey, PAN:AHKPD0467B, Aadhar No. 5166 6433 4958, W/O Late Sadhan Chandra Dey, by faith Hindu, by occupation -House wife, resident of Satijajamati Road, P.S-Fatasil Ambari, Sub-Divn-Guahati, Dist. Kamrup(Metro), Assam, presently residing at A.V College Lane, Sarabhati, Kathkool New Bridge, Ward No. 15, Block-H, P.O-Kamrup Metro, P.S. Jhalukbari, District - Kamrup, Assam, Pin-781016 have entered into a Development Agreement with with my brother **SRI DEBASISH KAR, PAN-AFOPK9439E, Aadhar No. 9844 4885 4296**, S/O Late Dwijendra Mohan Kar, aged about 51 years, by faith Hindu, by occupation- Business, resident of Newtown Durgabari Road, Ward No. 02, P.O ,P.S & Dist-Alipurduar, Pin Code-736121, W.B, for the purpose of development of the under mentioned schedule land by way of constructing multi-storeyed residential building as well as commercial building and the said Development Agreement was executed and registered on 20th day of

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Tripti Deb
Debasish Kar

July, 2023 in the Office of the DR, Alipurduar entered in Book No. I being Document No. I-3422 for the year 2023.

AND WHEREAS

As per the terms laid down in the above mentioned Development Agreement, I being the absolute owner of the under mentioned scheduled land, do hereby execute this Development Power Of attorney to and in favour of my brother **SRI DEBASISH KAR, PAN-AFOPK9439E, Aadhar No. 9844 4885 4296**, S/O Late Dwijendra Mohan Kar, aged about 51 years, by faith Hindu, by occupation- Business, resident of Newtown Durgabari Road, Ward No. 02, P.O ,P.S & Dist-Alipurduar, Pin Code- 736121, W.B, in connection with the Development of the proposed Multi-storeyed building upon the scheduled land and to dispose of and/or sale the Developer's allocation to be constructed therein and thereupon.

AND WHEREAS

It is now thereby nominate, constitute and appoint **SRI DEBASISH KAR** to act for me and on my behalf and to do all the following acts, deeds, matters and things in respect of development of the multi-storeyed building to be erected on the under mentioned scheduled land in terms of



Tripti Devi
Debarishan

the said Deed of Agreement for Development dated 3rd day of July, 2023 in the manner as laid down herein.

1. To carry out all sorts of development works on the below scheduled land and to construct the multi-storeyed building according to the sanctioned Building Plan to be approved by Alipurduar Municipality.
2. To develop the below scheduled land in such manner as our said attorney may deem fit and proper.
3. To enter into agreement for sale, to dispose the Developer's Allocations in favour of the intending purchaser/s, together with proportionate undivided share or interest in the land of the said premises with the area of Developer's allocations as mentioned in the Deed of agreement for Development dated 20/07/2023.
4. To realize and receive advance money, sale consideration, baina, salami, premium, rent, lease premium, lease rent, tenancy etc. in respect to the Developer's area as mentioned in the Deed of agreement for Development dated 20/07/2023.
5. To receive or agree to receive the consideration for the sale or sales of the Developer's allocations from the intending purchaser or purchasers and to give a valid receipt and discharge for the same.

Asks

Tripti Dey
Debanika

6. To appear before Dist. Sub-Registrar Alipurduar, Addl. District-Sub-Registrar Alipurduar, Registrar of Assurance, Kolkata or the other authority for the purpose of the said sale or transfer or the Developer's area as described in the Deed of Agreement for the Development, dated 20.07.2023 such as Flats, shops, Garages, car Parking Spaces along with the proportionate share of below schedule land and common facilities of the building according to the terms and conditions of the above development Agreement and present the sale deed or other documents and to have the same registered according to Law.
7. To handover the purchaser or the transferee of his/her/their possession of the Flats, shops, Garages, Car Parking Spaces or any part thereof as the case may be in the Developer's Allocation.
8. The said Attorney shall also entitled to represent itself before the Bank, such other Bank, Financial Institution, deal with any private individual, for obtaining the Building Plan etc. from the Alipurduar Municipality, Profession Tax, Provident Fund Department, Concerned Land and Land Reforms office, SDL & LRO, service Tax Office, Pollution Control Board, Fire Bridge, Housing Board, Police Station, Court of Executive Magistrate, Civil and Criminal Courts, Private and Semi Pvt. Govt. and other Govt. Offices and also entitled to and/or have authority to

