

S-02052/23

2042/2023



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AP 257760

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20/05/23
20/05/23




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

19 0 MAY 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, SRI UTPAL ROY, having PAN: ARUPR3666E, Aadhaar No.6410 7188 6154, son of Late Gobinda Roy, by Faith - Hindu, by Nationality - Indian, by occupation - Business, residing at Narkelbagan, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India,, hereinafter called the "PRINCIPAL" SEND GREETINGS:-

6165

08 MAY 2023

No.....Rs. 100/- Date.....

Name : Das Construction & Develop

Address : 520, Payanabagan, Sonarpur,
Kol-153

Vendor :

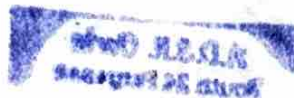
Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, Kol-27

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has already been entered in the
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08 MAY 2023



08 MAY 2023

Shinshandu Dutta.
S/o - Svi Shyamal Dutta.
Alipore police Court,
Kol-27.

WHEREAS I the Principal herein became the absolute Owner of vacant Bastu and Danga land measuring an area of 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet more or less, lying and situate at Mouza Laskarpur, J.L. No.57, Pargana Magura under District Collectorate's Touzi Nos.3, 4 & 5, comprising R.S. Dag No.182, L.R. Dag Nos.675, 676 & 677, appertaining to R.S. Khatian No.303, corresponding to L.R. Khatian No.3161, under Police Station - Sonapur, lying within the limits of the Rajpur Sonarpur Municipality, Ward No.30, being Holding No.169, Rabindra Nagar, Kolkata - 700153, A.D.S.R. Office Sonarpur, District: South 24-Parganas together with all sorts of easement rights through and over the 12' feet wide Road adjacent to the said plot of land and lawfully seized and possessed of the said property with exclusive rights of Ownership thereto as well as mentioned in the First Schedule hereunder written having unfettered right, title and interest thereto free from all encumbrances, liens, lispendens and attachments whatsoever.

AND WHEREAS I the above named Principal herein intend to construct a three storied Building on the said holding but due to paucity of fund I the above named Principal approached the Developer **DAS CONSTRUCTION & DEVELOPER**, a Sole Proprietorship Firm, represented by its Proprietor **SRI TAPAS KUMAR DAS**, son of Late Kshirod Chandra Das, having its office and residence of 520, Peyarabagan, Vivekananda Samsad Club, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India to construct such building on the said landed property at the cost and expenses of the Developer or out of funds to be procured by the Developer from the intending buyer or others on certain agreed terms and conditions.

AND WHEREAS knowing from reliable sources of my intention the said Developer has agreed to construct a three storied building on my aforesaid property.

AND WHEREAS thereafter, I the above named Principal herein has entered into an Agreement on 10/05/2023 with the said Developer **DAS CONSTRUCTION & DEVELOPER**, a Sole Proprietorship Firm, represented by its Proprietor **SRI TAPAS KUMAR DAS**, having PAN: AESPD5910J, Aadhaar No.3346 9689 6815, son of Late Kshirod Chandra Das, by faith - Hindu, by Nationality - Indian, by occupation - Business, having its office and residence of 520, Peyarabagan, Vivekananda Samsad Club, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India for construction of a three storied building in or upon the said property, more fully and particularly described in the First Schedule hereunder written, which was duly registered in the office of the A.D.S.R. Garia, vide Book No.I, Being No. 2030, for the year 2023, with such terms and conditions clearly cited therein.

S
D
Tapas K.

AND WHEREAS in pursuance of the said agreement entered between me and the said Developer and in pursuance of understanding between the parties it is necessary and also expedient for me to appoint to look after all my aforesaid property affairs during my absence.

NOW KNOW ALL BY THESE PRESENTS I the above named Principal do hereby and hereunder nominate, constitute and appoint **SRI TAPAS KUMAR DAS**, having PAN: AESPD5910J, Aadhaar No.3346 9689 6815, son of Late Kshirod Chandra Das, by faith - Hindu, by Nationality Indian, by occupation - Business, residing at 520, Peyarabagan, Vivekananda Samsad Club, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India, being the Proprietor of **DAS CONSTRUCTION & DEVELOPER**, a Sole Proprietorship Firm, having its office and residence of 520, Peyarabagan, Vivekananda Samsad Club, Post Office - Laskarpur, Police Station - Sonarpur, District: South 24-Parganas, Pin - 700153, West Bengal, India as my true and lawful Attorney in my name and on my behalf to do an executed and perform or caused to be done an executed and perform all or any of the following acts, deeds and things:-

