

10507/24

I-102/10/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AS 265151

26/6/24
Q-8/1605455/24

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


Sub-Register-III
Alipore, South 24-parganas

DEVELOPMENT POWER OF ATTORNEY 26 JUN 2024
AFTER REGISTERED DEVELOPMENT AGREEMENT

BY THE POWER OF ATTORNEY we, 1. **SRI APU DUTTA**, PAN AICPD3819Q, AADHAAR NO.4073 5838 3941, son of Late Monoranjan Dutta by occupation Business, by faith-Hindu, residing at B-3/7, Brahmapur Northern Park P.O. & P.S. Bansdroni Kolkata-700070, 2. **SMT. GOURI SARKAR NEE DUTTA**, PAN **BHMPS7400J**, AADHAAR NO. 6537 9340 0494 daughter of Late Monoranjan Dutta, wife of Sri Ratan Sarkar, by faith-Hindu, by Occupation - Housewife, residing at Satyajit Roy Park, (Near Panchnan Mandir), P.O. - Boral, P.S. - Narendrapur Kolkata-700154, 3. **SMT. ASIMA DUTTA**, PAN **ACYPD8650K**, AADHAAR NO. 3871 8713 0366, daughter of Late Bijoy Krishna Das, wife of Late Anup Dutta alias Anup Kumar Dutta, by occupation Retire, by faith-Hindu, residing at B-3/7, Brahmapur Northern

Sl. No. 20096 Date 21/06/2024
Sold to Pallab Das
of B-1/7, Brahmapur Northern Park P.O. & P.S. Bausdram
Rupees 100/- Kol-70

SD
Samiran Das
Stamp Vendor
Allpore Police Court
South 24 Pgs., Kol-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
26 JUN 2024

Identified by me
Jyotsna Kumar Das
Alipore Judges Court
Kol-27

Park P.O. & P.S. Bansdrani Kolkata-700070, **4. SMT. ANKITA DUTTA PAN, ATYPD1180H**, AADHAAR NO. **6224 7543 2373**, daughter of Late Anup Dutta alias Anup Kumar Dutta occupation Housewife, by faith-Hindu residing at B-3/7, Brahmapur Northern Park P.O. & P.S. Bansdrani Kolkata-700070, **5. SRI ANKUSH DUTTA PAN CBKPD5524K**, AADHAAR NO. **3585 4770 3153**, son of Late Anup Dutta alias Anup Kumar Dutta occupation Service, by faith-Hindu residing at D-12, Geeta Apartment, Brahmapur Northern Park P.O. & P.S. Bansdrani Kolkata-700070 do hereby empower, nominate, constitute and appoint the Developer **SRI PALLAB DAS, PAN AMNPD2402N**, AADHAR NO. **2086 2938 7163**, son of Late Ramani Mohan Das, by faith-Hindu, by Occupation - Business, residing at B-1/7, Brahmapur, Northern Park, P.O.& P.S- Bansdrani, Kolkata -700070, as our true and lawful **ATTORNEY** for us, and on our behalf to execute and do all or any of the instruments, acts, deeds and things, herein under mentioned in connection with the Scheduled property.

WHEREAS we the executants/principal herein have entered into one joint venture /Development Agreement by a registered indenture being no. 160310199..... for the year 2024, registered in the office of D.S.R III Alipore.

AND WHEREAS the **EXECUTANTS** herein are at present the Owner of **ALL THAT** piece or parcel of Bastu land measuring 4 Cottahs, 4 Chittacks be the same a little more or less together with structure measuring 620 square feet tile shed, lying and situated in Mouza- Brahmapur, J.L.No. 48, R.S. No. 169, being Scheme Plot Nos. 17 & 18 within C.S. & R.S. Khatian No. 421, L.R. Khatian No. 3523, 3524, 3525, 3526, & 3527, C.S. & R.S. Dag No. 9, P.O. Bansdrani, P.S. Regent Park now Bansdrani, K.M.C. Premises No. 110, Harisava Math Kolkata-700070, Mailing Address D-12/2, Brahmapur Northern Park, K.M.C. Ward No.112, in the District of South 24-Parganas more fully described in the Schedule below and we the Executants herein do hereby nominate, empower, constitute and appoint **SRI PALLAB DAS**, son of Sri Ramani Mohan Das, by faith-Hindu, by Occupation - Business, residing at B-1/7, Brahmapur, Northern Park, P.O.& P.S. Bansdrani, Kolkata - 700070, as our true and lawful Attorney to do and execute and perform or cause to be done executed or performed with his nominee all or any of the acts, deeds and things mentioned herein below:

