

1521

T-1548/2023



2/2/23 **पश्चिम बंगाल WEST BENGAL**

8/279925/23

AE 664813

Certified that the document is admitted to registration. The signature sheet/sheets & the endorsement sheet/sheets attached with this document are the part of this documents.

B. O. Am

Additional District Sub-Registrar,
Rajarhat, New Town, North 24-Pgs

02 FEB 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS WE, 1. SRI ASWINI KUMAR DUTTA [PAN: AQCPD4801C] [AADHAAR NO. 6162 8488 9896] son of Late Banamali Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta and 2. SRI RAJU KUMAR DUTTA ALIAS RAJENDRA NATH DUTTA [PAN: AQNPD4787EC] [AADHAAR NO. 6933 3867 4824] son of Late Banamali

(2)

Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta, both are by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 8C/H/ 14, Jogodyan Lane, Near Ramkrishna Moth, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata - 700054, West Bengal do hereby states as follows:-

WHEREAS We are the executants No.1 & 2 herein purchased of land measuring an area of 2 cottahs 36 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946, L.R. Khatian No. 1151 lying and situated at **Mouza- Ghuni**, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat, presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet by way of a registered deed of sale being No. 993 dated 12.02.1993 registered at A.D.S.R.O Bidhannagar (Salt Lake City) and the said deed duly copied in Book No. I, Volume No. 22, Pages from 47 to 54 for the year 1993 from Smt. Priya Bala Shil.

AND WHEREAS after purchasing aforesaid plot of land the executant No. 1 herein recorded his name in the **B.L & L.R.O vide Khatian No. 7920** and the executant No. 2 herein recorded his name in the **B.L & L.R.O vide Khatian No. 7919** and possess the same free from all encumbrances morefully and particularly described in the schedule hereunder written.

(3)

AND WHEREAS due to our inconveniences, incapacities and preoccupations We are not in a position to look after, control, manage and supervise our aforesaid property.

AND WHEREAS We have decided to commercially exploit our aforesaid property by constructing a new building.

AND WHEREAS We have neither sufficient funds nor technical expertise and man power required for the purpose of pursuing with our above intention and/or objection of commercial exploitation of our aforesaid property by constructing of a building on the under schedule property.

AND WHEREAS in order to fulfill our objectives we are the executants herein enter into a registered development agreement being No. 152301543 dated 02.02.2023 registered at A.D.S.R.O Rajarhat New Town with the developer

"S.R CONSTRUCTION" [PAN-ABUFS4541F] a Partnership firm having its' office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely 1. SRI

SADANANDA SARKAR [PAN: AMAPS4208R] [AADHAAR NO. 9422 4325 0741]

son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S.

Sadananda Sarkar.

(4)

Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and **2. SRI PRAMOD ROUT** [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal on such terms, conditions, stipulations and covenants as expressed therein with specific demarcations as to the land owner's allocation and the developer allocation in the proposed building to be constructed at the under schedule property.

AND WHEREAS due to above, it is now therefore expedient and necessary for me to appoint, entrust, empowered and authorize such effective person or persons to carry out with the objects of the above development work at our said property morefully and particularly described in the schedule hereunder written.

AND WHEREAS We, **1. SRI ASWINI KUMAR DUTTA** [PAN: AQCPD4801C] [AADHAAR NO. 6162 8488 9896] son of Late Banamali Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta and **2. SRI RAJU KUMAR DUTTA ALIAS RAJENDRA NATH DUTTA** [PAN: AQNPD4787EC] [AADHAAR NO. 6933 3867 4824] son of Late Banamali Chandra Dutta alias Banamali Charan Dutta alias Banamali Dutta, both are by Nationality- Indian, by Faith- Hindu, by Occupation- Business, residing at 8C/H/14, Jogodyan Lane, Near Ramkrishna

(5)

Moth, P.O. Kankurgachi, P.S. Phool Bagan, Kolkata - 700054, West Bengal, the executant herein do hereby constitute and nominate "S.R CONSTRUCTION" [PAN-ABUFS4541F] a Partnership firm having its' office at Vill & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal represented by its' Partners namely 1. SRI SADANANDA SARKAR [PAN: AMAPS4203R] [AADHAAR NO. 9422 4325 0741] son of Late Nagendra Nath Sarkar, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at Vill. & P.O. Gouranganagar, P.S. New Town, District North 24 Parganas, Kolkata- 700159, West Bengal presently residing at Dashadrone Apartment, Block- B, Third Floor, Flat No. 8, P.O. R.Gopalpur, P.S. Baguiati, District North 24 Parganas, Kolkata- 700136, West Bengal and 2. SRI PRAMOD ROUT [PAN: AFNPR1748C] [AADHAAR NO. 7500 9510 8261] son of Late Basanta Rout, by Nationality- Indian, by faith- Hindu, by occupation- Business, residing at KD-1, Aswininagar, P.O. Aswininagar, P.S. Baguiati, District North 24 Parganas, Kolkata- 700159, West Bengal as our true and lawful attorney for us and in our names and on our behalf to do all acts, deeds, things and matters mentioned below specifically.

