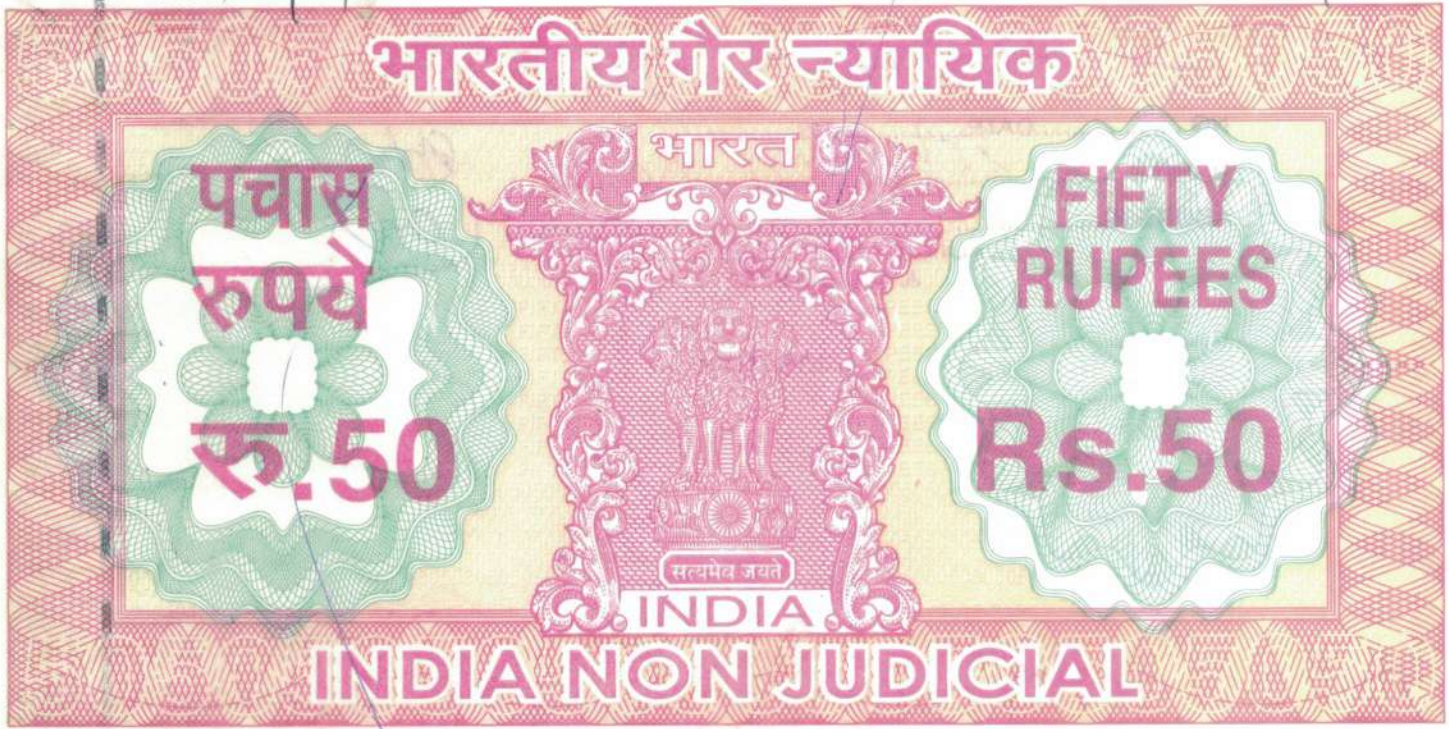


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 807830

X  
10/8/21  
8/1443387

~~CONFIDENTIAL~~  
~~CONFIDENTIAL~~  
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~~CONFIDENTIAL~~

11 0 AUG 2021

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT SWAPAN CHAKARABORTY (PAN NO-ADCPC5165F) , Aadhaar No-236341768577 ,son of Nalini Ranjan Chakraborty , by nationality Indian, by occupation retired person, by faith Hindu, residing at G/107 , Baghajatin Colony, P.S-Patuli, Kolkata-700086, hereinafter called and referred to as the "OWNER/FIRST PARTY" (which