- 1) To Develop our below scheduled property in accordance with the Building Plan approved / signed by us and sanctioned by the Kolkata Municipal Corporation at the Attorney's own risk, cost and expenses.
- 2) To look after work manage, control and supervise the affairs of our said property referred to in the Schedule below in connection with construction of Building thereon.
- 3) To prepare a plan or plans for the construction of building on the Schedule Property and/or to submit them before competent Authorities for sanction in our name and on our behalf and to receive back such plan after sanction from the Kolkata Municipality Corporation.
- 4) To plan, design, work, manage, control, construct and supervise the construction of the building or buildings therein strictly according to the building plan sanctioned by Kolkata Municipality Corporation and as per specifications requirement of the Developer or their nominee or nominees bring, purchase, procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans, masons and workmen for the said purpose in accordance to the Development Agreement dated 26/06/2024, signed between the executants and the Developer/attorney referred to above.
- 5) To appear for and on our behalf before the appropriate authorities of Kolkata Municipality Corporation, Electricity Supply, Fire Brigade and any other local and/or statutory authorities and concerned Government authorities and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other necessary documents and papers permanent and temporary supply of water, electricity and other services from the above mentioned authorities/bodies/offices as may be required for construction of the building or for making the building or buildings habitable.
- 6) To submit letters and writings and/or undertaking as may be required from time to time by the Kolkata Municipal Corporation Authority and/or other concerned authorities in respect of the schedule property in connection with construction of

building thereon. To deposit sanction fees of any related fees of K.M.C. on our behalf and to take receipts of these.

7) To institute, commence, prosecute, carry on and/or defend or resist all suits and other actions and proceedings or be added as a party or be non suited or withdraw the same concerning our said property or concerning anything in which we may be party in any Court of Civil, Criminal, Revenue or revisional jurisdiction including special jurisdiction of the High Court at Calcutta under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and concerned Government Offices, Kolkata Municipal Corporation and Police Stations and to sign and verify all Plaints, Written Statements, Affidavits, Accounts, Petitions, Inventories, to accept service of all summons, notices and other judicial processes to engage any Solicitor, Advocate and to sign and execute any Vokalatnama or other authority to act and plead exclusively in connection with construction of a building on our own land.

8) To issue forms, brochures, designs, plan or booklets etc. and invite offer for sale of flats/car parking spaces or covered garages from share of allotment of Developer to intending purchaser or purchasers at such price or prices at their absolute discretion and as they may think fit and proper and to enter into Agreement for Sale in respect of developer allocation and to execute such agreement or to cancel and/or repudiate the same.

9) To negotiate and receive from intending purchaser or purchasers of flats, all earnest money and/or advance or advances as also the balance of purchase money on completion of such sale of Developer's Allocation and to give valid receipt and discharge for the said transaction which will protect the purchaser or purchasers.

10) To do the soil testing, excavation and all other necessary works as may be deemed expedient and necessary as per rules for construction of and completion of the proposed building at the said premises.

11) To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or electric power to the said premises required for the construction, use and enjoyment of the building and to sign all such application forms

and documents as shall be required for the said purpose. To obtain CC from the K.M.C after completion of the construction/ in due course of time in this regard & provide copies to the Owners.

12) To issue No Objection Certificate (NOC) on our behalf to any intending purchaser of flats of developers allocation only for taking house building loan from any Bank, Company and/or Financial Institution for the flats together with undivided proportionate share in the land to be purchased by such purchasers without creating other liability on the owner for the same.

13) To sign and execute necessary declarations, undertakings, indemnity and other Bonds, Deed of Gift etc in favour of the Kolkata Municipality Corporation and Affidavit necessary for sanction of the building plan on the said property.

14) To manage, control, possess, supervise and maintain all the immovable and movable properties on the said land and collect applicable charges from flat owners.

15) To do any act, deeds or things as may be required to complete the proposed building in the manner required by the law and to give possession of the flats of Developer's allocation to the intending purchaser or purchasers.

16) To appoint and engage on our behalf pleaders, advocates or solicitors whenever our said Attorney shall think fit and proper to do so in connection with construction of the building on the said land in a proper manner and discharge and/or terminate his or appointment whenever necessary at developer cost.

17) To withdraw and receive documents or money from any Court, Government Bodies, Financial Institutions, Banks or any other party or parties in respect of the developer's allocation. The said Attorney shall have no right whatsoever to manage the land or deal with it in any other manner save and except construction of Building as per the approved Building Plan.

18) To sell the flat or flats, car parking spaces, if any, from the Developer's allocation only.

AND we do hereby agree to ratify and confirm all whatsoever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the construction of the said building on the said property and also in connection with the sale of flats and garage space of Developer's allocation in terms of the Development Agreement dated 26/06/2024 under and by virtue of this Power of Attorney.