1. To appoint and terminate the appoint of architects, engineers, surveyors and others for survey and soil testing and also preparations of plans construction of new buildings at the said premises or por-

(6)

tion or portions thereof and also for additions and/or alterations and/or modifications thereof or any part thereof and also for other purposes herein stated.

2. To have the said premises surveyed and measured and to have the soil tested.
3. To apply for and submit the plans for sanctioning for construction of building on the below scheduled property with the Panchayet or appropriate authorities and to have the same sanctioned and if required, to have the same modified and/or altered and to pay fees and obtain sanction modification and/or alteration and/or such other orders and permission as be expedient therefore.
4. To apply for and obtain electricity, water, sewerage, drainage and other connections or any other input facility or utility in the proposed building or buildings at the said premises from the appropriate authorities (including W.B.S.E.D.C.L. and Panchayet etc.) and to make alterations therein and to close down and/or have disconnected the same.
5. To pay Panchayet and other rates and taxes and other charges and outgoings whatsoever, payable for and on account of the said premises or any part thereof or any undivided share or shares therein.

15.12/2023

(7)

6. To appoint caretaker, durwans to look after the said premises and for protection of the goods/materials during the period of construction in the said premises.
7. To engage contractor/sub-contractor to construct the building thereon as per plan.
8. To advertise in the daily news paper to sell the flats/garage/car parking space/shop/office etc. of the developer's allocation.
9. The developer fix-up the price of the flats/garage/car parking space/shop/office etc. as may attorney seems fit and proper of the developer allocation.
10. To enter into any agreement for sale of flats/garage/car parking space/shop/office etc. of the developer's allocation.
11. To enter into any agreement for sale, to sell or otherwise dispose of developer's allocation or portion thereon as per registered development agreement dated 02.02.2023 registered at A.D.S.R.O Rajarhat New Town being No. 15230154 for the year 2023.
12. To deliver possession the said flats/garage/car parking space/shop/office etc. of the developer's allocation after receiving the full consideration in favour of the intending purchaser/purchasers of the said flats/garage/car parking space/shop/office etc. of the said building to be constructed on our under schedule property.

Sadmananda Sarkar

13. To engaged any Advocate and to file any suit/cases for protection of the said property if required and to sign in vakalatnama, plaint, written statement, petition of complaint and to appear on our behalf in respect of the property.
14. To sell schedule property as mentioned in the developer's allocation of development agreement at such price which our said attorney in their absolute discretion thinks proper and/or to cancel and or repudiate the same.
15. To represent all documents at the concerned registry offices and to sign, execute and register deed of sale/conveyance on our behalf, concerning developer's allocation.
16. And We hereby agree to ratify and confirm all and whatsoever our said attorney shall lawfully do or cause to be done by virtue of this

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION
OF DEVELOPMENT AGREEMENT** for our interest and benefit.

AND We do hereby agree and confirm that all acts, deeds things and matters lawfully done by our said attorney in our name and on our behalf relating to the said premises mentioned in the schedule below and the building to be constructed thereon, shall be construed as acts, deeds and things and matters done by us and We undertake to ratify and confirm all

(9)

and whatsoever act that our said Attorney shall lawfully do or cause to be done for us by virtue of the power hereby given.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT a piece or parcel of "Shali" land measuring an area of 1 cottah 18 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946 at present L.R. Khatian No. 7920 and land measuring an area of 1 cottah 18 sq.ft be the same a little more or less comprised in C.S. Dag No. 2846, R.S. & L.R. Dag No. 3050 under C.S. Khatian No. 677, R.S. Khatian No. 1093, Samil Khatian No. 946 at present L.R. Khatian No. 7919. Total land measuring an area of 2 (two) cottahs 36 (thirty Six) sq.ft being plot No. "5" lying and situated at Mouza- Ghuni, J.L. No. 23, Re.Sa. No. 232, Touzi No. 178, previously P.S. Rajarhat presently P.S. New Town, District North 24 Parganas, within the local limits of Jyangra-Hatiara II No. Gram Panchayet, Previous A.D.S.R.O. Bidhannagar (Salt Lake City) at present Rajarhat New Town.

