

S-065

D-0063/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AN 069030

33515/23
 04/01/23

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, (1) SMT. SIKHA KARMAKAR, (having PAN-AOCPK3801M & Phone-6291188431) (Aadhaar No.3342 1726 3274), wife of Sri Dipak Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C.Mallick Road, P. O. & P. S. Jadavpur, Kolkata-700032 (2)MISS PURABI DEY, (having PAN-ALNPD9604P & Phone-7001553881)(Aadhaar No. 9734 7281 5820), daughter of Late Samarendra Nath Dey, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 3/36A/1,Vidyasagar, P.O. Naktala, P. S. Netaji Nagar, Kolkata - 700047, hereinafter jointly referred to as "the PRINCIPALS" (which expression unless excluded by or repugnant to the subject or context shall be deemed to mean and include its respective heirs, legal representatives , executors, administrators and assigns) SEND GREETINGS:

04 JAN 2023

attested that the document is admitted to registration. The Signature sheet and the endorsement sheet submitted with this document are the part of this document.

নং- 311 তাং- 03-01-2023 মূল্য 100/-

খরিদদার-

সাং-

শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা.ডি.এস.আর. অফিস
দক্ষিণ ২৪ পরগণা

T. K. Chakraborti
Advocate
Beruipur Court



(Signature)

Dist. Sub Registrar
Sonarpur
South 24 Parganas

04 JAN 2023

Sathi Kar (Dr)
w/o Palank Sarker
Barpeta dist ent

WHEREAS the owners and developer are the joint owners of ALL THAT piece and parcel of Bastu land measuring more or less 20 Cottahs 14 Chattaks 13 Sq.ft. of Phase-II along with Proposed (G+IV) storied building standing therein situated and lying at Mouza-Jagaddal, J.L.No.71, R.S.No. 233, Touzi Nos. 151, 23, 69 Pargana- Magura, A.D.S.R.office and P.S.Sonarpur, comprising in R.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515, holding No. 86, Tarafdarpara Road, Ward No.25, under Rajpur-Sonarpur Municipality, P.S.Sonarpur, Kolkata-700151, District-South 24-Parganas,(hereinafter called the said premises) fully described in the Schedule hereunder written.

AND WEREAS with a view to construct a multi-storied building the parties being unable to construct the multistoried building due to personal inconvenience henceswe entered into a Joint Venture Agreement with our co-sharer, **M/S. PARADISE LAND & HOUSING CO. (having PAN-AIEPK9983A)** a proprietorship Firm, having its office at 1D, Milan Park, P.O.Garia, P.S.Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sole proprietor, **SRI DIPAK KARMAKAR, (having PAN-AIEPK9983A & Phone-9831007742)(Aadhaar No.2950 7807 3688)**, son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S.C.Mallick Road, P. O. & P. S. Jadavpur, Kolkata - 700032 on 04/01/2023 by a registered Agreement to develop the said Premises as mentioned above by way of construction of the New building, which the attorney agreed on certain terms and conditions mentioned therein. (Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered in Book No.1 being No.54 of 2023 at A.D.S.R.Sonarpur office in which full stamp duty has already been paid).

AND WHEREAS for the purpose of carrying out said construction and to deal with the said Property as mentioned above we do hereby constitute appoint and nominate "**M/S. PARADISE LAND & HOUSING CO. (having PAN-AIEPK9983A)** a proprietorship Firm, having its office at 1D, Milan Park, P.O.Garia, P.S.Patuli, District-South 24-Parganas, Kolkata-700084, being represented by its sole proprietor, **SRI DIPAK KARMAKAR, (having PAN-AIEPK9983A & Phone-9831007742)(Aadhaar No.2950 7807 3688)**, son of Late Gopal Chandra Karmakar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 1/11A, Ekta Heights, 56 Raja S. C. Mallick Road, P.O. & P. S. Jadavpur, Kolkata - 700032 as our Constituted and lawful "**ATTORNEY / AGENT**" to act to do 'inter - alia' the following acts, deeds and things in respect of the said Premises as mentioned above. 1) To look after, manage, protect and supervise properly our above mentioned said Property and accordingly for us and on our behalf which we could do personally.

