

5770/2022

P-5632/m

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AE 662943

२००३२१५१८६/२०२२

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

Additional Dist. Sub Registrar
Sealdah

14/11/22

DEVELOPEMENT POWER OF ATTORNEY









Government of West Bengal



Department of Finance (Revenue), Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16068003215186/2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shambhu Nath Jaiswal Alias Mr Sambhu Nath Jaiswal Shibtala Lane, 5B/3, City:- Not Specified, P.O.- Tangra, P.S:-Narikeldanga, District:-South 24- Parganas, West Bengal, India, PIN:- 700015	Principal			 11-11-2022
2	Vishal Kumar Pandey 9D Beliaghata Road, City:- Not Specified, P.O:- Tangra, P.S:- Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015	Represent ative of Attorney [SRI SIDDHI VINAYAK A CONSTR UCTION]			 11-11-2022

No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	Shambhu Nath Jaiswal, Vishal Kumar Pandey			 11-11-2022

(Amitava Ghosal)

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

TO ALL WHOM THIS PRESENTS shall come I, SHAMBHU NATH JAISWAL (PAN ACXPJ3731E), son of Late Kamrakh Lal Jaiswal, by faith-Hindu, by occupation- Business, by nationality Indian, residing at 5B/3, Shibtola Lane, Post Office-Tangra Police Station- Narkeldanga, Kolkata-700015 Principal herein is desirous of appointing an attorney to do the following acts, deeds and things as He is personally unable to do the same, **SEND GREETINGS.**

WHEREAS the Principal/executor/Appointer is the absolute Owner in respect of landed property measuring an area **6 Cottahs 2 Chittacks (more or less)** together with temporary structure 2000 sq.ft (more or less) standing thereon being premises No. 5B/3, Shibtola Lane, Post Office Tangra, Police Station Narkeldanga, Assessee No:- 110361300038 Ward No.36, Kolkata-700015.

AND WHEREAS the Principal/executor/appointer executed "Development Agreement" dated 28th September 2022 Being No. 5166, for the year 2022, A.D.S.R, Sealdah, 24 parganas (South) with "SRI SIDDHI VINAYAKA CONSTRUCTION" a proprietorship firm, having it's office at 9D, Beliaghata Road, Post Office Tangra, Police Station Entally, Kolkata- 700 015 represent by its proprietor **Vishal Kumar Pandey**, son of Loknath Pandey, residing at 9D, Beliaghata Road, Post Office Tangra, Police Station Entally, Kolkata- 700 015 as the "DEVELOPER" therein in respect of the development of the schedule land being premises No. 5B/3, Shibtola Lane, Police Station Narkeldanga, Ward No.36, Kolkata-700015 morefully described in the schedule hereunder.

NOW KNOW ALL WHOM BY THESE PRESENTS I, SHAMBHU NATH JAISWAL (PAN ACXPJ3731E), son of Late Kamrakh Lal Jaiswal, by residing at 5B/3, Shibtola Lane, Post Office-Tangra Police Station-Narkeldanga, Kolkata-700015 do hereby nominate, constitute and appoint my attorney "**SRI SIDDHI VINAYAKA CONSTRUCTION**" a proprietorship firm, having it's office at 9D, Beliaghata Road, Post Office Tangra, Police Station Entally, Kolkata- 700 015 represent by it's proprietor **Vishal Kumar Pandey, [PAN CUGPP 8899C]** son of Loknath Pandey, by faith Hindu, by Occupation Business, By Nationality Indian residing at 9D, Beliaghata Road, Post Office Tangra, Police Station Entally, Kolkata- 700 015 to do and execute and perform all or any of the following acts, deeds, matters and things viz.

1. To enter into, hold and defend possession of the said property and every part thereof and also to manage, maintain and administer the said land and every part thereof.
2. To sign execute and submit all papers, documents, statements undertakings, declarations and plans as be required for having the plan sanctioned and/or modified by the Appropriate Authority.
3. To appear and represent me before the necessary authorities including KMC. To sign all Plans and papers/documents for sanction of building plan from The Kolkata Municipal Corporation and/or any other Authority. To sign all Plans and papers/documents for sanction of building plan from The Kolkata Municipal Corporation and/or any other Authority.
4. To pay fees, to obtain sanction plan and such other orders and permissions from the necessary authorities as be expedient for sanction, Modification and/or alterations of the sanction plans in respect of the schedule premises as be required by The Kolkata Municipal Corporation or any competent Authority.
5. To receive refund of the excess amount of fees and/or Tax. If any, paid for the purpose of sanction modification, addition and/or alteration of the sanction plans to any person/authority or any Authorities.

