

4211/18

(b)

D-4040



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 260440

24/07/18
Q-1-211582/18

Certified that the document is admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria, 24 Pgs. (N)

24 JUL 2018

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI ARINDAM DHUR @ SRI ARINDAM DHAR (PAN -ALYPD2043D) son of Late Nitya Gopal Dhur, by religion-Hindu, by nationality-Indian, by occupation- Business, residing at 61, Patuatola Lane ,P.O & P.S. Amherst Street, Kolkata - 700 009, District Kolkata, hereinafter called and referred to as the PRINCIPALS hereby **SEND GREETINGS** :

P. B. CONSTRUCTION

Signature

Partner

WHEREAS that the aforesaid principal herein is the joint owner of ALL that piece and parcel of land measuring about 4 (Four) Cottahs 5 (Five) Chittacks 1 Sft. more or less and pond measuring about 1 (One) Cottahs 5 (Five) Chittacks 14 (Fourteen) Sft. more or less out of total area of land measuring about 25 (Twenty Five) Cottahs, 10 (Ten) Chittacks of bastu land with old dilapidated building and 4 (Four) Cottahs 12 (Twelve) Chittacks) 27 Sft. of pond be the same a little bit of more or less along with the right of common passage adjoining thereto, lying and situate at 28, Feeder Road (Presently Nilgunge Road) Comprised in Mouza - Belgharia, J.L no. 3, R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaitan no. 461, P.O and P.S : Belghoria, A.D.S.R office at Belgharia, Dist : North 24 Parganas, Ward no. 17, Holding no.1613 of Kamarhati Municipality, Kolkata - 700 056,

AND WHEREAS for construction of a multi-storied building and some other requirements said owner herein entered into a registered development agreement with the said P. B. CONSTRUCTION, the Developer which was duly registered in the office of the A.D.S.R Belgharia and recorded in the Book No I, Volume No. 1526-2018, Being no... 0.4037.... for the year, 2018

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I SRI ARINDAM DHUR @ SRI ARINDAM DHAR (PAN -ALYPD2043D) son of Late Nitya Gopal Dhur, by religion-Hindu, by nationality-Indian, by occupation- Business, residing at 61, Patuatola Lane, P.O & P.S. Amherst Street, Kolkata - 700 009, District Kolkata, do hereby nominate constitute and appoint 1) SHRI BISWARUP CHAKRABORTY (PAN - ACPPC8383D) Son of Late Sunil Kumar Chakraborty, by religion-Hindu, by nationality-Indian, by occupation-Business, residing at 22/1, Mahadeb Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 2) SHRI ASHIM SARKAR (PAN. ALPPS2766K) Son of Late Chittaranjan Sarkar, by religion-Hindu, by nationality - Indian, by occupation - Business residing at 34/3, Lake View Park, P.O.- Bonhoogly, Kolkata - 700 108, P.S. - Baranagar, Dist. - North 24 Parganas both the Partner of Said P.B.CONSTRUCTION, as our lawful Attorneys to do for us and on our behalf the following acts, deeds and things that is to Say:-

1. To defend, manage, control, supervise, maintain and administer on our behalf of the "SAID PREMISES" which is morefully written and described in **SCHEDULE** hereunder.
2. To appear before various authorities including Municipal Authorities, Urban land Ceiling Authorities, Govt. or Semi Govt. Authorities, in connection with the said plot of land and for the purpose of taking all necessary steps for sanctioning of the plan for a building on the said property.
3. To make sign and verify all application/s or objections to the appropriate authorities required by laws in connection with the management of the said property on our behalf.

