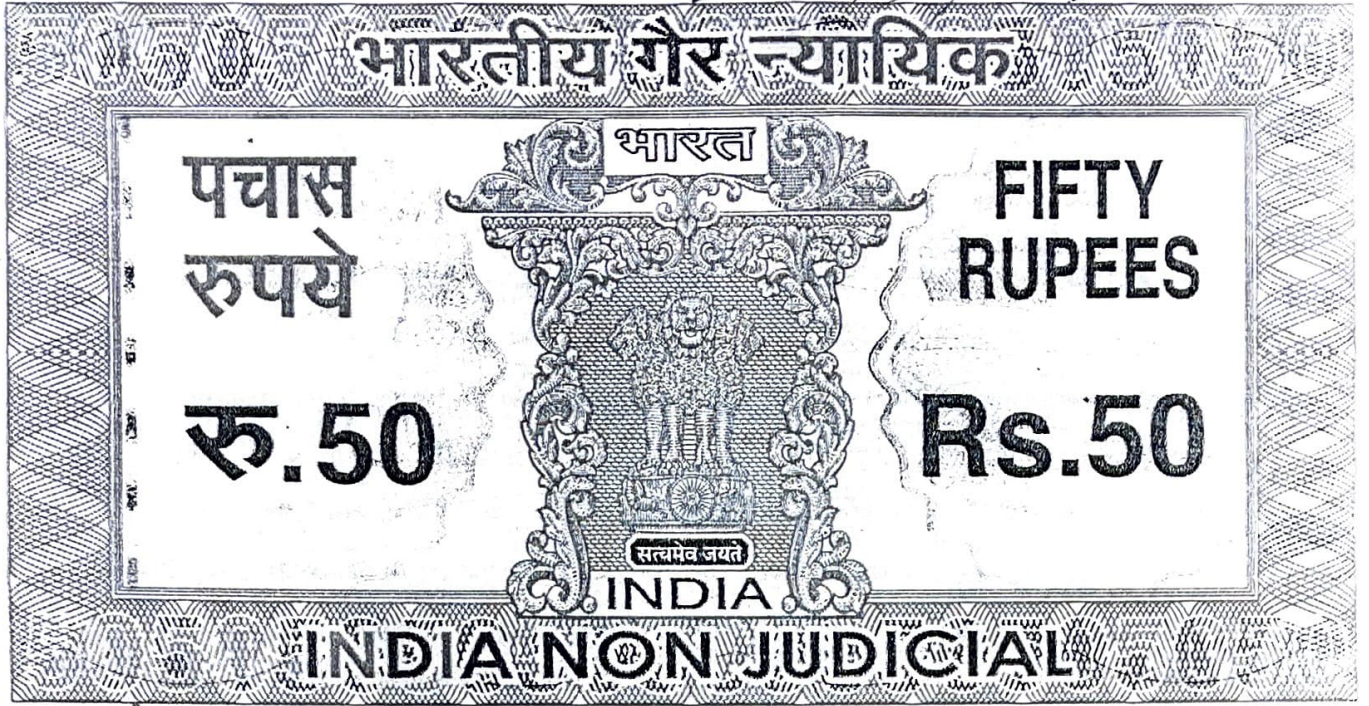


Sn 6646

7326
D-5475/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AH 377531

9/19/2023
A
19/8/23

Document is admitted to
signature sheet and the
attached with the
signature of the document

Sub-Registrar
Sundergarh District

DEVELOPMENT POWER OF ATTORNEY

After Execution of Development Agreement

04 AUG 2023

04 AUG 2023

1011 SEP 2023

01 SEP 2023

SRI SANKAR BHATTACHARYA, (PAN NO. AGFPB6232N, AADHAAR NO. 6419 8388 5000), son of Late Pratap Kumar Bhattacharya, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Piyari Kabiraj lane, Post Office- Harinavi, Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700148, hereinafter called the '**OWNER**' (which expression shall unless excluded by or repugnant to the context be deemed and mean and include his heirs, legal representatives, administrators, executors and assigns) of the **ONE PART**.

-AND-

M/S. LANDMARK CONSTRUCTION, a Proprietorship Firm, having its office at Block- B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, represented by its Proprietor **SOURAV BARAL**, (PAN NO. BGGPB6400C, AADHAAR NO. 6609 7709 5292), son of Soumen Baral, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, hereinafter called the '**DEVELOPER / PROMOTER**' (which term or expression unless excluded by or repugnant to the context shall deem to mean and include its successors, successors-in-office, legal representatives and assigns) of the **OTHER PART**.

The above mentioned parties have executed a Development Agreement for the construction of multi storied building on the **OWNER'S** land (which is more fully and particularly described in the Schedule hereunder) on 04.08.23, which has been duly registered before the Office of A.D.S.R. Sonarpur, and which is duly recorded in Book No. I, being No. 6443 for the year 2023.