6. To sell, transfer and assign **Developer's Allocation** which is more fully described herein below:-

That means 50% of the Built up Area vertically/horizontally as by mutually of sanctioned area consisting of Flats on **2nd Floor and 4th Floor** and Shops and Car Parking Space as per sanctioned building plan Moreover, the Developer will also get the undivided proportionate share of the land and also get the right of common facilities and amenities on pro-rata basis including ultimate roof. In case additional floor are constructed then the ratio shall be 60 % of the Built up Area alongwith undivided proportionate share of the land and common area, spaces and utility attached thereto save and except Owners' allocation in the new Building in the schedule premises mentioned herein below.

7. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, telephone or other connections of any other utility in the said property and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.

8. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceeding and demands touching any of the matters concerning the said property or any part thereof.

9. To enter into and execute any Agreement for sale and also to execute and register any Deed conveyance or Conveyances, Declaration, Affidavit, Gift and to receive and acknowledge earnest

money, advance money, part -payment and/or consideration money and to deposit the same in **Developer's Bank Account** in terms of the said Development Agreement save and except Owner's Allocation.

10. To appear before District Sub Registrar III, Alipore, 24 pgs (S), Additional District Registrar Sealdah, 24 pgs (S), or Other competent Authority, 24 paragnas (South), Additional Registrar of Assurances and/or before any officer or officers of Registration Department and to executer and register the Agreement for Sale, Conveyance or Conveyances and/or any other such document or documents to sale and transfer in our name and on our behalf.

11. To defend and to file suit, Civil or criminal and for the said purpose to file plaint, written statement, objections, Counter objections, Appeal Writs, affidavit-in-Opposite, affidavit-in-Reply, Civil Revisions and to appoint Advocate, Pleader, Barrister and to sign Vakalatnama in our name and on our behalf.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **6 Cottahs 2 Chittacks (more or less)** together with temporary structure 2000 sq.ft (mor or less) standing thereon being premises No. 5B/3, Shibtola Lane, Police Station Narkeldanga, Assessee No: 110361300038 Ward No.36, Kolkata-700015 District 24 Parganas (South) which is butted and bounded as follows:-

ON THE NORTH	:	Shibtala Lane
ON THE SOUTH	:	B/5B/H/7 Shibtala Lane
ON THE EAST	:	Passage
ON THE WEST	:	5B/H/5/1 Shibtala Lane

IN WITNESSES WHEREOF, I, the executor subscribed our signature and seal in the presence of the following witnesses on 11th day of November 2022.

WITNESSES:

1. Rajat Ver Jaiswal
5B SHIBTARA LANE
KOL-15

Shambhu Nath Jaiswal
SIGNATURE OF THE PRINCIPALS

2. Tapas Roy
5, Palmran Bazar
KOL-70015

Neel Kumar Pandey,

SIGNATURE OF THE
CONSTITUTED ATTORNEY

Drafted by me

Amit Karmakar
Advocate

Amit Karmakar

Advocate

High Court, Calcutta.

Major Information of the Deed

Deed No./Year	I-1606-05632/2022	Date of Registration	14/11/2022
Deed No./Year	1606-8003215186/2022	Office where deed is registered	
Deed Date	11/11/2022 2:24:17 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address Other Details	A Karmakar High Court, Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, Status : Advocate		
Transaction	Additional Transaction		
138] Sale, Development Power of Attorney after Registered Development Agreement			
Net Forth value	Market Value		
Rs. 2/-	Rs. 2,70,68,906/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160605166/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Narikeldanga, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sibtala Lane, Premises No: 5B/3, Ward No: 036 Pin Code : 700015

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Net Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 2 Chatak	1/-	2,65,28,906/-	Property is on Road , Project Name :
Grand Total :				10.1063Dec	1 /-	265,28,906 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Net Forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	5,40,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 2000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		2000 sq ft	1 /-	5,40,000 /-	

