

13988/2023

A-13662/2023

भारतीय गैर न्यायिक



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL



AG 783871

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Document.

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21-SEP 2023

DEVELOPMENT POWER OF ATTORNEY
After Registered Development Agreement

THIS DEVELOPMENT POWER OF ATTORNEY made on this 21st day of September TWO THOUSAND TWENTY THREE OF CHRISTIAN ERA.

KNOW ALL MEN BY THESE PRESENTS, I

SABYASACHI DEY, (having PAN no. ASZPD0017B & Aadhaar no. 9373 2707 1063), son of Sri Satyendra Nath Dey, by Profession- Government Employee, by Nationality- **Indian**, By faith- Hindu, residing at Manik Bandopadhyay Sarani, Police Station & Post Office – Regent Park, Kolkata – 700040, and also having permanent residence of 364/54, M.J. Sarani, P.S.- English Bazar, P.O. & District- Malda, Pin 732101, West Bengal, Hereinafter called and referred to as the **“OWNER”** (which term or expressions shall unless excluded by or repugnant to the context or subject be deemed to mean and included his heirs, executors, administrators, legal representative and assigns) of the **ONE PART.**

(Hereinafter referred to as the First Part)

AND WHEREAS I with the intention for commercial exploitation of the said properties/premises by, constructing multistoried building therein entered into a Registered Development Agreement vide Deed No. 190413636 dated 21st September/2023 with **CREATIVE DEVELOPERS**, a Partnership Firm (Pan no. AAOFC0514D) formed under the Indian Partnership Act, 1932, having its office at Banshbari, P S - English Bazar, P O.+ Dist – Malda (West Bengal) - 732101, the DEVELOPER therein to develop the said property upon the terms and conditions as contained therein.

AND WHEREAS as per the said Development agreement, I agreed to appoint, authorize, nominate and constitute **1) SRI SAMYABRATA**

MAITRA, (having PAN no. **ASAPM2082Q**, Aadhaar No. **848100774780**) S/O Sri Subal Krishna Maitra, by Profession - Business, by Nationality- Indian, By faith - Hindu, resident of Banshbari, P.S.- English Bazar, P O.+ Dist - Malda Pin- 732101 West Bengal Citizen of India and **2) SRI SAYANTAN MAITRA**, (having PAN no **BNTPM2268P**, Aadhaar No. **302956850358**), S/O Sri Subal Krishna Maitra, by Profession - Business, by Nationality- Indian, By faith - Hindu, resident of Banshbari, P S - English Bazar, P O + Dist - Malda, Pin- 732101 West Bengal Citizen of India, being the Partner of the said "**CREATIVE DEVELOPERS**", as our true and lawful attorneys to do all acts, deeds and things jointly or severally as required for the purpose of fulfillment of the terms and conditions of the said agreement and the commercial exploitation of the said property.

NOW BY THESE PRESENTS, I do hereby appoint, authorize, nominate and constitute **1) SRI SAMYABRATA MAITRA**, (having PAN no. **ASAPM2082Q**, Aadhaar No. **848100774780**), S/O Sri Subal Krishna Maitra, by Profession- Business, by Nationality- Indian, By faith - Hindu, resident of Banshbari, P.S.- English Bazar, P O.+ Dist - Malda Pin- 732101 West Bengal Citizen of India and **2) SRI SAYANTAN MAITRA**, (having PAN no **BNTPM2268P**, Aadhaar No. **302956850358**), S/O Sri Subal Krishna Maitra, by Profession - Business, by Nationality- Indian, By faith- Hindu, resident of Banshbari, P S - English Bazar, P O. + Dist - Malda, Pin- 732101, West Bengal, Citizen of India., partners of "**CREATIVE DEVELOPERS**", as our true and lawful attorney to do for us in our

name and on our behalf of all or any of the following acts, deeds and things, for the purpose of the said Development work.

- 1) To look after, manage and maintain our said property during the course of the said development.
- 2) To enter into the said premises either jointly or severally or along with associated for the purpose of the proposed development work and for such purpose demolish the existing building and structure and construct proposed multistoried residential building upon the said land according to the proposed building plans to be prepared and signed by the attorneys and sanctioned by the English Bazar Municipality.
- 3) To appoint, Engineer, Contractor and Labour for construction of the said multistoried building and to make payment to them.
- 4) To supervise the development work in respect of the new construction and to carry out and/or to get carried through contractors, sub-contractors, Architects and surveyors as may be required by the said Attorney, construction of the proposed building and structures on the said property as per the sanctioned plans.
- 5) To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said property.
- 6) To pay various deposits to the English Bazar Municipality and other concerned authorities as may be necessary for the purpose of sanctioned of the proposed building plan and/or modified or revised plan carrying out the development work on the said property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in

our names and on our behalf in connection with the refund of such deposits.