1. To defend possession of the said property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other out goings whatsoever payable for or an account of the said property or any portion thereof or any undivided share or shares therein and to ensure any building thereon against loss or damages by fire and/or other risk as may be deemed necessary and/ or desirable by my said Attorney and to pay all premium for such insurance.
3. To sign and give any notice to any occupier of the said property or trespassers or any portion thereof to quit or to repair or to avoid any nuisance or malice remedy and breach of covenant and/or for any other purpose whatsoever.
4. To enforce any covenant/ any Agreement, gift towards municipal authority or any other document relating to the said property or any part thereof and if any right to re-enter arises in any manner under each covenants or under notice to quit them to exercise such rights, amongst others.
5. To appoint and terminate the appointment of Architect/ L.B.S., Engineer etc. and to get, prepare building plan/s, demolition, to sign and submit building plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing building or buildings or structures on the said holding.
6. To build upon and exploit commercially the said property by making construction of building thereon and for that to arrange by me take down demolish structures of whatsoever nature existing thereon or as may be constructed in future.
7. To appoint any Contractor/ Sub-Contractor for construction work or building thereon and to cancel the same and engage new Contractor to be done by them or their own discretion as if I do the same personally.

8. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Sale Deed in respect of Developer's Allocation in terms of the Agreement or other documents concerning the said holding and also to appear before and sign and submit all papers and documents of transfer concerning the said property and make representations to the concern authorities for getting such certificate and/or permissions.
9. To negotiate terms and to sell the said space/ spaces/ flats with proportionate share of land in the said property except Owner's Allocation as mentioned in the Second Schedule of the Development Agreement to any purchaser or purchasers at such price which the said Attorney in his absolute discretion thinks proper.
10. To enter into any agreement or Agreements with any party or parties or with the intending Purchaser/s for sale or sales of space or spaces with super structure or flats along with proportionate share of land from Developer's Allocation and/or cancel and the same with the intending purchaser or purchasers to receive any booking money and/or earnest money or advance or advances and also the balance/ entire consideration money from the intending purchaser or purchasers of the purchase money and to give, good, valid, receipt and/or discharges for the same to the purchaser or purchasers.
11. That the Attorney may sign and to execute any agreement, Deed of conveyance and to deliver any conveyance or conveyances for the selling of proportionate share of land and/or flat/ flats and/or space with superstructure and/or flat/ flats/ spaces from Developer's Allocation in the proposed building with easements rights of the common areas of the proposed selling of space/ flat/ flats along with proportionate share of land in favour of the intending purchaser or purchasers their nominees and in the agreement, Deed of conveyance or conveyances of the proposed sale and the said attorney receipt and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending purchaser or

purchasers in my name the same shall be treated as receipt of me personally and respectively from the intending purchaser or purchasers in respect of the Developers' Allocation only. After delivery of owner's allocation as mentioned in the dev. Agreement dated 10/05/23

12. To sign and execute all other deeds, instruments and assurance which he/ they shall consider necessary and to enter into and/or agree to such covenant and condition as may be required for complete the proposed building at the schedule property and for fully and effectually conveying the said proportionate share of land, flat/ flats together with the easements right of the common passage in the property on and for my behalf and it is to be treated as done by me being present personally myself do personally present.
13. To prepare sign execute, submit enter into modify cancel, alter draw approve the same and also to present for registration and admit registration of all paper documents deeds contract agreement, applications consent and other documents as may in any way be required before the competent authority to be or any of the powers herein contained including sale, permission of the said premises and every or any part thereof and the termination of all contracts, rights of occupancy/ user and/or enjoyment by any person or persons whatsoever, the schedule property and also in connection with observing fulfilling and performing all the terms conditions and covenants on our part to be observed fulfilled and performed under the any Agreement.
14. To file any Complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other valid legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said property in which me now or may hereinafter be interested or connected and also if my Attorney think fit may compromise or refer to Arbitration and may take any such action or institute proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the District Court, or any other courts as the case may be.