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appoint agent(s), Lawyer(s) and fix his/her/their remuneration/fees and to sign and execute agreement(s), paper and other documents necessary to carry on the business of the partnership firm and also further be entitled to collect payment from any Government or Semi-Govt. Departments, etc. and to give receipt thereof mentioned in schedule hereunder and to sign, execute, verify and file complaints, written statements and petitions and also to present appeals in any court, and to accept services of all summonses, notices & other processes of law.

9. To appear for and represent before the Board of Revenue, collector of any District, Sub-Divisional Officer, any Magistrate, Judge, Munsif and in all Government Offices, BL & LRO, SDLOR, DL & LRO, Alipurduar Municipality Etc. in all matters and things relating to development of our below schedule landed properties or its affairs.
10. The said Attorney is also authorized to manage the construction works of the said building in any manner, which the Attorney may deem fit and proper for the aforesaid purpose.
11. To appoint, engage the pleaders, Advocates or Solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his or their appointment on my behalf.

Chk

Tripiti Dey
Deban M Kar

12. To compromise, compound or withdraw cases or be non-suited to refer to arbitration all disputes and differences.

13. To do all other lawful acts and things in connection with the case as effectually as I could do the same if personally present. And I hereby agree and undertake to **ratify and conform** all and whatsoever our said attorneys, under the power in that behalf hereinbefore contained, shall lawfully do execute or perform in exercise of the power, authorities and liberties hereby conferred upon, under and by virtue of this instrument.

SCHEDULE OF THE LAND

All that piece and parcel of land measuring a total area of 0.24 acre/ 24 decimals, situated under Mouza - Alipurduar , J.L. No. 50, L.R. Plot No. 3628 land measuring 0.10 acre/10 decimals, LR plot No. 3645 land measuring 0.14 acre/14 decimals, comprised in LR khatian Nos. 6554 & 691, at Newtown, Alipurduar Municipal Ward No. 06, under Municipal Holding No. 281/409 P.S & Dist-Alipurduar being **butted and bounded** by the:

AKS

North- P.W.D Road; South-Malati Rani Paul & Arindam Das, East-
Municipality Road, Naresh Saha, Akhil Ranjan Sarkar & Pradip Saha; West-
Monisa Sarkar & Nanigopal Sarkar.

Tripti Dey

(Signature of the Principal.)

Witnesses:

1. Partha Ghosh

S/O - Late Nitai Ghosh

R/O - Hatkhela, Ward NO-XI

P.O + Dist - Alipurdwar

Pin - 736121

2. Sunil Das

S/o. Sri. Fultu Das

R/o - Vill + PO: Bholaradabri,

PS + Dist. Alipurdwar,

PIN: 736123.

Debanish Var

Signature of the Attorney

Tripti Dey

(Attested by the Principal)

OK

Triplicy

Debari M Kar

Drafted by me as per available documents and instructions of the parties, read-over and explained to the parties by me and printed in my office

Kamalesh Dutta

21/07/2023

(Kamalesh Dutta, Advocate,
Alipurduar, Enrolment. No.
W.B-86/97)

Major Information of the Deed

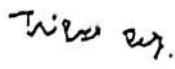
Deed No.	I-2002-03459/2023	Date of Registration	25/07/2023
Query No./Year	2002-8001862739/2023	Office where deed is registered	
Query Date	21/07/2023 1:18:39 PM	D.S.R. ALIPURDUAR, District: Alipurduar	
Applicant Name, Address & Other Details	Kamalesh Dutta Alipurduar Court, Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. : 8768364213, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,06,92,000/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 200203422/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

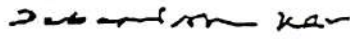
District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, Pin Code : 736121