SCHEDULE 'A' ABOVE REFERRED TO :

Description of the Land & Premises intended to be Developed

ALL THAT piece or parcel of homestead land measuring an area 4 Cottahs, 4 Chittacks be the same a little more or less together with structure measuring 620 square feet tile shed, lying and situated in Mouza- Brahmapur, J.L.No. 48, R.S. No. 169, being Scheme Plot Nos. 17 & 18 within C.S. & R.S. Khatian No. 421, L.R. Khatian No. 3523, 3524, 3525, 3526, & 3527, C.S. & R.S. Dag No. 9, P.O. Bansdrone, P.S. Regent Park now Bansdrone, K.M.C. Premises No. 110, Harisava Math Kolkata-700070, Mailing Address D-12/2, Brahmapur Northern Park, K.M.C. Ward No.112, in the District of South 24-Parganas butted and bounded in the manner following:-

ON THE NORTH : D-10, Brahmapur Northern Park.

ON THE EAST : 16' Wide K.M.C. Road.

ON THE SOUTH : D-12/1, Brahmapur Northern Park.

ON THE WEST : B-16-17 Brahmapur Northern Park.

WITNESSES WHEREOF we, have set and subscribed our respective signature and hand and seal on the 26th day of June, Two Thousand Twenty Four.

SIGNED SEALED AND DELIVERED

By the Executants at Kolkata

In the presence of:

1.

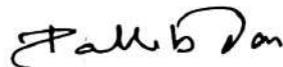
Raktan Sarkar
Satyajit Roy Park,
(Near Pan Chaman
Mandi)
P.O. - Boral
KOL - 700154

1. Anu Dutta
2. Gouri Sarkar.
3. Asima Dutta
4. Ankita Dutta
5. Ankush Dutta

**SIGNATURE OF THE EXECUTANTS
/PRINCIPAL**

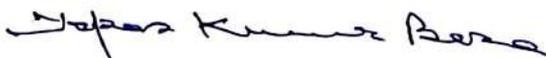
2. Sampa Bera
293, Raingolpala
Bansdram
KOL-70

Accepted by me



SIGNATURE OF THE ATTORNEY

DRAFTED AND PREPARED BY ME



ADVOCATE

ALIPORE JUDGES COURT, KOL-27

F-453/1357/98



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... APU DUTTA

Signature..... Apu Dutta



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name..... GOWRI SARKAR NEE DUTTA

Signature..... Gowri Sarkar



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left hand					
right hand					

Name..... ASIMA DUTTA

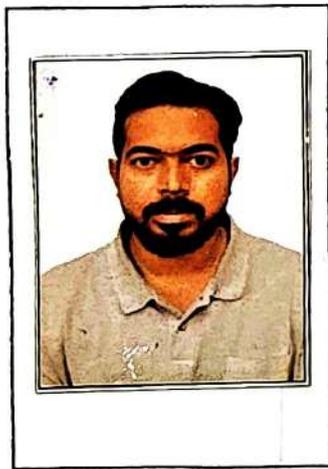
Signature..... Asima Dutta



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left hand					
right hand					

Name... ANKITA DUTTA

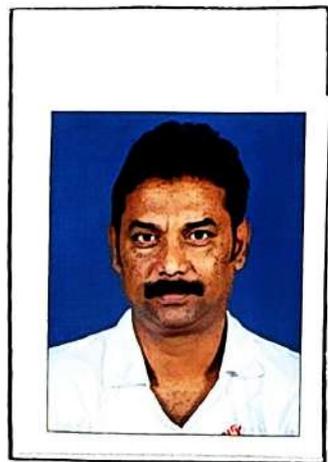
Signature... *Ankita Dutta*



	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name... ANKUSH DUTTA

Signature... *Ankush Dutta*



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left hand					
right hand					

Name... PALLAB DAS

Signature... *Pallab Das*




তাপস কুমার বেরা
Tapas Kumar Bera
জন্মতারিখ / DOB : 13/03/1965
পুরুষ / Male




Issue Date : 28/10/2012

আধার পরিচয়ন কার্ড প্রমাণ হ'ল নাগরিকতা নয়।
Aadhaar is a proof of identity, not of citizenship.