13 MAY 2021

NO. \_\_\_\_\_ DATE \_\_\_\_\_ RS. \_\_\_\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

ALIPORE JUDGES COURT  
A. K. SAMAJPATI

SIGNATURE

15 50/-  
Debojyoti Karan (Adv)  
4th floor Court (C-1)



DISTRICT SUB REGISTRAR - III  
SOUTH 24 PGS., ALIPORE

10 AUG 2021

Sarkar - Sarkar  
S/O Liban Sarkar  
n/u - Harinar Kumar (Hospital Para)  
P.O - Mallikapur  
P.S - Barasat  
KOL - 700145  
(Advocate)

expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs / executors / administrators / legal representatives and assigns ) of the FIRST PART.

AND

**M/S D.M CONSTRUCTION** (PAN NO- AAQFD9755M) , a Partnership concern having its office at 41/5 , Biplabi Ullaskar Dutta Road ,Kolkata-700086, P.O-Baghajatin,P.S-Patuli,Kolkata-700086 , represented by its Partners namely 1.Mr.Apurba Barai (PAN NO-AMYPB8578Q),(Aadhaar No-804145084500, son of Amarendra Barai, aged about 38 years,residing at 41/5 , Biplabi Ullaskar Dutta Road ,Kolkata-700086, 2.Mr.Balaram Saha (PAN NO-BXPPS6773P),Aadhaar No- 535508565142 , son of Sambhu Lal Saha,aged about 38 years,residing at 86/3,Biplabi Ullaskar Dutta Road,P.O-Baghajatin,P.S-Patuli,Kolkata-700086, hereinafter called and referred to as the "DEVELOPER(S)/SECOND PARTY" (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include its heirs / executors / administrators / legal representatives and assigns ) of the OTHER PART.

AND

WHEREAS I (First Party) am the lawful owner of All THAT PIECE AND PARCEL of land measuring about little more or less **3 Cottahs 09 Chittacks** along with 100 sq.ft R.T.S structure standing thereon lying and situated at Mouza-Badmasur, J.L No.31,E.P.Plot No.107, S.P NO-685 ,in C.S Plot No.191(P) of P.S. Formerly Jadavpur now Patuli, P.O. Baghajatin, in the District of South 24 Parganas,Sub-Registration Office at Alipore,at K.M.C Premises No-84 Baghajatin, G Block ,being Assessee No311010600848,being mailing address-G-107,Baghajatin Colony ,Kolkata-700086,District-South 24 Parganas.

AND

WHEREAS due to some personal inconvenience, it has become difficult for me to look after and manage my said property as more fully and particularly described in the Schedule below, as such I the First Party/Owner herein do hereby nominate, constitute, appoint **M/S D.M CONSTRUCTION** (PAN NO-AAQFD9755M) , a Partnership concern having its office at 41/5 , Biplabi



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS.. ALIPORE  
10 AUG 2021

Ullaskar Dutta Road ,Kolkata-700086, P.O-Baghajatin,P.S-Patuli,Kolkata-700086 , represented by its Partners namely 1.Mr.Apurba Barai (PAN NO-AMYPB8578Q),(Aadhaar No-804145084500, son of Amarendra Barai, aged about 37 years,residing at 41/5 , Biplabi Ullaskar Dutta Road ,Kolkata-700086, 2.Mr.Balaram Saha (PAN NO-BXPPS6773P),Aadhaar No- 535508565142 , son of Sambhu Lal Saha,aged about 35 years,residing at 86/3,Biplabi Ullaskar Dutta Road,P.O-Baghajatin,P.S-Patuli,Kolkata-700086, to be true and Lawful Constituted Attorneys, for me, on my behalf and in my name to do the following acts, things, deeds and matters in respect of our said property i.e. inter alia to say:-

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by my said Attorneys in respect of the said property.
2. To initiate or defend any suits or proceedings by and against me and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all plaints, petitions, applications, written statements, written objections and also to adduce evidence before the competent Court of law in respect of said property.
3. To appear before all Government and semi Government offices and all statutory authorities.
4. To sign execute and register any Deed of declaration in respect of the aforesaid property.
5. To apply for and obtain necessary permission and sanction from the Concern Government Authority (K.M.C) in respect of the aforesaid property and to appear before the Drainage Department, Sewerage Department, Assessment Department, Water Works Department, Building Department, Law Department and to sign and execute all plans, revised plans and Supplementary plans and obtain permission and sanction from the K.M.C Authorities concerned in respect of the aforesaid property and also to deposit fees penalties for the purpose aforesaid.



