

1 00461/23 DOST/00468/2023

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 004912

16/08/23  
Certified that the document is duly registered and the registration fee has been paid and the amount of Rs. 50/- has been received from the applicant.  
District Sub-Registrar-II  
Howrah

19 JAN 2023

**DEVELOPMENT POWER OF ATTORNEY**

**(After registration of Development Agreement)**

**MOUZA-JHOREHAT, P.S. -SANKRAIL, DIST-HOWRAH**

Know all men by this presents that I, MISS SANCHARI DAS (PAN- CHBPD8075N, Aadhaar No.3761 7947 9811) daughter of Late Udayendu Das, by faith Hindu, by occupation - Student,

residing at Vill- Jhorehat Rajarbagan, P.O- Jhorehat, Police Station - Sankrail, District - Howrah, PIN - 711302, herein after called the Executant, do hereby appoint and nominate **M/S. SASWADIP CONSTRUCTION**, a sold proprietorship firm having its registered office at 3/A, Nityananda Nagar, Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN - 711109, represented by its proprietor **SURAJIT SAMANTA (PAN- CILPS3114G, Aadhaar No.2041 5167 3885)** son of Late Janaki Prasad Samanta, by faith Hindu, by Nationality Indian, by occupation — Business, residing at 3/A, Nityananda Nagar, Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN - 711109, as my constituted Attorney to do all acts, deeds and things which we could do if present on the occasion in connection to my property of ALL THAT piece and parcel of Bastu land, measuring an area as per deed 03 Cottah 20 Sq.ft but at present as per physical measurement, the area of bastu land is more or less 02 Cottahs 14 Chittaks +2 Sq.ft with old residential structure measuring about 100 Sq.ft standing thereon situated within R.S. Khatian No.753 under

L.R. Khatian No.3868, under R.S. Dag No.345, corresponding to L.R. Dag No.382, under Mouza and Gram Panchayet Jhorehat, J.L. No.30, within P.S. - Sankrail, District- Howrah, Pin-711302.

**Whereas,** I, the Executant is the Owner and occupier of ALL THAT piece and parcel of Bastu land, measuring an area as per deed 03 Cottah 20 Sq.ft but at present as per physical measurement, the area of bastu land is more or less 02 Cottahs 14 Chittaks 42 Sq.ft with old residential structure measuring about 100 Sq.ft standing thereon situated within R.S. Khatian No.753 under L.R. Khatian No.3868, under R.S. Dag No.345, corresponding to L.R. Dag No.382, under Mouza and Gram Panchayet Jhorehat, J.L. No.30, within P.S. - Sankrail, District- Howrah, Pin-711302, which is more fully described in the schedule herein below.

**Whereas,** I, the above mentioned Executant being the Owner of the Schedule mentioned property due to difficulties and troubles and inconvenience to look after the Schedule mentioned property properly entered into a Development Agreement which was registered before District Sub Registry

Office at Howrah-II and recorded as Deed No. 0452 for the year 2023. That, I, the Executant decided to execute this Development Power of Attorney nominating the Developer **M/S. SASWADIP CONSTRUCTION**, a sold proprietorship firm having its registered office at 3/A, Nityananda Nagar, Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN - 711109, represented by its proprietor **SURAJIT SAMANTA (PAN- CILPS3114G, Aadhaar No.2041 5167 3885)** son of Late Janaki Prasad Samanta, by faith Hindu, by Nationality Indian, by occupation — Business, residing at 3/A, Nityananda Nagar, Hanskhalipole, (Bakultala), P.O-Danesh Sk. Lane, Police Station - Sankrail, District - Howrah, PIN - 711109, as my constituted attorney vesting the following powers to the Attorney.

1. That the Constituted Attorney will look after the Schedule mentioned property properly and maintain the same and protect the same from any encroachment or unauthorized occupation by anybody.

Sanchari Das

2. That the constituted attorney will develop, construct multistoried building at my above mentioned property in terms of the Development Agreement 19<sup>th</sup> day of January 2023 and registered in the office of District Sub Registrar, Howrah-II, vide Deed No. 0452 for the year 2023.

3. That the Constituted Attorney will engage Engineer, L.B.S. Designer, masons, Architect, lawyer and any other person having Technical knowledge for the purpose of erection of the said construction and/or project at the said premises for and on my behalf.

4. That the constituted attorney will demolish the existing old structure if any and at all and remove the same.

5. That the constituted attorney will pay tax revenue, effect mutation if not done as well as to deposit sanction fees and to take all steps necessary to be taken by the Owner from Howrah Zilla Parishad for the purpose of raising the construction at my abovementioned property.