Details :**Name,Address,Photo,Finger print and Signature****Shambhu Nath Jaiswal, (Alias: Mr Sambhu Nath Jaiswal)**

Son of Late Kamrakh Lal Jaiswal Shibtala Lane, 5B/3, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga,
 District:-South 24-Parganas, West Bengal, India, PIN:- 700015 Sex: Male, By Caste: Hindu, Occupation: Business,
 Citizen of: India, PAN No.:: Acxxxxx1e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self,
 Date of Execution: 11/11/2022
 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence, Executed by: Self, Date of
 Execution: 11/11/2022
 , Admitted by: Self, Date of Admission: 11/11/2022 ,Place : Pvt. Residence

Attorney Details :**Sl No Name,Address,Photo,Finger print and Signature****1 SRI SIDDHI VINAYAKA CONSTRUCTION**

Beliaghata Road, 9D, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal,
 India, PIN:- 700015 , PAN No.:: CUxxxxx9C,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed
 by: Representative

Representative Details :**Sl No Name,Address,Photo,Finger print and Signature****1 Vishal Kumar Pandey (Presentant)**

Son of Loknath Pandey 9D Beliaghata Road, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-
 South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation:
 Business, Citizen of: India, , PAN No.:: Cuxxxxx9c,Aadhaar No Not Provided by UIDAI Status :
 Representative, Representative of : SRI SIDDHI VINAYAKA CONSTRUCTION (as Proprietor)

Identifier Details :**Name Photo Finger Print Signature**

S Dey
 Son of G Dey
 Sealdah Court, City:- Not Specified, P.O:-
 Entaly, P.S:-Entaly, District:-South 24-
 Parganas, West Bengal, India, PIN:-
 700014

Identifier Of Shambhu Nath Jaiswal, Vishal Kumar Pandey

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
	Shambhu Nath Jaiswal	SRI SIDDHI VINAYAKA CONSTRUCTION-10.1062 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
	Shambhu Nath Jaiswal	SRI SIDDHI VINAYAKA CONSTRUCTION-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160605632 / 2022

1-2022

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

Presented for registration at 15:20 hrs on 11-11-2022, at the Private residence by Vishal Kumar Pandey,,

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 2,70,68,906/-

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

Execution is admitted on 11/11/2022 by Shambhu Nath Jaiswal, Alias Mr Sambhu Nath Jaiswal, Son of Late Kamrakh Lal Jaiswal, Shibtala Lane, 5B/3, P.O: Tangra, Thana: Narikeldanga, , South 24-Parganas, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 11-11-2022 by Vishal Kumar Pandey, Proprietor, SRI SIDDHI VINAYAKA CONSTRUCTION, Beliaghata Road, 9D, City:- Not Specified, P.O:- Tangra, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Identified by S Dey, , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

On 14-11-2022

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.

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 71490, Amount: Rs.50.00/-, Date of Purchase: 27/07/2022, Vendor name: S MUKHERJEE

Amitava Ghosal

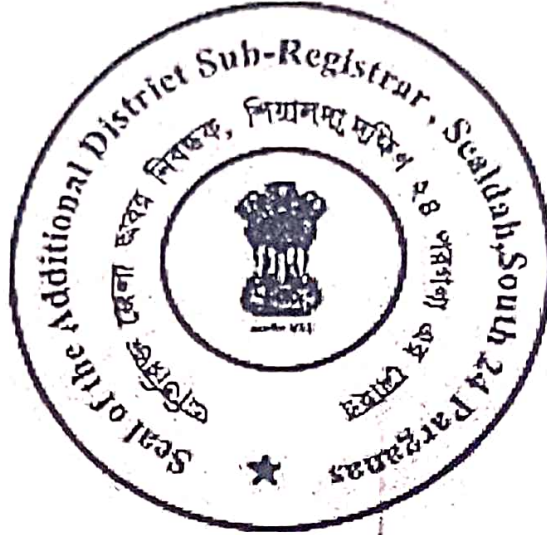
Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2022, Page from 170546 to 170560

being No 160605632 for the year 2022.



Digitally signed by AMITAVA GHOSAL
Date: 2022.11.18 12:20:57 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal

(Amitava Ghosal) 2022/11/18 12:20:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)