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS. ALIPORE  
10 AUG 2021

6. To sign and execute any agreement for sale with any intending purchaser or purchasers in respect of the aforesaid premises only for the Developers Allocation and to receive or collect the earnest money , consideration money and booking money from the prospective Purchaser or Purchasers only for the Developers Allocation.
7. To sign and execute any Deed of Conveyance or Conveyances in respect of the aforesaid property (only Developers Allocation) in favors of the prospective Purchaser or Purchasers and present the said Deed of Conveyance before the competent registrar or Sub-Registrar having jurisdiction and admits the execution of the said Deed of Conveyance.
8. That my said Attorneys have the right to take new connection of the electricity on my behalf.

AND GENERALLY to do execute and perform any other act or acts Deeds matter or thing whatsoever which in the opinion of my said Attorney ought to be done executed and performed in relation to my property or my concern engagement and business or affairs or incidental thereto as fully and effectually as I could do the same if I personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorneys under this power on my behalf herein before contained shall lawfully do execute or perform in execution or perform in exercise of the power, Authorities and hereby conferred upon under and by virtue of this Deed and a registered **Development Agreement** dated 10/08/2021, made between me and my said attorneys which was registered in the office of the ..... 5680/2021, Alipore, South 24 Parganas, (being no- 5680/2021) for the year 2021. D. S. R III



DISTRICT SUB REGISTRAR -III  
SOUTH 24 PGS., ALIPORE  
10 AUG 2021



## SCHEDULE 'A'

### (DESCRIPTION OF THE PROPERTY TO BE DEVELOPED)

ALL THAT piece and parcel of plot of land measuring about more or less **3 Cottahs 09 Chittacks** along with 100 sq.ft R.T.S structure standing thereon lying and situated at Mouza- Badmasur, J.L No.31,E.P.Plot No.107, S.P NO-685 ,in C.S Plot No.191(P) of P.S. Formerly Jadavpur now Patuli, P.O. Baghajatin, in the District of South 24 Parganas,Sub-Registration Office at Alipore,at K.M.C Premises No-84 Baghajatin, G Block ,being Assessee No311010600848,being mailing address- G-107,Baghajatin Colony ,Kolkata-700086,District-South 24 Parganas, and it is butted and bounded in the following manner:-

ON THE NORTH: SP 683

ON THE SOUTH: PRIVATE ROAD

ON THE EAST: ROAD

ON THE WEST : E/P-108

## SCHEDULE 'B'

### (Allocation portion of Owner's)

**ALL THAT** piece and parcel of 50% F.A.R of the total constructed area i.e 50% of the ground floor (including one 150 Sq.ft shop room in the east north side), entire second floor , 50% of third floor of the Proposed multi storied building, with lift facility and the Developer will pay Rs.250000/- by cheque to the owner at the time of signing of this agreement ,and the Developer will pay Rs.250000/- to the owner at the time of shifting to the rented house and the Developer will pay Rs.500000/- to the owner after the roof casting of top floor.

IN WITNESS WHERE OF we the EXECUTANTS do hereby set and subscribe our respective hands on this the 10<sup>th</sup> day of August, 2021.

Signed in the Presence of -

Witness :

1. Abhishek Chakrabarty  
Ct-107 Baghajatin  
Kolkata - 700086

2. Saikat Sarkar,  
Alipore Criminal Court  
KOL - 700027.






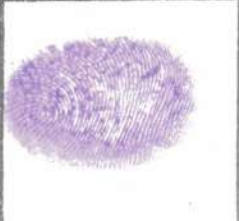




  
PRINCIPAL/EXECUTANT

• We accept the Power of Attorney.