2) To represent us before all authorities, Rajpur - Sonarpur Municipality, court of law and all Govt. office or offices of the local bodies wherever our personal presence is necessary in connection with the above mentioned said Property and to appear for and represent us before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service

Sri Dipak Karmakar

of summons, notices and other process of law. to appoint, engage on our behalf advocate or solicitors wherever our attorney shall think proper and to do so and to discharge and or terminate his or their appointment.

3) To sign the building plan on behalf of us and also erect multi-storied building on the said premises as mentioned above as per Sanctioned building Plan to be obtained from Rajpur-Sonarpur Municipality and also to take measurement of the said premises by its surveyor and to carry out the work of soil testing, sanctioned plan etc as may be required to erect the buildings.

4) To prepare any supplementary or modified plan for the building and submit the same before the authority concern for its approval or sanction after signing the same, if required. The Developer himself shall prepare building plan by an qualified Architect with his own costs and sign themselves on behalf of us and submit the plan to the Rajpur-Sonarpur Municipality for its approval and due sanction.

5) To sign and execute all sale deeds and documents, mortgage, negotiate sale agreement for the entire building in terms of the said registered Development Agreement mentioned above, papers, plaints, petitions written statements, verifications, vokalatnamas, warrant of attorneys and all other writings in connection with the above mentioned said premises fully described in the Schedule hereunder written.

6) To sign all other petition, forms, applications, document and declaration before the office of the Rajpur - Sonarpur Municipality, KMDA, CIT etc or like other offices which will be required for constructing the building and/or bring connection thereto.

7) To represent us before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax registration offices and K,M,D.A, Rajpur - Sonarpur Municipality etc as and when will be required by our said attorney.

8) To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said property on our behalf.

9) To start construction of the building on the said premises as mentioned above and for that purpose to store bricks, cements and other building materials on the said property and to erect temporary structures for the watchman or darwans on the said premises.

10). To appoint Engineers/Architect, labours, contractors, suppliers and other man which be required for construction the multi storied building.

11). To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, shops, car parking space of the entire multi storied building to be constructed on the said premises together with undivided proportionate share in the land thereof to any intending purchaser/s at or for the consideration to be fixed by our said attorney at its own discretion.

12.) For construction of the aforesaid flats, shops, car parking spaces all our said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreement/ conveyances for sale of the said flats, shops, car parking spaces and other spaces and land on the said premises and received the consideration or part thereof towards advance or entire consideration from them against proper receipts.

13.) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, shops, car parking spaces and proportionate share of land on the said premises in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in our names and on our behalf after receiving the entire consideration money from them.

14) To appear and represent us before all authorities including those under Rajpur-Sonarpur Municipality, B.L.& L.R.O for fixation and finalisation of annual valuation, sanction Plan, mutation, amalgamation /combination and/or any other necessary formalities in respect of the said premises and for that to sign, execute and submit all necessary papers, documents and to do all other acts, deeds and things to which our said attorneys may deem fit and proper.

15) To commence, prosecute, endorse, answer, defend or oppose all action or other legal proceedings and demand touching any of the matters concerning the said premises or any requisition and/or tenancies to receive award and compensations in respect of the said premises or any part thereof and if required to compromise, settle, refer to arbitration, abandon, submit to judgement or in any such action or proceedings before any court, civil or criminal or revenue including rent controller.

16). To apply for and represent us before the competent authorities Urban Land(ceiling and regulation) Act, 1976 and all Govt. Authorities and local and public bodies in case of necessity.

17). To engage and appoint any solicitor, advocate or advocates or counsils to act and plead and otherwise conduct the said case whenever our said attorney/s think proper to do so and the attorney can mortgage to any financial institute to obtain loan.