SO KNOW ALL MEN BY THIS PRESENT I SRI SANKAR BHATTACHARYA, (PAN NO. AGFPB6232N, AADHAAR NO. 6419 8388 5000), son of Late Pratap Kumar Bhattacharya, by occupation- Business, by religion- Hindu, by nationality- Indian, residing at Piyari Kabiraj lane, Post Office- Harinavi, Police Station -Sonarpur, District - South 24 Parganas, Kolkata- 700148, hereinafter called the 'OWNER' herein do hereby nominate constitute and appoint **M/S. LANDMARK CONSTRUCTION**, a Proprietorship Firm, having its office at Block- B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, represented by its Proprietor **SOURAV BARAL**, (PAN NO. BGGPB6400C, AADHAAR NO. 6609 7709 5292), son of Soumen Baral, by faith - Hindu, by nationality - Indian, by occupation - Business, resident of B/30, Rabindra Pally, P.O.- Baghajatin, P.S.- Patuli, Kolkata - 700086, **AS MY TRUE AND LAWFUL ATTORNEY, FOR MY NAME AND ON MY BEHALF**, to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things :

- I) To work, manage, control and supervise the management of all and administer properties now fully described in the schedule below or hereafter belonging to me and protect them from fraudulent or others.
- II) To enter into contract, covenant and arrangement of any kind whatsoever in relation thereto and to modify, revoke and cancel the same as it shall think fit and proper.

III) To sign and give notice or notices to any tenant or tenants and other occupiers of the lands and buildings belonging to my estate, and to negotiate with them, to quit and vacate or to repair any damage or to abate any nuisance or to remedy a breach of covenant or contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies open to me in respect thereof and to enter into any such property or properties with a view to inspecting the same or exercising any right vested to me.

IV) To make, sign and verify all applications before the Court of Law, Tribunals, or such other places for conducting court cases or any other required by law in connection with the management of my property or properties.

V) To appear for and represent us before the Board of Revenue, Collector of the District, Sub-Divisional Officer, any Magistrate, Judge, Munsiff, and in all Government Offices, Commissioners, in all matters and things relating to my estate or its affairs.

VI) To appoint, engage on my behalf pleaders, advocates or solicitors whenever my said attorney shall think proper to do so and to discharge and/or terminate his/her or their appointment.

VII) To compromise, compound or withdraw cases, or be non suited to refer to Reference Court or arbitration all dispute and differences.

VIII) To develop my property as per the developers agreement and to enter in the agreement for sale of flats, units of the multistoried building on my behalf.

IX) **GENERALLY TO ACT** as Attorney or agent in relation to the matter aforesaid and to do all deed, acts or things as fully and effectual in all respect as myself could do if I was personally present:

X) **AND GENERALLY** to act as my Attorney or Agent in India in relation to all matters in respect of my schedule land and building which I am now or may hereafter be interested or concerned and on my behalf to execute and do all instruments, acts, matters and things as fully and effectually as I could do it personally present and I hereby agree to ratify and confirm whatsoever my said attorney shall lawfully do or purport to do by virtue of these presents.

XI) **TO EXECUTE AND REGISTER PROPER INSTRUMENT, DEED OF SALE, CONVEYANCE AND ANY OTHER DOCUMENT IN RESPECT OF THE DEVELOPER'S ALLOCATION IN TERMS OF THE DEVELOPMENT AGREEMENT ON MY BEHALF AND SHALL PRESENT THE SAME BEFORE THE REGISTERING AUTHORITY AND SHALL ADMIT EXECUTION AND REGISTRATION** and also shall complete and observe all formalities in respect of my schedule property and shall take all money and consideration and shall grant receipt acknowledging the payment.

XII) AND I HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever deeds or things my said attorney shall lawfully do or cause to be done, by virtue of the power, authorities hereby granted under this power of attorney.

THE SCHEDULE LAND ABOVE REFERRED TO

ALL THAT PIECE AND PARCEL of Bastu land measuring about 05 sataks or 03 kathas more or less together with one 200 Sq.ft. Tiles shed structure thereon at Mouza- Harinavi, J.L. No. 36, comprising in R.S. & L.R. Dag No. 922, R.S Khatian No. 1594, L.R. Khatian No. 3773, Municipal holding No. 41, Ward No. 18 of Rajpur-Sonarapur Municipality, Additional District Sub Registry Office at Sonarpur, Police Station- Sonarpur, in the District of South 24 Parganas, Kolkata- 700 148, butted and bounded in the following manner :-

ON THE NORTH : *vacant Land;* ~~R.S. Dag No. 1035;~~

ON THE SOUTH : 20' wide R.N.T. Road;

ON THE EAST : L.R. Dag No. 921;

ON THE WEST : 10' common passage;

Sankar Chatterjee

IN WITNESS WHEREOF the PRINCIPAL/OWNER has executed this Power of Attorney on this 04th day of August, 2023.