Sanchavi Das

6. That the constituted attorney has right to transfer the allocated share of Developer only excluding the owner's allocated share in terms of Development Agreement within the schedule mentioned property and for that the attorney will negotiate and search out the intending purchaser or purchasers for the schedule mentioned property and will take money in advance for Agreement for Sale and on receipt of the said advance amount will execute unregistered or registered Agreement of Sale in favour of the purchaser or purchasers. The attorney will also have the right to execute Deed of Sale in connection to schedule mentioned property as stated above and register the same before the appropriate authority after receiving value of consideration in full and final in connection to the schedule mentioned property.

7. That the attorney will prepare building plan by an engineer/architect or any technical person for raising new construction and to submit the same for sanction an approval for that the attorney will apply for sanction of building plan in respect to schedule mentioned property and for that the attorney will execute affidavit before the judicial Magistrate or Executive Magistrate or Notary Public and will appear before

appropriate authority for sanction of building plan on behalf of the Executant. The attorney will submit all necessary and relevant documents before the authority of Howrah Zilla Parishad to have sanction of building plan in respect to schedule mentioned property and the attorney will deposit sanction fees before Howrah Zilla Parishad and the Attorney shall file all necessary documents and papers before the appropriate authority for such sanction and will do all necessary work for that. That all expenses and liability for obtaining sanction plan and other related job for that to be done by the Developer. That for having the sanction plan in respect to the schedule mention property the Developer will comply all legal formalities like Mutation of the schedule mentioned property before Howrah Zilla Parishad and settlement Department. Obtained clearance from Urban Land Ceiling Department and other Department like Fire Service Clearance, CESC/WBSEDCL Clearance.

8. That after the sanction of building plan the Attorney will supply a photocopy of the same and the Owner vacate the schedule mention property from the date of intimation and

received the photocopy of the sanction plan and accordingly in co-operation with the Developer the Owner will vacate the schedule mention property. That only after vacate the schedule mention property by the Owner, the Developer will start demolition of present old structure on the schedule mentioned property and thereafter will start new construction work on the schedule mentioned property out of the efforts and expenses of the attorney.

9. The attorney have the right to execute Registered or Unregistered Agreement for Sale and/or Deed of Sale in respect to the share of the developer only within the schedule mention property in terms of the Development Agreement and the Attorney have right to receive any part payment or full consideration money for that.

10. That the attorney has right to appear before all Government and/or Semi Government or Statutory Authority or Private or Public Sector Authority if necessary for the successful completion of the Development Project within the Schedule mentioned Property. In this respect the Attorney have right file



any application or produce any document before the concern Authority and attained any hearing before the appropriate authority.

11. The Attorney will appear in all cases or proceedings if there be any in connection to the Schedule mentioned property on behalf of Executant and file Vokalothama, written objection, any petition which are necessary or adduced evidence before the Court of Law or appoint Advocate and Law Clerk to proceed with the case and if necessary for the protection of the Schedule mentioned property the Attorney has similar right as aforesaid to file any suit, proceedings, complain before any Court of Law or appropriate authority in my name and for that the Attorney will execute plaint, swear affidavit, and execute other petitions and also have the right to adduce evidence on behalf of the Executant before any court of law.

12. That for any accident and or other disturbance in connection to schedule mentioned property the Attorney i.e. the Developer shall be responsible for that and the Attorney shall solve the problem out of the expense and efforts of the Attorney.

13. That, the Attorney will face all the legal problems after the execution of this registered Development Power of Attorney and registered Development Agreement (which has already been executed). That, during the pendency of the project work on the Schedule mentioned property the Executant should not enter into any Development Agreement or Development Power of Attorney in connection to the Schedule mentioned property with any other persons or firm or company.

14. That the Attorney will deposit all taxes and revenue in connection to the schedule mentioned property before the appropriate authority and the attorney must continue to pay the taxes and revenue in connection to the schedule mentioned property still the possession of all flats, garage, shop rooms, handed over to the intending purchaser and Registration of the same be done in favour of the parties concern and the Attorney shall form Association among the flat Owners, garage Owners and shop Owners within the schedule mentioned property and handover all charges or maintenance of the total property to be constructed within the schedule mentioned property.

15. That, the Attorney will preserve and protect all the documents which will be handed over to the Attorney by the Executant for the production of the same before the appropriate authority as and when same will be required.

16. That, after the completion of the project the Attorney must deliver the complete constructed area to the Executant in terms of the Development Agreement in respect to schedule mention property according to the time specified in the Development Agreement.

17. The attorney have right to execute any boundary declaration of the schedule mention property for the purpose of sanction of building plan. That in such circumstances the attorney will represent the executants, declaration, exchange or amalgamation in connection to the schedule mentioned property along with any associated property.

18. That the attorney will obtain all licenses required therefore and soil testing in case of necessary and other necessary activity as and when the same require for and on the behalf of

the Executant. That the Attorney will received all the necessary documents for that.

19. That the attorney will receive money order, notice, letters and other correspondence in my name and if necessary reply the same.