18). To sign declares and /or affirm any plaint, written statements, petitions including those under Articles 226 of the constitution of India, Affidavid, certification, vokalatnamas, warrant of attorney, memorandum of appeal or any other documents or paper for pleadings in any proceedings in any way connected with the said Property.

19). To sign and execute all other deeds, instruments and assurances which they shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said premises and /or proportionate share in the land in respect of the constructed or to be constructed areas flats, shops, car parking spaces and other spaces proposed on the said premises.

20). For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign, execute and submit all papers.

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of our said attorney or ought to be done executed and performed in relation to all our affairs as fully and effectually as ourselves could do the same AND we do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts our said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Premises and for any other purposes under and by virtue of this power.-

THE SCHEDULE ABOVE REFERRED TO:**(PROJECT LAND)**


ALL THAT piece and parcel of undivided 2/3rd share , i.e. more or less 13 Cottahs 14 Chattaks 39 sq.ft. of L.R.Khatian Nos. 3514 & 3515 of L.R.Dag No.1164 of the Bastu land measuring more or less 20 Cottahs 14 Chattaks 13 Sq.ft. of Phase-II along with Proposed (G+IV) storied building standing therein situated and lying at Mouza-Jagaddal, J.L.No.71, R.S.No. 233,Touzi Nos. 151, 23, 69 Pargana- Magura, A.D.S.R.office and P.S.Sonarpur, comprising in R.S.Dag No.1002, corresponding to L.R.Dag No.1164, appertaining to R.S.Khatian No. 1117 corresponding to L.R.Khatian No.3513, 3514 & 3515, holding No. 86, TarafdarparaRoad,Ward No.25, under Rajpur-SonarpurMunicipality, P.S.Sonarpur, Kolkta-700151. District South 24-Parganas together with all easementary.

BUTTED AND BOUNDED

ON THE NORTH	:-	Land of Dag No.1002 (P)
ON THE SOUTH	:-	Land of Dag No.1002 (P)
ON THE EAST	:-	Land of Dag No.1095
ON THE WEST	:-	20' Wide Municipal Road

IN WITNESS WHEREOF the Principals have hereunto set and subscribed their respective hands and seal on this 4th day of January Two Thousand and Twenty Three..

EXECUTED AND DELIVERED by the
PRINCIPALS above named
at Kolkata in the presence of:

1. Sathie Kar (Sd/-)
Baruipur civil court
2. 
Banarpu Biswas

Sikha Karmakar.

Pooabi Sanyal


SIGNATURE OF THE EXECUTORS

For PARADISE LAND & HOUSING CO.


Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me

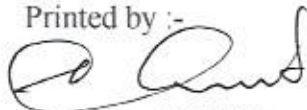


(TARUN KANTI CHAKRABARTI)












F. No. 853/95, Advocate,

Baruipur Civil Court.

Printed by :-














Sonarpur, A.D.S.R.

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					












Name Dipak Karmakar

Signature Dipak Karmakar

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Sikha Karmakar

Signature Sikha Karmakar

	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Name Purabi Jay

Signature PJ

Photo	Left Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature

Major Information of the Deed






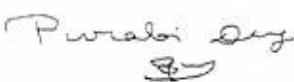
Deed No :	I-1608-00063/2023	Date of Registration	04/01/2023
Query No / Year	1608-8000033515/2023	Office where deed is registered	
Query Date	04/01/2023 1:45:26 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	T K Chakraborty Sonarpur,Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831595331, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 63,27,266/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160800054/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: TARAFDAR PARA ROAD, Mouza: Jagaddal, , Ward No: 25, Holding No:86 Pin Code : 700151