SIGNED SEALED AND DELIVERED

by the Executants' within named

in the presence of :-

WITNESSES :-

1. Swadheepo Banerjee
28 No- Poraya Kabiraji Lane
Harama Ni, Kol 148
2. Anuram Chakraborty
8 no road Mitkhantapur
KL - 700149

Sunil Kumar Bhattacharya
PRINCIPAL/EXECUTANT

Accepted by me

Landmark Construction
Saurav Dand
Proprietor

Drafted by me:

Raja Nandy

Raja Nandy
Advocate

High Court, Calcutta.

Enrolment No. WB/355/2011.

ATTORNEY

Page No.

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the executants/ presentants					
Sankar Shukla Chatterjee						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
Sankar Band						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

Major Information of the Deed

Deed No :-	I-1608-07326/2023	Date of Registration	01/09/2023
Query No / Year	1608-8001996270/2023	Office where deed is registered	
Query Date	04/08/2023 1:06:26 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Raja Nandi Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980402923, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 8,00,000/-	Rs. 18,34,110/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 71/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160806443/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

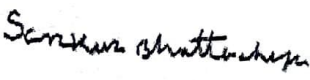
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: R. N. T. Road, Mouza: Harinabhi, , Holding No:41 Pin Code : 700148

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-922	LR-3773	Bastu	Bastu	3 Katha	7,50,000/-	17,82,000/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :					4.95Dec	7,50,000 /-	17,82,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft	50,000/-	52,110/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 12 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	52,110 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SANKAR BHATTACHARYA (Presentant) Son of Late PRATAP KUMAR BHATTACHARYA Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office			
	04/08/2023	LTI 04/08/2023		04/08/2023
PTIYARI KABIRAJI LANE, City:- Rajpur-sonarpur, P.O:- HARINAVI, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700148 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx2N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	LANDMARK CONSTRUCTION B/30, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: bgxxxxxx0c,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Mr SOURAV BARAL Son of Mr SOUMEN BARAL Date of Execution - 04/08/2023, , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office			
	Aug 4 2023 2:20PM	LTI 04/08/2023		04/08/2023
B/30, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BGxxxxxx0C,Aadhaar No Not Provided Status : Representative, Representative of : LANDMARK CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Raja Nandy Son of Late Dipak Kumar Nandy High Court, City:- Kolkata, P.O:- GPO, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 70001			
	04/08/2023	04/08/2023	04/08/2023
Identifier Of Mr SANKAR BHATTACHARYA, Mr SOURAV BARAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR BHATTACHARYA	LANDMARK CONSTRUCTION-4.95 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr SANKAR BHATTACHARYA	LANDMARK CONSTRUCTION-200.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: R. N. T. Road, Mouza: Harinabhi, , Holding No:41 Pin Code : 700148

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 922, LR Khatian No:- 3773	Owner:শঙ্কর ভট্টাচার্য, Gurdian:প্রভাশ কুমার, Address:কিড , Classification:বন্য, Area:0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160807326 / 2023

On 04-08-2023

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

Presented for registration at 13:57 hrs on 04-08-2023, at the Office of the A.D.S.R. SONARPUR by Mr SANKAR BHATTACHARYA, 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 18,34,110/-

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

Execution is admitted on 04/08/2023 by Mr SANKAR BHATTACHARYA, Son of Late PRATAP KUMAR BHATTACHARYA, PIYARI KABIRAJI LANE, P.O: HARINAVI, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700148, by caste Hindu, by Profession Business

Identified by Mr Raja Nandy, . . Son of Late Dipak Kumar Nandy, High Court, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 70001, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-08-2023 by Mr SOURAV BARAL, PROPRIETOR, LANDMARK CONSTRUCTION, B/30, RABINDRA PALLY, City:- , P.O:- BAGHAJATIN, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Identified by Mr Raja Nandy, . . Son of Late Dipak Kumar Nandy, High Court, P.O: GPO, Thana: Hare Street, . City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 70001, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 71, Amount: Rs.50.00/-, Date of Purchase: 01/08/2023, Vendor name: Subhojit Deb



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

On 01-09-2023

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.



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1608-2023, Page from 147736 to 147749
being No 160807326 for the year 2023.**



AZ

Digitally signed by ARINDAM CHAKRABORTY
Date: 2023.09.05 14:29:53 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 05/09/2023

ADDITIONAL DISTRICT SUB-REGISTRAR

Arindam Chakraborty

West Bengal.