P. B. CONSTRUCTION


Partner

4. To appear for presenting us before the Board of Revenue Collector of any Magistrate, Judge, Munsiff and in all Government offices, Municipal Corporation Electrical Authorities, Telephone Authorities, Commissioners and all Police Authorities, Fire Brigade, Water Supply, Gas, Sewerage Drainage or any connection utility and with regard to all matters and things relating to the said property and sign make any kind of correspondence, to give applications, to give or to present statement, to file affidavits, undertakings, indemnity bonds etc, as would be required from time to time for the purpose of better management of the said property.
5. To apply to the Municipal Authorities, and take all necessary steps for the sanction of the residential house building plan on the said plot of land on our behalf and to obtain the same on our behalf and do the needful job on the said land.
6. To make any addition, alteration in the sanctioned plan to give application undertaking, affidavits, indemnity bond etc. on our behalf in respect of the above mentioned plots of land which legally required.
7. To sign and execute, and submit all papers, applications, documents statements, undertaking, declarations any map or plan in connection with the sanction, variation, and/or modification, and/or alterations of the building plan and to submit the same with the Municipal Authorities, and other authority or authorities from time to time and to apply for obtaining sanction of the same on our behalf.
8. To apply to the different authorities, for the purpose of water connection electricity, telephone, gas connection and other basic amenities for residential purpose.
9. To receive and give authentic receipts and discharge for all kinds of correspondence relating to the said property which shall come to the hands of the said attorney by virtue of the power herein contained.
10. To insure the property against loss of fire, earthquake, burglary, flood, or otherwise, as shall be deemed to be necessary expedient and to incur and pay all revenue, cesses fees and other impositions in respect of such plot of land and to protect and preserve it on our behalf.
11. To receive, accept any letter/s, documents/s, receipts, notices, summons in our name from any authority in connection with the aforesaid property.
12. To commence, prosecute, enforce, defend, answer, oppose all actions, and other legal proceedings, and demand touching any matter or manner in which we may be interested/concerned and also if the said Attorney shall think fit to compromise, refer to arbitration, abandon or become non suited in any such action or proceedings as aforesaid in respect of the said property.
13. To appoint Arbitrator or Arbitrators, to file the statement of the facts or counter statement of facts, to proceed with or oppose arbitration proceedings and to apply for

P. B. CONSTRUCTION

P. B. Construction
Partner

judgment on award or set aside the award on our behalf, in respect of any proceeding relating to the said property.

14. To adjust, settle, compromise or submit arbitration and accounts debts, claims and demand or dispute touching any matter which are now subsisting or may hereafter arise between us and any other person or body or bodies, politic or corporate in *respect of such plots of land.*
15. To appoint Lawyers, Solicitors, Advocates, pleaders, and to release, revoke such Advocates, Pleaders from time to time as per situation.
16. To sign execute, make and affirm, file present all applications, complaints, petition, written statements and all other papers and documents necessary and expedient in the opinion of the said attorney to be made, signed, executed, affirmed, presented or filed and such documents again to receive back.
17. To allow and pay all fees costs, charges and expenses necessary to be allowed or paid in respect of the said land.
18. To receive any compensation award or part of compensation award on our behalf upon acquisition above- mentioned landed property and the building constructed thereupon and to file suit or to appeal for enhanced compensation award for the same in the proper court of law and continue the legal proceedings in that respect on our behalf till final settlement or award.
19. To negotiate with any intending purchaser/purchasers to sell the flats/units/garages/and any other space/spaces in the above mentioned property on our behalf.
20. To negotiate further with the intending purchaser/ purchasers for fixing the price of such immovable property for the purpose of Sale.
21. To receive the consideration money in part/or in full from the intending purchaser and to give valid receipt in our name and on our behalf.
22. To appear for and represent us before the Additional District Sub Registrar, District Sub Registrar of the concerned jurisdiction in respect of the "SAID PREMISES" and also in the office of the Registrar of Assurances, Kolkata and before other Government and Semi Government Authorities that may be necessary from time to time and to present before them for registration of Deed of Agreement, Deed of Conveyance, or any other required document to be registered in respect of the "SAID PREMISES" in favour of the intending purchasers to admit our signature and execution of the said Deed and if necessary to admit the receipt of consideration to do any act, deed or things as may be necessary to complete the registration of the said deed in the matter required by law and when it will be returned to him after being duly registered, to give proper receipt and discharge for the same.

P. B. CONSTRUCTION

Partner

23. Be it noted that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Power of Attorney and that further the said Attorney shall hereby obtain power or have the power to make any construction, development work on the said property.
24. The sale proceed and/or other sum received by the Attorney will be deposited on the account of the principals.
25. This power of Attorney shall remain strictly restricted only with regard to the "SAID PROPERTY"

AND GENERALLY, to do, exercise, and perform all and every other acts, deeds and things legally done in relation to all matters in which we are now or may hereafter be interested or concerned relating to the aforesaid property in Baranagar as fully and effectually as we could do if personally present in respect of the particular plot of land.

Lastly, we hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall carefully and legally do or cause to be done in the particular plots of land by virtue of these presents.

SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF THE ENTIRE LAND)

ALL that piece and parcel of undivided bastu land measuring about 4 (Four) Cottahs 5 (Five) Chittacks 1 (One) SFT. more or less and pond measuring about 1 (One) Cottah 5 (Five) Chittacks 14 (Fourteen) Sft. more or less out of total area of Bastu land measuring about 25 (Twenty Five) Cottahs , 10 (Ten) Chittaks of with old dilapilated one storied pucca building measuring about 1000 sq.ft. and 4(Four) Cottahs 12 (Twelve Chittacks) 27 Sft of pond be the same a little bit of more or less,, along with the right of common passage adjoining thereto, lying and situate at 28 , Feeder Road (Presently Nilgunge Road) Comprised in Mouza – Belgharia , J.L no. 3 , R.S no. 17, Touzi no. 172, R.S dag nos. 798 and 799 under Khaltan no. 461 ,P.O and P.S : Belghoria ,A.D.S.R office at Belgharia, Dist : North 24 Parganas , Ward no. 17, Holding no. 1613 of Kamarhati Municipality, Kolkata – 700 056 , and it is mentioned here that the said pond will used as common portion for the unit holders of the proposed new multi-storied building, total property butted and bounded by –

ON THE NORTH – Basudha Enclave.

ON THE SOUTH – Property of Allied Ceramics.

ON THE EAST – Property of Allied Ceramics and Property of Debraj Dhar & others.

ON THE WEST – Property of Basudha Enclave and Municipal Road.

P. B. CONSTRUCTION

Partner

WITNESS WHEREOF we the aforesaid **PRINCIPALS** do hereby set and subscribed our hand
and seal to this Power of Attorney the 24th day of July, 2018.

SIGNED, SEALED AND DELIVERED
In the presence of:

1. Sandipan Bera
Adv
Barrackpore Court

1)

Arindam Dhar

2. Sanjay Ghosh
of 36 Taha Road
Nimta Kul - 49

SIGNATURE OF THE PRINCIPAL

Bimal Chakraborty

Arindam Dhar

Drafted & prepared by me.

SIGNATURE OF THE ATTORNEYS

Sandipan Bera
(SANDIPAN BERA)
ADVOCATE
BARRACKPORE COURT
ENROLLMENT NO. W.B-618/2007

P. B. CONSTRUCTION

Partner

Major Information of the Deed

Deed No. :	I-1526-04040/2018	Date of Registration	24/07/2018
Query No / Year	1526-1000211582/2018	Office where deed is registered	
Query Date	24/07/2018 1:02:50 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sanjoy Ghosh 36 Patna Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 8697106109, Status : Solicitor firm		
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. 3/-	Rs. 98,95,055/-		
Stamp duty 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]:- 152604037/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Feedar Road, Mouza: Belghoria, Premises No. 28, Ward No: 17, Holding No:1613

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-798	RS-461	Bastu	Bastu	4 Katha 5 Chatak 1 Sq Ft	1/-	73,33,611/-	Property is on Road
L2	RS-799	RS-461	Pukur	Pukur	1 Katha 5 Chatak 14 Sq Ft	1/-	18,11,444/-	Property is on Road
		TOTAL :			9.3156Dec	2 /-	91,45,055 /-	
		Grand Total :			9.3156Dec	2 /-	91,45,055 /-	

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	1000 Sq Ft.	1/-	7,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor: 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	1000 sq ft	1 /-	7,50,000 /-	

P. B. CONSTRUCTION

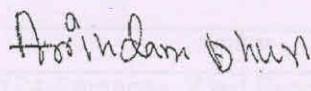
Partner

Major Information of the Deed :- I-1526-04040/2018-24/07/2018

25/07/2018 Query No:-15261000211582 / 2018 Deed No :I - 152604040 / 2018, Document is digitally signed.

Details :

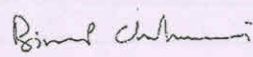
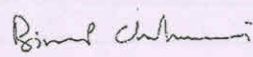
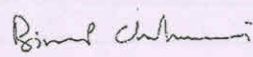
Name,Address,Photo,Finger print and Signature

Name	Photo	Fingerprint	Signature
Mr Arindam Dhar Son of Late Nitya Gopal Dhur Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office	 24/07/2018	 LTI 24/07/2018	 24/07/2018
61, Patuatola Lane, P.O:- Amherst Street, P.S:- Amherst Street, District:-Kolkata, West Bengal, India, PIN - 700009 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ALYPD2043D, Status :Individual, Executed by: Self, Date of Execution: 24/07/2018 , Admitted by: Self, Date of Admission: 24/07/2018 ,Place : Office			