- 7) To approach and sign different authorities and offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development / construction of the proposed building.
- 8) To apply from time to time for modification of the building plan in respect of the building to be constructed on the said property.
- 9) To collect different building materials at there cost expenses, risks and responsibilities for such construction.
- 10) To enter in agreements for sale or transfer of the DEVELOPER'S allocation with such persons and on such terms and conditions and for such consideration as the said Attorneys may in their absolute discretion think fit and proper.
- 11) To sell, transfer demise all or any of the flats/units excepting the OWNERS allocation (as detailed in the Development Agreement), to different persons on ownership basis and/or in any other manner as might be thought fit by the said Attorneys at the price or for the amount that the Attorneys may think fit and proper. To collect and receive of and from the prospective buyers/transferee of such flats / space the price or rent or premium of such flat, or space that will be paid by such person or persons and for that act or purpose to make sign and execute and/or give proper and lawful discharge for the same.
- 12) To receive the entire consideration money, finalize the transaction and get the Sale Deed executed and registered and

to execute proper conveyances for the different flats or parts thereof in favour of the transferee on our behalf.

- 13) To appear for us and on our behalf in all courts, L.A. Collector, Board of Revenue, English Bazar Municipality, Tribunals, Public Bodies, competent authorities appointed under any act.
- 14) To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, Vakalatnamas or any other documents as deemed necessary in the opinion of the Attorneys or be made, signed, executed presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the said property of the development works.
- 15) To appoint, nominate and retain Advocate and Revenue/Marketing Agents from time to time, as occasion shall require.
- 16) To appoint one or more persons as agent and substitute to exercise all or any of the powers hereby conferred.
- 18) To collect building materials and pay the costs thereof.

AND I HEREBY declares that the present market value of the schedule below land is approx Rs **1, 85,22,359/-** (One Crore Eighty Five Lac Twenty Two Thousand Three Hundred Fifty Nine) only.

AND I HEREBY declares that this Power is given in favour of the said Attorney and accordingly the said Attorney shall exercise the Powers conferred upon them.

AND I HEREBY declares that the Power and authorities hereby granted are valid till the said property is fully and properly developed as per the development agreement and that the

DEVELOPER'S allocated flats, garage, space of the said multistoried residential building (as mentioned in the Development Agreement) are conveyed to prospective and intending Transferees.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of the flats/space comprising the DEVELOPER'S allocation and all acts, deeds or things lawfully done by our attorney shall be constructed as acts done by me and we shall ratify and agree to ratify and confirm the same.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE PROPERTY / PREMISES)

ALL THAT piece and parcel of homestead land measuring **0.1317** acres, more or less along with **2000** square feet (Cemented Floor) (ground Floor 1000 Sq. Ft. First Floor 1000 Sq. Ft.) 30 year's more or less old structure standing thereon lying at Mouza - Sherpur Mokimpur, J.L. No - 63, Khatian No.- (RS) 531, 532, & L.R. Khatian No. **2770** , RS Plot No - 357, **LR Plot No - 3063** (0.1217 Acre) & **3058** (0.0100 Acre),, P.S.- English Bazar, P O.+ Dist - Malda, Holding No.- 64/54, M. J. Sarani, Banshbari, Ward No - 14 of English Bazar Municipality, butted and bounded by.

ON THE NORTH : House of Dilip Nandy & others

ON THE SOUTH : 15 feet wide Manik Jha saroni

ON THE EAST : House of Jagannath Saha & Sanjoy Kundu & others.

ON THE WEST : House of Janak Singha, Shib Nath Kundu, Subal Krishna Maitra & others.

IN WITNESS WHEREOF I the executants set my hands and seal on this the 21st day of September, 2023

Witnesses:

1. Sukhamay De
S/o Lt. Subodh Ch. De
R/o - Pirajpur, P.S - B.B.
Post - Malda
PIN - 732101 (W.B.)

2. Anirudh Ch
S/o Lt. Tibon Krishna Roy.
Women's College Road.
Pirajpur.
Post Dist. - Malda.
PIN - 732101

Sabyasachi Dey

FIRST PARTY OF FIRST PART

CREATIVE DEVELOPERS

Sabyasachi Dey
PARTNER

CREATIVE DEVELOPERS

Sayantan Majumdar
PARTNER

SIGNATURE OF ATTORNEY

Prepared by

Sukhamay De
SUKHAMAY DE

Advocate

Malda bar Association.

Enrolment No. W.B. 2037/2001

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Sabyasachi Das*

বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Sabyasachi Das*



বাম হাতের আঙ্গুল ছাপ



ডান হাতের আঙ্গুল ছাপ



স্বাক্ষর *Sabyasachi Das*

Major Information of the Deed

Deed No :	I-1904-13662/2023	Date of Registration	21/09/2023
Query No / Year	1904-8002411925/2023	Office where deed is registered	
Query Date	21/09/2023 2:40:17 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Sukhamay De Pirojpur, Thana : English Bazar, District : Malda, WEST BENGAL, PIN - 732101, Mobile No. : 9434303220, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,85,22,359/-	Rs. 2,00,06,010/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 73/- (Article:E, M(a), M(b), I)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190413636/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