See
X
under
Taper

15. For the better and more effectually executing the powers or authorities aforesaid to appoint and employ solicitors, Advocates and/or debts collecting or other agents.
16. To appear and represent me before all authorities make commitments and give undertakings as be required for all or any of the purpose herein Contained.
17. To appear before the Rajpur Sonarpur Municipality and/or other authorities regarding the Tax assessment or in any other way relating to the said property or any portion thereof or any undivided share or shares therein.
18. To observe fulfill and perform all the terms conditions and obligations on our part or to be observed fulfilled and performed according to the said agreement and to execute all my rights according to this deed's act therein by my said Attorney.
19. To sign and give notice or notices to any tenant or tenants and other occupiers of the building/ premises belonging to my estates, if any, to quit and vacate or to avoid any nuisance or for any other purpose or purposes whatsoever and to settle compromised compound or to avail them with their existing accommodations in the said building and enforce all remedies open to me in respect of my accommodation with a view to exercising any right, vested to me.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the authorities herein contained which we could have lawfully done under my hand, if personally presents.

THE FIRST SCHEDULE ABOVE REFERRED TO:

(Entire Property)

ALL THAT piece and parcel of vacant Bastu and Danga land measuring an area of 3 (three) Cottahs 3 (three) Chittaks 24 (twenty four) Square Feet more or less, lying and situate at Mouza Laskarpur, J.L. No.57, Pargana Magura under District Collectorate's Touzi Nos.3, 4 & 5, comprising R.S. Dag

No.182, L.R. Dag Nos.675, 676 & 677, appertaining to R.S. Khatian No.303, corresponding to L.R. Khatian No.3161, under Police Station - Sonarpur now Narendrapur, lying within the limits of the Rajpur Sonarpur Municipality, Ward No.30, being Holding No.169, Rabindra Nagar, Kolkata - 700153, A.D.S.R. Office Sonarpur, District: South 24-Parganas, which is butted and bounded as follows:-

ON THE NORTH : Apartment.
ON THE SOUTH : 12' feet wide Road.
ON THE EAST : Land and House of Arun Sil.
ON THE WEST : Land and House of Kanai Shaw.

THE SECOND SCHEDULE ABOVE REFERRED TO:
OWNER'S ALLOCATION

ALL THAT piece and parcel of one flat on the ground floor measuring built up area of 380 Square Feet more or less consisting of one bedroom, one toilet, one dining-cum-kitchen, one flat on the first floor measuring built up area of 640 Square Feet more or less consisting of two bedrooms, two toilets, one dining-cum-kitchen, one balcony and one flat on the second floor measuring built up area of 640 Square Feet more or less consisting of two bedrooms, two toilets, one dining-cum-kitchen, one balcony of the proposed three storied building construction by the Developer on the First Schedule property according to the sanction plan to be sanctioned by the Rajpur Sonarpur Municipality as Owner's Allocated portion of the building. The Owner has also right to use all common facilities and amenities of the said proposed building with habitable conditions also together with undivided proportionate share of land mentioned in the First Schedule hereinabove.

THE THIRD SCHEDULE ABOVE REFERRED TO:
DEVELOPER'S ALLOCATION

Apart from the Owners' Allocation mentioned the Second Schedule herein above the Developer will get the remaining portion of the flats/ spaces of the proposed building to be constructed upon the property mentioned in the First Schedule hereinabove together with right to use all common amenities and facilities including common roof right thereof.

IN WITNESS WHEREOF I the above named Principal has hereunto set and subscribed my hand and signature on this the 10th day of May, Two Thousand Twenty Three.

IN THE PRESENCE OF:-

1. Avisit GHOSH
LASKARPUR NARIKL
BAGAN (S) 24 Paj
KU - 700153

2. Shishendu Dutta.
Alipore police Court,
Kai - 27.

Utpal Ray

SIGNATURE OF THE PRINCIPAL

I do hereby accept the above Power given by the Principal.

Das Construction & Developer

Tapas K. Das

Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me:

Subhaschandra Chatterjee
Enr. No. WB/1507/77

Advocate

Alipore Police Court, Kolkata - 27.

Computer print by me;

Ranjit Bose

Alipore Police Court, Kolkata - 27.