Sch No.	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3628	LR-6554	Bastu	Bastu	0.04 Acre		17,82,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3645	LR-6554	Bastu	Bastu	0.08 Acre		35,64,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L3	LR-3628	LR-691	Bastu	Bastu	0.06 Acre		26,73,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
L4	LR-3645	LR-691	Bastu	Bastu	0.06 Acre		26,73,000/-	Width of Approach Road: 26 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			24Dec	0 /-	106,92,000 /-	
		Grand Total :			24Dec	0 /-	106,92,000 /-	

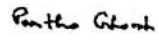
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Tripti Dey (Presentant) Wife of Late Sadhan Chandra Dey Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	 21/07/2023	 LTI 21/07/2023	 21/07/2023
Block/Sector: Satija Jamati Road, City:- , P.O:- Kamrup Metro, P.S:-FATASIL AMBARI, District:- Kamrup, Assam, India, PIN:- 781016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ahxxxxxx7b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Debasish Kar Son of Late Dwijendra Mohan Kar Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office	 21/07/2023	 LTI 21/07/2023	 21/07/2023
Son of Late Dwijendra Mohan Kar Block/Sector: Newtown Durga Bari Road, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:-Alipurduar, West Bengal, India, PIN:-736121 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx9e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/07/2023 , Admitted by: Self, Date of Admission: 21/07/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Ghosh Son of Late Nitai Ghosh Hatkola, City:- Alipurduar, P.O:- Alipurduar, P.S:-Alipurduar, District:- Alipurduar, West Bengal, India, PIN:- 736121	 21/07/2023	 21/07/2023	 21/07/2023
Identifier Of Smt Tripti Dey, Mr Debasish Kar			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-4 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-8 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-6 Dec
Transfer of property for L4		
Sl.No	From	To. with area (Name-Area)
1	Smt Tripti Dey	Mr Debasish Kar-6 Dec

Land Details as per Land Record

District: Alipurduar, P.S:- Alipurduar, Municipality: ALIPUDUAR, Mouza: Alipurduar, Pin Code : 736121

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3628, LR Khatian No:- 6554	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.04000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3645, LR Khatian No:- 6554	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ , Classification:ডাঙ্গা, Area:0.08000000 Acre,	Owner Name not selected by applicant.
L3	LR Plot No:- 3628, LR Khatian No:- 691	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ (নিউটাউন) , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.
L4	LR Plot No:- 3645, LR Khatian No:- 691	Owner:তৃষ্টি দে, Gurdian:সাধন চন্দ্র দে, Address:নিজ (নিউটাউন) , Classification:ডাঙ্গা, Area:0.06000000 Acre,	Owner Name not selected by applicant.

On 21-07-2023

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

Presented for registration at 13:31 hrs on 21-07-2023, at the Office of the D.S.R. ALIPURDUAR by Smt Tripti Dey, Executant.

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 1,06,92,000/-

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

Execution is admitted on 21/07/2023 by 1. Smt Tripti Dey, Wife of Late Sadhan Chandra Dey, Sector: Satija Jamati Road, P.O: Kamrup Metro, Thana: FATASIL AMBARI, Kamrup, ASSAM, India, PIN - 781016, by caste Hindu, by Profession House wife, 2. Mr Debasish Kar, Son of Late Dwijendra Mohan Kar, Sector: Newtown Durga Bari Road, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by Profession Business

Indetified by Mr Partha Ghosh, Son of Late Nitai Ghosh, Hatkhola, P.O: Alipurduar, Thana: Alipurduar, City/Town: ALIPURDUAR, Alipurduar, WEST BENGAL, India, PIN - 736121, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3861, Amount: Rs.50.00/-, Date of Purchase: 21/07/2023, Vendor name: Tanmay Biswas
2. Stamp: Type: Impressed, Serial no 3860, Amount: Rs.50.00/-, Date of Purchase: 21/07/2023, Vendor name: Tanmay Biswas



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

On 25-07-2023

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.



Suraj Lepcha
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
Alipurduar, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 2002-2023, Page from 48558 to 48575
being No 200203459 for the year 2023.



Suraj Lepcha

Digitally signed by SURAJ LEPCHA
Date: 2023.07.25 16:15:26 +05:30
Reason: Digital Signing of Deed.

(Suraj Lepcha) 2023/07/25 04:15:26 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. ALIPURDUAR
West Bengal.

(This document is digitally signed.)