6563 0859 4868

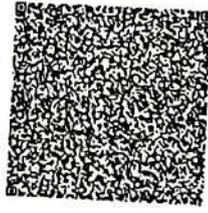
मेरा आधार मेरी पहचान




ঠিকানা: S/O খগেন্দ্রনাথ বেরা, 293,
রান্নাগর প্লেস, বাঁশড্রোনি, কলকাতা,
দক্ষিণ ২৪ পরগনা, পশ্চিম বঙ্গ,
700070

Address: S/O Khagendranath Bera,
293, RAINAGAR PLACE, BANSDRONI,
Kolkata, PO: Bansdroni, DIST: South 24
Parganas, West Bengal, 700070

Print Date : 28/11/2013



6563 0859 4868

 1947
  help@uidai.gov.in
 www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1603-10210/2024	Date of Registration	26/06/2024
Query No / Year	1603-8001605455/2024	Office where deed is registered	
Query Date	26/06/2024 12:12:19 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	TAPAS KUMAR BERA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9143545584, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 36,09,903/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 53/- (Article:E, E, M(b))		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160310199/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

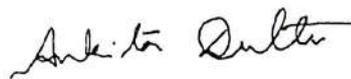
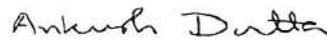
Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 110, , Ward No: 112 Pin Code : 700070

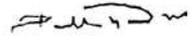
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 4 Chatak		34,42,503/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				7.0125Dec	0 /-	34,42,503 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	620 Sq Ft.	0/-	1,67,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 620 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		620 sq ft	0 /-	1,67,400 /-	

4	Name	Photo	Finger Print	Signature
	Smt Ankita Dutta Daughter of Late Anup Datta Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured	
	26/06/2024	LTI 26/06/2024	26/06/2024	
B-3/7, Brahmapur Northern Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: atxxxxxx0h,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Ankush Dutta Son of Late Anup Datta Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured	
	26/06/2024	LTI 26/06/2024	26/06/2024	
D12, Geeta Apartment Brahmapur Northern Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: cbxxxxxx4k,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pallab Das (Presentant) Son of Late Ramani Mohan Das Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office		 Captured	
	26/06/2024	LTI 26/06/2024	26/06/2024	
Son of Late Ramani Mohan Das B-1/7, Brahmapur, Northern Park, City:- , P.O:- Bansdronei, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: amxxxxxx2n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/06/2024 , Admitted by: Self, Date of Admission: 26/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr TAPAS KUMAR BERA Son of Late K N BERA City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	26/06/2024	26/06/2024	26/06/2024
Identifier Of Shri Apu Dutta, Smt Gouri Sarkar, Smt Asima Dutta, Smt Ankita Dutta, Shri Ankush Dutta, Shri Pallab Das			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Apu Dutta	Shri Pallab Das-1.4025 Dec
2	Smt Gouri Sarkar	Shri Pallab Das-1.4025 Dec
3	Smt Asima Dutta	Shri Pallab Das-1.4025 Dec
4	Smt Ankita Dutta	Shri Pallab Das-1.4025 Dec
5	Shri Ankush Dutta	Shri Pallab Das-1.4025 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Apu Dutta	Shri Pallab Das-124.00000000 Sq Ft
2	Smt Gouri Sarkar	Shri Pallab Das-124.00000000 Sq Ft
3	Smt Asima Dutta	Shri Pallab Das-124.00000000 Sq Ft
4	Smt Ankita Dutta	Shri Pallab Das-124.00000000 Sq Ft
5	Shri Ankush Dutta	Shri Pallab Das-124.00000000 Sq Ft

Endorsement For Deed Number : I - 160310210 / 2024

On 26-06-2024

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 12:18 hrs on 26-06-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Pallab Das ,Claimant.

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 36,09,903/-

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

Execution is admitted on 26/06/2024 by 1. Shri Apu Dutta, Son of Late Monoranjan Dutta, B-3/7, Brahmapur Northern Park, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business, 2. Smt Gouri Sarkar, Alias Smt Gouri Dutta, Daughter of Late Monoranjan Dutta, Satyajit Roy Park, P.O: Boral, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700154, by caste Hindu, by Profession House wife, 3. Smt Asima Dutta, Daughter of Late Bijoy Krishna Das, B-3/7, Brahmapur Northern Park, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 4. Smt Ankita Dutta, Daughter of Late Anup Datta, B-3/7, Brahmapur Northern Park, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 5. Shri Ankush Dutta, Son of Late Anup Datta, D12, Geeta Apartment Brahmapur Northern Park, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 6. Shri Pallab Das, Son of Late Ramani Mohan Das, B-1/7, Brahmapur, Northern Park, P.O: Bansdrone, Thana: Bansdrone, , South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr TAPAS KUMAR BERA, , Son of Late K N BERA, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 20096, Amount: Rs.100.00/-, Date of Purchase: 21/06/2024, Vendor name: S DAS



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 267497 to 267513
being No 160310210 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.06.27 13:01:22 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 27/06/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.