BUTTED AND BOUNDED BY:-

<u>ON THE NORTH</u>	: R.S. Dag No. 3050 (P).
<u>ON THE SOUTH</u>	: 6 feet wide road and being plot No. "6".
<u>ON THE EAST</u>	: Plot No. 4.
<u>ON THE WEST</u>	: Plat No. 7.

(10)

IN WITNESS WHEREOF: we have hereunto set and subscribed our respective hands and seals on this development power of attorney after registration of development agreement this the 2nd day of February 2023.

SIGNED SEALED & DELIVERED

in the presence of

WITNESS:-

1. Bidhan Halder
Promod garh
Gourang Nagar
New Town, Kol-700157
2. Surbhat Sardan
Rafendrapally, Hattan
P.O. - Hattan, P.S. - New
Town - Kol-700157

Drafted by:-



(SRI MANOJ KANTI SIKDER)

Advocate

District Judges' Court

North 24 Parganas, Barasat,

En. No. WB/334/2001.

Computer Typed By :-

Bidhan Halder
(Bidhan Halder)

Promodgarh.

Ashwini Kumar Dutta

Rajeev Kumar Dutta alias

Rajendra Nath Dutta

Signature of the Executants

S.R. CONSTRUCTION

Sadananda Sarker

Partner

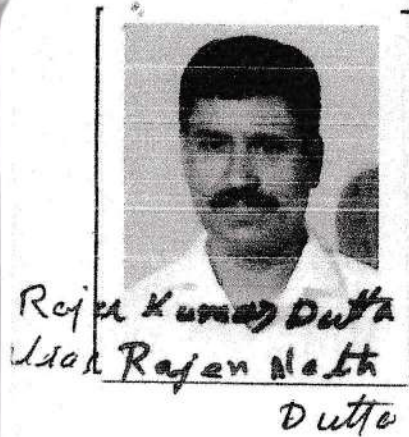
S.R. CONSTRUCTION

Premojan Dhar

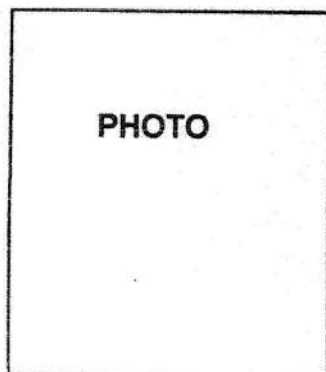
Partner

Signature of the Attorney

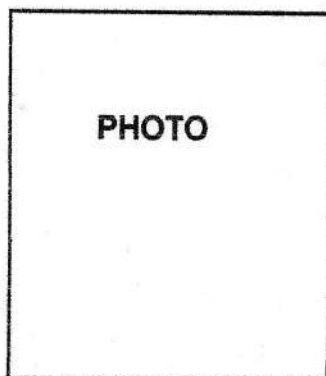
(Specimen Form for Ten Finger Prints)



	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					



GOVERNMENT OF WEST BENGAL
INDIAN UNION DRIVING LICENCE

Driving Licence No : WB25 20200000904

Name : BIDHAN HALDER

Address :

VILL. PROMADHARHIS NO GOLI PO. GOURANGA
NAGAL
PS NEW TOWN
RAJAHAT, NORTH TWENTY PG, WB, 700169



SIGN OF : LT SUDHANGSHU HALDER

Date of Issue	15-01-2020	Blood Group : A+
Valid Till (NT)	14-01-2030	Date of Birth :
Valid Till (TR)		28-02-1982

Licence holder sign

Licensing Authority : I. A. NORTH 24 PARGANAS

Licensing Authority Sign

Major Information of the Deed

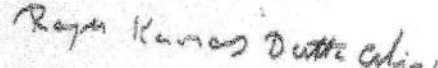
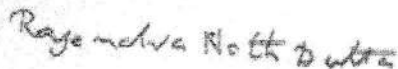
Deed No :	I-1523-01548/2023	Date of Registration	02/02/2023
Query No / Year	1523-8000279925/2023	Office where deed is registered	
Query Date	02/02/2023 1:26:35 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	M K SIKDER BARASAT COURT, Thana : Barasat, District : North 24-Parganas, WEST BENGAL, PIN - 700124, Mobile No. : 9830292637, 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. 16,43,894/-		
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]:- 152301543/2023		

Land Details :

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Pin Code : 700157

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-3050	LR-7920	Bastu	Shali	1 Katha 18 Sq Ft	1/-	8,21,947/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3050	LR-7919	Bastu	Shali	1 Katha 18 Sq Ft	1/-	8,21,947/-	Width of Approach Road: 6 Ft., Adjacent to Metal Road, , Project Name :
		TOTAL :			3.3825Dec	2 /-	16,43,894 /-	
		Grand Total :			3.3825Dec	2 /-	16,43,894 /-	