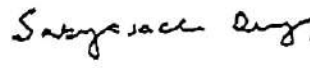
District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Serpur Mokimpur, , Ward No: 14, Holding No:64/54 Pin Code : 732101

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3063	LR-2770	Commercial	Bastu	0.1217 Acre	1,52,67,824/-	1,55,53,260/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
L2	LR-3058	LR-2770	Commercial	Bastu	1 Dec	12,54,535/-	15,84,000/- Width of Approach Road: 15 Ft., Adjacent to Metal Road, , Project Name :
TOTAL :				13.17Dec	165,22,359 /-	171,37,260 /-	
Grand Total :				13.17Dec	165,22,359 /-	171,37,260 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	2000 Sq Ft.	20,00,000/-	28,68,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft., Commercial Use, Cemented Floor, Age of Structure: 30 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	20,00,000 /-	28,68,750 /-	

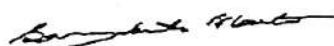
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Sabyasachi Dey (Presentant) Son of Mr Satyendra Nath Dey Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office	Photo 	Finger Print  Captured	Signature 
	21/09/2023	LTI 21/09/2023	21/09/2023	
Manik Jha Sarony, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: asxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 21/09/2023 , Admitted by: Self, Date of Admission: 21/09/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	CREATIVE DEVELOPERS Banshbari, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101 , PAN No.:: AAxxxxxx4D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Samyabrata Maitra Son of Mr Subal Krishna Maitra Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office	Photo 	Finger Print  Captured	Signature 
	Sep 21 2023 3:51PM	LTI 21/09/2023	21/09/2023	
Banshbari, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: asxxxxxx2q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE DEVELOPERS (as PARTNER)				

Name	Photo	Finger Print	Signature
Mr Sayantan Maitra Son of Mr Subal Krishna Maitra Date of Execution - 21/09/2023, , Admitted by: Self, Date of Admission: 21/09/2023, Place of Admission of Execution: Office		 Captured	
	Sep 21 2023 3:51PM	LTI 21/09/2023	21/09/2023
Banshan, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: bnxxxxxxSp,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : CREATIVE DEVELOPERS (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sukhamay De Son of Late Subodh Ch De Pirojpur, City:- , P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101		 Captured	
	21/09/2023	21/09/2023	21/09/2023

Identifier Of Mr Sabyasachi Dey, Mr Samyabrata Maitra, Mr Sayantan Maitra

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Dey	CREATIVE DEVELOPERS-12.17 Dec

Transfer of property for L2

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Dey	CREATIVE DEVELOPERS-1 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sabyasachi Dey	CREATIVE DEVELOPERS-2000.00000000 Sq Ft

Land Details as per Land Record

District: Malda, P.S:- English Bazar, Municipality: ENGLISH BAZAR, Road: Unassessed Road, Mouza: Serpur
 Mokimpur, , Ward No: 14, Holding No:64/54 Pin Code : 732101

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3063, LR Khatian No:- 2770	Owner:সত্যেন্দ্র নাথ দে, Gurdian:বীরেন্দ্র নাথ দে, Address:বিলু, Classification:বাড়, Area:0.12170000 Acre,	Owner Name not selected by applicant.
L2	LR Plot No:- 3058, LR Khatian No:- 2770	Owner:সত্যেন্দ্র নাথ দে, Gurdian:বীরেন্দ্র নাথ দে, Address:বিলু, Classification:বাড়, Area:0.01000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 190413662 / 2023

On 21-09-2023

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.

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

Presented for registration at 14:11 hrs on 21-09-2023, at the Office of the A.R.A. - IV KOLKATA by Mr Sabyasachi 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 2,00,06,010/-

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

Execution is admitted on 21/09/2023 by Mr Sabyasachi Dey, Son of Mr Satyendra Nath Dey, Manik Jha Sarony, P.O: Malda, Thana: English Bazar, , City/Town: ENGLISH BAZAR, Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by Profession Service

Identified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

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

Execution is admitted on 21-09-2023 by Mr Samyabrata Maitra, PARTNER, CREATIVE DEVELOPERS, Banshbari, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Execution is admitted on 21-09-2023 by Mr Sayantan Maitra, PARTNER, CREATIVE DEVELOPERS, Banshbari, City:- English Bazar, P.O:- Malda, P.S:-English Bazar, District:-Malda, West Bengal, India, PIN:- 732101

Identified by Mr Sukhamay De, , Son of Late Subodh Ch De, Pirojpur, P.O: Malda, Thana: English Bazar, , Malda, WEST BENGAL, India, PIN - 732101, by caste Hindu, by profession Advocate

Payment of Fees

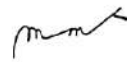
Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- , I = Rs 55.00/- , M(a) = Rs 7.00/- , M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

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 73009, Amount: Rs.50.00/-, Date of Purchase: 18/09/2023, Vendor name: M PODDAR



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Statement of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2023, Page from 779373 to 779389
being No 190413662 for the year 2023.



Digitally signed by MOHUL MUKHOPADHYAY
Date: 2023.10.04 16:23:05 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 04/10/2023
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.