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name UTPAL ROY

Signature Utpal Roy

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name TAPAS KUNAR DAS

Signature Tapas K. Das

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



Major Information of the Deed

Deed No :	I-1629-02042/2023	Date of Registration	10/05/2023
Query No / Year	1629-8001178470/2023	Office where deed is registered	
Query Date	10/05/2023 2:24:53 PM	A.D.S.R. GARIA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shirshendu Dutta Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831911012, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 4/-	Rs. 41,97,762/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 162902030/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

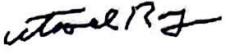
District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:169 Pin Code : 700153

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-675	LR-3161	Bastu	Bastu	1.77 Dec	1/-	13,90,254/-	Width of Approach Road: 12 Ft., , Project Name :
L2	LR-676	LR-3161	Bastu	Bastu	1.77 Dec	1/-	13,90,254/-	Width of Approach Road: 12 Ft., , Project Name :
L3	LR-677	LR-3161	Bastu	Bastu	1.77 Dec	1/-	13,90,254/-	Width of Approach Road: 12 Ft., , Project Name :
		TOTAL :			5.31Dec	3 /-	41,70,762 /-	
		Grand Total :			5.31Dec	3 /-	41,70,762 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2, L3	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: Tiles Shed, Extent of Completion: Complete					
	Total :	100 sq ft	1 /-	27,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	UTPAL ROY Son of Late GOBINDA ROY Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office			
		10/05/2023	LTI 10/05/2023	10/05/2023
NARKELBAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South24-Parganas, West Bengal, India, PIN:- 700153 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ARxxxxxx6E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 10/05/2023 , Admitted by: Self, Date of Admission: 10/05/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DAS CONSTRUCTION AND DEVELOPER 520, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153 , PAN No.:: AExxxxxx0J,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	TAPAS KUMAR DAS (Presentant) Son of Late KSHIROD CHANDRA DAS Date of Execution - 10/05/2023, , Admitted by: Self, Date of Admission: 10/05/2023, Place of Admission of Execution: Office			
		May 10 2023 3:44PM	LTI 10/05/2023	10/05/2023
520, PEYARABAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AExxxxxx0J,Aadhaar No Not Provided Status : Representative, Representative of : DAS CONSTRUCTION AND DEVELOPER (as PROPRIETOR)				

Applicant Details :

Name	Photo	Finger Print	Signature
Shirshendu Dutta Son of Shyamal Dutta Alipore Police Court, City:- Not Specified, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	10/05/2023	10/05/2023	10/05/2023
Identifier Of UTPAL ROY, TAPAS KUMAR DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	UTPAL ROY	DAS CONSTRUCTION AND DEVELOPER-1.77 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	UTPAL ROY	DAS CONSTRUCTION AND DEVELOPER-1.77 Dec
Transfer of property for L3		
Sl.No	From	To. with area (Name-Area)
1	UTPAL ROY	DAS CONSTRUCTION AND DEVELOPER-1.77 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	UTPAL ROY	DAS CONSTRUCTION AND DEVELOPER-100.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: Rabindranagar Road, Mouza: Laskarpur, , Ward No: 030, Holding No:169 Pin Code : 700153

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 675, LR Khatian No:- 3161		Owner Name not selected by applicant.
L2	LR Plot No:- 676, LR Khatian No:- 3161		Owner Name not selected by applicant.
L3	LR Plot No:- 677, LR Khatian No:- 3161		Owner Name not selected by applicant.

On 10-05-2023

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.

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

Presented for registration at 15:11 hrs on 10-05-2023, at the Office of the A.D.S.R. GARIA by TAPAS KUMAR 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 41,97,762/-

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

Execution is admitted on 10/05/2023 by UTPAL ROY, Son of Late GOBINDA ROY, NARKELBAGAN, P.O: LASKARPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700153, by caste Hindu, by Profession Business

Indetified by Shirshendu Dutta, , , Son of Shyamal Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 10-05-2023 by TAPAS KUMAR DAS, PROPRIETOR, DAS CONSTRUCTION AND DEVELOPER, 520, PEYARA BAGAN, City:- , P.O:- LASKARPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700153

Indetified by Shirshendu Dutta, , , Son of Shyamal Dutta, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6165, Amount: Rs.100.00/-, Date of Purchase: 08/05/2023, Vendor name: Subhankar Das



Krishnendu Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1629-2023, Page from 56775 to 56790

being No 162902042 for the year 2023.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2023.05.12 13:15:18 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 2023/05/12 01:15:18 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. GARIA
West Bengal.

(This document is digitally signed.)