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	P B CONSTRUCTION 18/3/6A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057 , PAN No.:: AALFP3714D, Status :Organization, Executed by: Representative

Representative Details :

SI 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 Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office </td> <td>  Jul 24 2018 2:56PM </td> <td>  LTI 24/07/2018 </td> <td>  24/07/2018 </td> </tr> </tbody> </table> 22/1, Mahadeb Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8383D Status : Representative, Representative of : P B CONSTRUCTION (as PARTNER)	Name	Photo	Finger Print	Signature	Mr Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office	 Jul 24 2018 2:56PM	 LTI 24/07/2018	 24/07/2018
Name	Photo	Finger Print	Signature						
Mr Biswarup Chakraborty (Presentant) Son of Late Sunil Kumar Chakraborty Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office	 Jul 24 2018 2:56PM	 LTI 24/07/2018	 24/07/2018						

P. B. CONSTRUCTION

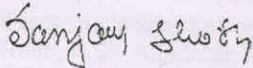
Partner

Major Information of the Deed :- I-1526-04040/2018-24/07/2018

25/07/2018 Query No:-15261000211582 / 2018 Deed No :I - 152604040 / 2018, Document is digitally signed.

Name	Photo	Finger Print	Signature
Ashim Sarkar Son of Late Chitta Ranjan Sarkar Date of Execution - 24/07/2018, , Admitted by: Self, Date of Admission: 24/07/2018, Place of Admission of Execution: Office			
	Jul 24 2018 2:55PM	LTI 24/07/2018	24/07/2018
34/3, Lake View Park, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALPPS2766K Status : Representative, Representative of : P B CONSTRUCTION (as PARTNER)			

Identifier Details :

Name & address	
Mr Sanjoy Ghosh Son of Late Dharani Dhan Ghosh 36 Patna Road, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , Identifier Of Mr Arindam Dhar, Mr Biswarup Chakraborty, Mr Ashim Sarkar	
	24/07/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arindam Dhar	P B CONSTRUCTION-7.11792 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr Arindam Dhar	P B CONSTRUCTION-2.19771 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Arindam Dhar	P B CONSTRUCTION-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 152604040 / 2018

P. B. CONSTRUCTION

Major Information of the Deed :- I-1526-04040/2018-24/07/2018

Partner

25/07/2018 Query No:-15261000211582 / 2018 Deed No :I -152604040 / 2018, Document is digitally signed.

2018

ate of Admissibility(Rule 43,W.B. Registration Rules 1962)

able under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48
Indian Stamp Act 1899.

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

resented for registration at 13:32 hrs on 24-07-2018, at the Office of the A.D.S.R. Belghoria by Mr Biswarup Chakraborty

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 98,95,055/-

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

Execution is admitted on 24/07/2018 by Mr Arindam Dhar, Son of Late Nitya Gopal Dhur, 61, Patuatola Lane, P.O: Amherst Street, Thana: Amherst Street, , Kolkata, WEST BENGAL, India, PIN - 700009, by caste Hindu, by Profession Others

Indetified by Mr Sanjoy Ghosh, , Son of Late Dharani Dhan Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

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

Execution is admitted on 24-07-2018 by Mr Biswarup Chakraborty, PARTNER, P B CONSTRUCTION, 18/3/6A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Sanjoy Ghosh, , Son of Late Dharani Dhan Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Execution is admitted on 24-07-2018 by Mr Ashim Sarkar, PARTNER, P B CONSTRUCTION, 18/3/6A, Kumud Ghosal Road, P.O:- Ariadaha, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057

Indetified by Mr Sanjoy Ghosh, , Son of Late Dharani Dhan Ghosh, 36 Patna Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 4257, Amount: Rs.100/-, Date of Purchase: 20/07/2018, Vendor name: Ranjita Pal

(Signature)

Anupam Halder
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

B. CONSTRUCTION

(Signature)

Partner

Major Information of the Deed :- I-1526-04040/2018-24/07/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2018, Page from 110453 to 110468
being No 152604040 for the year 2018.



Digitally signed by ANUPAM HALDER
Date: 2018.07.25 15:22:41 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 7/25/2018 3:21:59 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

P. B. CONSTRUCTION

Biswajit Chatterjee
Partner

(This document is digitally signed.)