Drafted by me  
Debojyoti Karan  
Advocate











High Court, Calcutta  
Bar Association  
Room NO - 13  
(WB-2363/13)

  
**D M CONSTRUCTION**  
Apurba Bhai  
Belaram Saha  
**Partner**  
Attorneys

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






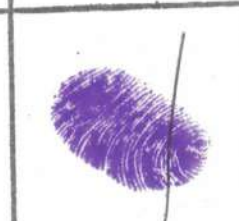



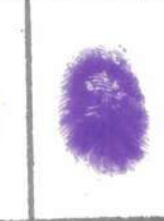
Name \_\_\_\_\_

Signature Swapan Chakrabarty

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

Name \_\_\_\_\_

Signature Apurba Barai

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

Name BALARAN SAHA

Signature Balaram Saha

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

स्थायी लेखा संख्या-कार्ड  
Permanent Account Number Card

EXPPS6773P

नाम  
BALARAM SAHA

पिता का नाम / Father's Name  
SHAMBHULAL SAHA

जन्म तिथि / Date of Birth  
12/06/1983

हस्ताक्षर / Signature  
Balaram Saha



Balaram Saha

Identifiers

 **ভারত সরকার**  
**Government of India**

 **সৈকত সরকার**  
**Sajat Sarkar**  
পিতা : জীবন সরকার  
**Father : JIBAN SARKAR**

জন্মতারিখ / DOB: 15/11/1991  
পুরুষ / Male



**4516 2134 3842**

**আধার - সাধারণ মানুষের অধিকার**

Sajat-Sarkar  
15/08/2021

 **ভারতীয় পরিচয় পরিচালনা প্রাধিকরণ**  
**Unique Identification Authority of India**

ঠিকানা: হসপিটাল পাড়া, হরিহরপুর  
মল্লিকপুর, দক্ষিণ ২৪ পরগনা  
পশ্চিম বঙ্গ

Address: HOSPITAL PARA,  
Hariharpur, South 24  
Parganas, Mallickpore, West  
Bengal, 700145

**4516 2134 3842**

 1947  
1800 300 1947

 help@uidai.gov.in

 www.uidai.gov.in

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत - सरकार  
GOVT. OF INDIA

APURBA BARAI  
AMARENDRA BARAI  
11/12/1982  
Permanent Account Number  
AMYPB8578Q

Apurba Barai  
Signature



25072007

इस कार्ड के खोने / पाणे पर कृपया सूचित करें / सूचित करें  
आयकर पैन सेवा इकाई, एन एस डी एल  
पहली मंजिल, टाइम्स टॉवर, कामला मिल्स कंपाउंड,  
एस. बी. मार्ग, लोअर परेल, मुंबई - 400 013.

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL,  
1st Floor, Times Tower,  
Kamala Mills Compound,  
S. B. Marg, Lower Parel, Mumbai - 400 013.  
Tel: 91-22-2499 4650, Fax: 91-22-2495 0664,  
e-mail: tininfo@nsdl.co.in

Apurba Barai





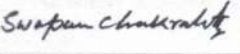
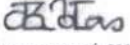
D M CONSTRUCTION

*Balaram Salu*  
Partner

D M CONSTRUCTION

*Aparna Baha*

Partner

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER	ADCPC5165F	
	नाम /NAME SWAPAN CHAKRABORTY	
	पिता का नाम /FATHER'S NAME NALINI RANJAN CHAKRABORTY	
	जन्म तिथि /DATE OF BIRTH 01-01-1959	
हस्ताक्षर /SIGNATURE		 आयकर आयुक्त, प.बं.-III COMMISSIONER OF INCOME-TAX, W.B. - III

Swapan Chakraborty



## Major Information of the Deed

Deed No :	I-1603-05717/2021	Date of Registration	10/08/2021
Query No / Year	1603-8001443383/2021	Office where deed is registered	
Query Date	10/08/2021 1:11:12 PM	1603-8001443383/2021	
Applicant Name, Address & Other Details	SAIKAT SARKAR ALIPORE CRIMINAL COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9073480729, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 45,18,751/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160305680/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