20. That the Attorney will obtain Electric, Water Line in respect to schedule mention property out of the efforts of the attorney.

21. That the attorney will obtain refund of Stamp Duty Court Fee or any other amount from the Government Department for any other authority.

22. That the attorney will help to form an association among the flat Owners of the proposed new building on the schedule mentioned property.

23. That the attorney will perform all the necessary work, for the successful completion of development project on the schedule mention property.

24. That after completion of the project and transfer of the respective share of the Developer, the Development Power of Attorney will come to end automatically.

25. All receivable payable to the principals must be paid to the principal according to their shares. This power of attorney is revocable in nature. The schedule property is not acquired by any Govt authority and this power of attorney is being granted in favour of the said attorney without any consideration.

#### SCHEDULE

ALL THAT piece and parcel of **Bastu land**, measuring an area as per deed **03 Cottah 20 Sq.ft** but at present as per physical measurement, the area of bastu land is more or less 02 Cottahs 14 Chittaks 42 Sq.ft with old residential structure measuring about 100 Sq.ft standing thereon situated within R.S. Khatian No.753 under L.R. Khatian No.3868, under R.S. Dag No.345, corresponding to L.R. Dag No.382, under Mouza and Gram Panchayet Jhorehat, J.L. No.30, within P.S. - Sankrail, District-Howrah, Pin-711302, together with all hereditaments, advantages, privileges to use the road, drain etc along with rights to take water connection, electricity, telephone under or over the attached metal road thereto, within the jurisdiction of D.S.R. Howrah and A.D.S.R. Ranihati, which is butted and bounded as follows:-

ON THE NORTH- Part of R.S. Dag No.345.

ON THE SOUTH - 12 ft wide G.P. Metal Road.

ON THE EAST- 6 ft wide G.P. Metal Road.

ON THE WEST- Part of R.S. Dag No.345, Common drain.

**IN THE WITNESS WHEREOF**, I, the Executant execute this Development Power of Attorney after going through the contents very carefully and admitting the same to be written correct on this 19th day of January, 2023.

Witness:

1. Sandip Banerjee  
v.1149, Shorochit, P.S. Saldanhai  
Dist. Howrah, P. No. 711302
2. Manoj Das  
Ramehandrapur Sankraia  
Howrah - 711313

*Sanchari Das,*

**Signature of the Executant**

I accept this Development Power of Attorney

Drafted by me & Read over and explained to the declarants in Vernacular and admitted by them to be correct.

*Supratik Das*  
**Advocate**








Enrolment No. WB/459/2002.  
Judges' Court at Howrah  
Typed by:-  
**K. Kundu.**  
Howrah Court.

M/S. SASMADIP CONSTRUCTION


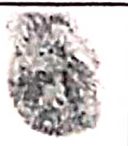









*Sunajit Samanta*  
Proprietor

**Signature of the Attorney**

## FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Sanchari Das,

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Suresh Kumar

Photo	Left Hand	Little	Ring	Middle	Fore	Thumb
	Right Hand	Thumb	Fore	Middle	Ring	Little

Signature \_\_\_\_\_

### Major Information of the Deed

Deed No :	I-0513-00468/2023	Date of Registration	19/01/2023
Query No / Year	0513-8000167508/2023	Office where deed is registered	
Query Date	19/01/2023 4:10:29 PM	D.S.R. - II HOWRAH, District Howrah	
Applicant Name, Address & Other Details	S Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 7980935315. Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 14,16,375/-		
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]:- 051300452/2023		

### Land Details :

District: Howrah, P S.- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code 711302

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-382	LR-3868	Bastu	Bastu	3 Katha 20 Sq Ft	1/-	13,48,875/-	Property is on Road Adjacent to Metal Road, . Project Name
<b>Grand Total :</b>					4.9958Dec	1 /-	13,48,875 /-	

### 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	1/-	67,500/-	Structure Type: Structure

Gt Floor, Area of floor : 100 Sq Ft., Residential Use. Cemented Floor, Age of Structure 5 Years, Roof Type: Pucca, Extent of Completion: Complete

<b>Total :</b>	100 sq ft	1 /-	67,500 /-	
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**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Miss Sanchari Das</b> (Presentant) Daughter of Late Udayendu Das Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office			
	19/01/2023	17/	19/01/2023	19/01/2023
Jhorehat Rajarbagan, City:- Not Specified, P.O:- Jhorehat, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 Sex: Female, By Caste: Hindu, Occupation: Student, Citizen of: India, PAN No.:: chxxxxx5n,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/01/2023 , Admitted by: Self, Date of Admission: 19/01/2023 ,Place : Office				