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-1164	LR-3514	Bastu	Bastu	11.6 Dec	1/-	31,63,633/-	Property is on Road , Project Name :
L2	LR-1164	LR-3515	Bastu	Bastu	11.6 Dec	1/-	31,63,633/-	Property is on Road , Project Name :
		TOTAL :			23.2Dec	2 /-	63,27,266 /-	
	Grand Total :				23.2Dec	2 /-	63,27,266 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Sikha Karmakar Wife of Mr Dipak Karmakar Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office	 04/01/2023	 LTI 04/01/2023	 04/01/2023
1/11A Ekta Heights, 56 Raja S C Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: aoxxxxx1m,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Miss Purabi Dey Daughter of Late Samarendra Nath Dey Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office	 04/01/2023	 LTI 04/01/2023	 04/01/2023
3/36A/1 Vidyasagar, P.S.Netaji Nagar, City:- Not Specified, P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: alxxxxx4p,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 04/01/2023 , Admitted by: Self, Date of Admission: 04/01/2023 ,Place : Office				



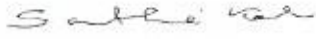
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Paradise Land And Housing Co 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: aixxxxx3a,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Dipak Karmakar (Presentant) Son of Late Gopal Chandra Karmakar Date of Execution - 04/01/2023, , Admitted by: Self, Date of Admission: 04/01/2023, Place of Admission of Execution: Office	 Jan 4 2023 2:28PM	 LTI 04/01/2023	 04/01/2023
1/11A Ekta Heights, 56 Raja S C Mallick Road, City:- Not Specified, P.O:- Jadavpur, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aixxxxx3a,Aadhaar No Not Provided Status : Representative, Representative of : Paradise Land And Housing Co (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Sathi Kar Wife of Mr Palash Sarkar Baruipur, City:- , P.O:- Baruipur, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144			
	04/01/2023	04/01/2023	04/01/2023
Identifier Of Mrs Sikha Karmakar, Miss Purabi Dey, Mr Dipak Karmakar			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Sikha Karmakar	Paradise Land And Housing Co-11.6 Dec

Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Miss Purabi Dey	Paradise Land And Housing Co-11.6 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: TARAFDAR PARA ROAD, Mouza: Jagaddal, , Ward No: 25, Holding No:86 Pin Code : 700151

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1164, LR Khatian No:- 3514	Owner:শিখা কর্মকার, Gurdian:নন্দলাল , Address:নিজ , Classification:বাস্ত, Area:0.11000000 Acre,	Owner Name not selected by applicant.

L2	LR Plot No:- 1164, LR Khatian No:- 3515	Owner:পূরবী দে, Gurdian:সমরেন্দ্র , Address:নিজ , Classification:বাস্ত, Area:0.12000000 Acre,	Owner Name not selected by applicant.
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On 04-01-2023

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 13:55 hrs on 04-01-2023, at the Office of the A.D.S.R. SONARPUR by Mr Dipak Karmakar ,.

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 63,27,266/-

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

Execution is admitted on 04/01/2023 by 1. Mrs Sikha Karmakar, Wife of Mr Dipak Karmakar, 1/11A Ekta Heights, 56 Raja S C Mallick Road, P.O: Jadavpur, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Miss Purabi Dey, Daughter of Late Samarendra Nath Dey, 3/36A/1 Vidyasagar, P.S.Netaji Nagar, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by Smt Sathi Kar, , Wife of Mr Palash Sarkar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-01-2023 by Mr Dipak Karmakar, sole proprietor, Paradise Land And Housing Co, 1D Milan Park, City:- Not Specified, P.O:- Garia, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Smt Sathi Kar, , Wife of Mr Palash Sarkar, Baruipur, P.O: Baruipur, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 344, Amount: Rs.100.00/-, Date of Purchase: 03/01/2023, Vendor name: Sankar Kumar Sarkar



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2023, Page from 2523 to 2536

being No 160800063 for the year 2023.



Digitally signed by ARINDAM
CHAKRABORTY
Date: 2023.01.04 16:49:31 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2023/01/04 04:49:31 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)