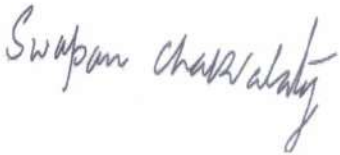
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 84, , Ward No: 105 Pin Code : 700086

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	3 Katha 9 Chatak	9,70,000/-	44,88,751/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>5.8781Dec</b>	<b>9,70,000 /-</b>	<b>44,88,751 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	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					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	



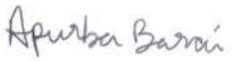
**Principal Details :**



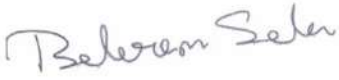
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri SWAPAN CHAKRABORTY</b> Son of Mr NALINI RANJAN CHAKRABORTY Executed by: Self, Date of Execution: 10/08/2021 , Admitted by: Self, Date of Admission: 10/08/2021 ,Place : Office	 10/08/2021	 LTI 10/08/2021	 10/08/2021
G/107, BAGHAJATIN COLONY, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx5F, Aadhaar No: 23xxxxxxxx8577, Status :Individual, Executed by: Self, Date of Execution: 10/08/2021 , Admitted by: Self, Date of Admission: 10/08/2021 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>D.M CONSTRUCTION</b> 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 , PAN No.:: AAxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr APURBA BARAI</b> Son of Mr AMARENDRA BARAI Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office	 Aug 10 2021 3:05PM	 LTI 10/08/2021	 10/08/2021
41/5 BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AMxxxxxx8Q, Aadhaar No: 80xxxxxxxx4500 Status : Representative, Representative of : D.M CONSTRUCTION (as PARTNERS)				

Name	Photo	Finger Print	Signature
<b>Mr BALARAM SAHA</b> <b>(Presentant)</b> Son of Mr SAMBHU SAHA Date of Execution - 10/08/2021, , Admitted by: Self, Date of Admission: 10/08/2021, Place of Admission of Execution: Office			
Aug 10 2021 3:06PM	LTI 10/08/2021	10/08/2021	
86/3, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BXxxxxxx3P, Aadhaar No: 53xxxxxxxx5142 Status : Representative, Representative of : D.M CONSTRUCTION (as PARTNERS)			

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr SAIKAT SARKAR</b> Son of JIBAN SARKAR HARIHARPUR, City:- , P.O:- MALLICKPUR, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 700145			
	10/08/2021	10/08/2021	10/08/2021
Identifier Of Shri SWAPAN CHAKRABORTY, Mr APURBA BARAI, Mr BALARAM SAHA			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	D.M CONSTRUCTION-5.87813 Dec

#### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Shri SWAPAN CHAKRABORTY	D.M CONSTRUCTION-100.0000000 Sq Ft

**On 10-08-2021**

**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 13:49 hrs on 10-08-2021, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr BALARAM SAHA ,.

**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 45,18,751/-

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

Execution is admitted on 10/08/2021 by Shri SWAPAN CHAKRABORTY, Son of Mr NALINI RANJAN CHAKRABORTY, G/107, BAGHAJATIN COLONY, P.O: PATULI, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Retired Person

Indetified by Mr SAIKAT SARKAR, , , Son of JIBAN SARKAR, HARIHARPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-08-2021 by Mr APURBA BARAI, PARTNERS, D.M CONSTRUCTION, 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr SAIKAT SARKAR, , , Son of JIBAN SARKAR, HARIHARPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate

Execution is admitted on 10-08-2021 by Mr BALARAM SAHA, PARTNERS, D.M CONSTRUCTION, 41/5, BIPLABI ULLASKAR DUTTA ROAD, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700086

Indetified by Mr SAIKAT SARKAR, , , Son of JIBAN SARKAR, HARIHARPUR, P.O: MALLICKPUR, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700145, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no AC7830, Amount: Rs.50/-, Date of Purchase: 13/05/2021, Vendor name: A K Samajpati



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 1603-2021, Page from 164657 to 164674  
being No 160305717 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.08.11 14:54:27 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/08/11 02:54:27 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)