**Attorney Details :**




Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Saswadip Construction</b> 3/a, Nityananda Nagar, City - Not Specified, P.O - D S Lane, P.S -Sankrail, District -Howrah, West Bengal, India, PIN - 711109 , PAN No :: clxxxxx4g,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Surajit Samanta</b> Son of Late Janaki Prasad Samanta Date of Execution - 19/01/2023 , , Admitted by: Self, Date of Admission: 19/01/2023, Place of Admission of Execution: Office			
	Jan 19 2023 4:20PM	17/	19/01/2023	19/01/2023
3/a, Nityananda Nagar, City:- , P.O:- D S Lane, P.S:-Sankrail, District -Howrah, West Bengal, India, PIN - 711109, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No.:: clxxxxx4g,Aadhaar No Not Provided Status : Representative, Representative of : Saswadip Construction (as proprietor)				

**Applicant Details :**

**Manas Das**  
 Mr Sambhu Das  
 Chandrapur, City - , P.O.-  
 Chandrapur, P.S.-Sankrail, District-  
 Howrah, West Bengal, India, PIN:-  
 713113

Photo	Finger Print	Signature
		
19/01/2023	19/01/2023	19/01/2023

Identifier Of Miss Sanchari Das, Mr Surajit Samanta

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Miss Sanchari Das	Saswadip Construction-4 99583 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Miss Sanchari Das	Saswadip Construction-100 00000000 Sq Ft

**Land Details as per Land Record**

District: Howrah, P.S.- Sankrail, Gram Panchayat: JHORHAT, Mouza: Jhorhat, Pin Code - 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 382, LR Khatian No:- 3868	Owner উদয়েন্দু দাস, Gurdian জয়বন্ধু Address: নিজ , Classification বাড়ি, Area:0.05000000 Acre.	Owner Name not selected by applicant

Endorsement For Deed Number : I - 051300468 / 2023

19-01-2023

**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 13 hrs on 19-01-2023, at the Office of the D.S.R. - II HOWRAH by Miss Sanchari Das  
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 12 16 375 -

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

Execution is admitted on 19/01/2023 by Miss Sanchari Das, Daughter of Late Udayendu Das, Jhorehat Rajarbagan, P O Jhorehat, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711302, by caste Hindu, by Profession Student

Identified by Mr Manas Das, . . Son of Mr Sambhu Das, Ramchandrapur, P.O: Ramchandrapur, Thana: Sankrail, , Howrah, WEST BENGAL, India, PIN - 711313, by caste Hindu, by profession Service

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

Execution is admitted on 19-01-2023 by Mr Surajit Samanta, proprietor, Saswadip Construction, 3/a, Nityananda Nagar City - Not Specified, P O:- D S Lane, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711109

Identified by Mr Manas Das, . . Son of Mr Sambhu Das, Ramchandrapur, P.O: Ramchandrapur, Thana: Sankrail, , Howrah WEST BENGAL, India PIN - 711313, by caste Hindu, by profession Service

**Payment of Fees**

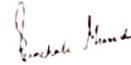
Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4 00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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/-

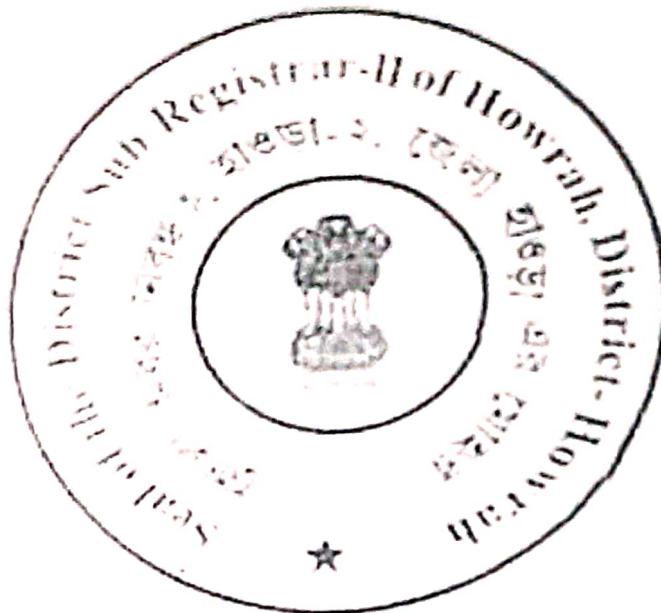
**Description of Stamp**

1 Stamp: Type: Impressed, Serial no 3344, Amount: Rs.50.00/-, Date of Purchase: 18/01/2023, Vendor name: Soumya Banerjee



Panchali Munshi  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
Howrah, West Bengal

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 0513-2023, Page from 21536 to 21556  
being No 051300468 for the year 2023.



Digitally signed by Panchali Munshi  
Date: 2023.02.02 12:24:18 +05:30  
Reason: Digital Signing of Deed.

(Panchali Munshi) 2023/02/02 12:24:18 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II HOWRAH  
West Bengal.

(This document is digitally signed.)