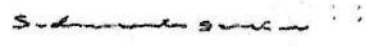
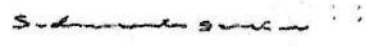
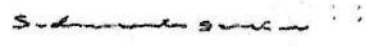
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ASWINI KUMAR DUTTA Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office	Photo 	Finger Print 	Signature 
	02/02/2023	LTI 02/02/2023	02/02/2023	
, 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx1C, Aadhaar No: 61xxxxxxxx9896, Status :Individual, Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office				
2	Name Mr RAJU KUMAR DUTTA, (Alias: Mr RAJENDRA NATH DUTTA) Son of Late BANAMALI CHANDRA DUTTA Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office	Photo 	Finger Print 	Signature  
	02/02/2023	LTI 02/02/2023	02/02/2023	
, 8C/H/14, JOGODYAN LANE, NEAR RAMKRISHNA MOTH, City:- , P.O:- KANKURGACHI, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx7E, Aadhaar No: 69xxxxxxxx4824, Status :Individual, Executed by: Self, Date of Execution: 02/02/2023 , Admitted by: Self, Date of Admission: 02/02/2023 ,Place : Office				

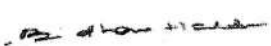
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	S R CONSTRUCTION GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159 , PAN No.: ABxxxxxx1F, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office </td><td>  Feb 2 2023 1:49PM </td><td>  LTI 02/02/2023 </td><td>  02/02/2023 </td></tr> </tbody> </table> GOURANGANAGAR, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx3R, Aadhaar No: 94xxxxxxxx0741 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	 Feb 2 2023 1:49PM	 LTI 02/02/2023	 02/02/2023
Name	Photo	Finger Print	Signature						
Mr SADANANDA SARKAR (Presentant) Son of Late NAGENDRA NATH SARKAR Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	 Feb 2 2023 1:49PM	 LTI 02/02/2023	 02/02/2023						
2	<table border="1"> <thead> <tr> <th>Name</th><th>Photo</th><th>Finger Print</th><th>Signature</th></tr> </thead> <tbody> <tr> <td> Mr PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office </td><td>  Feb 2 2023 1:48PM </td><td>  LTI 02/02/2023 </td><td>  02/02/2023 </td></tr> </tbody> </table> KD-1, ASWININAGAR, City:- , P.O:- ASWININAGAR, P.S:-Baguiati, District:-North 24-Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8C, Aadhaar No: 75xxxxxxxx8261 Status : Representative, Representative of : S R CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	 Feb 2 2023 1:48PM	 LTI 02/02/2023	 02/02/2023
Name	Photo	Finger Print	Signature						
Mr PRAMOD ROUT Son of Late BASANTA ROUT Date of Execution - 02/02/2023, , Admitted by: Self, Date of Admission: 02/02/2023, Place of Admission of Execution: Office	 Feb 2 2023 1:48PM	 LTI 02/02/2023	 02/02/2023						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BIDHAN HALDER Son of Late S HALDER PRAMODGARH, City:- , P.O:- GOURANGANAGAR, P.S:-New Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700159			
	02/02/2023	02/02/2023	02/02/2023

Identifier Of Mr ASWINI KUMAR DUTTA, Mr RAJU KUMAR DUTTA, Mr SADANANDA SARKAR, Mr PRAMOD ROUT

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASWINI KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec
2	Mr RAJU KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr ASWINI KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec
2	Mr RAJU KUMAR DUTTA	S R CONSTRUCTION-0.845625 Dec

Land Details as per Land Record

District: North 24-Parganas, P.S:- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni, Pin Code : 700157

Sch No	Plot & Khatian Number	Details Of Land	Owner name In English as selected by Applicant
L1	LR Plot No:- 3050, LR Khatian No:- 7920	Owner: অশ্বিনী কুমার দত্ত, Gurdian: বনমালি চরন দত্ত, Address: নিজ , Classification: শালি, Area: 0.02000000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3050, LR Khatian No:- 7919	Owner: রাজেন্দ্রনাথ দত্ত, Gurdian: বনমালি চরন দত্ত, Address: নিজ , Classification: শালি, Area: 0.01000000 Acre,	Owner Name not selected by applicant.

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1523-2023, Page from 64540 to 64559

being No 152301548 for the year 2023.



Digitally signed by SANJOY BASAK
Date: 2023.02.08 20:18:38 +05:30
Reason: Digital Signing of Deed.

Basak

(Sanjoy Basak) 2023/02/08 08:18:38 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)