

81-2596

I-2583/2020



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AD 789471

1:59 PM  
18.12.2020  
Development DOA

entire ad near the document is adhered to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

*[Signature]*  
Smt. Sub-Registrar, Budge Budge  
Budge Budge, South 24 Pns.

16 DEC 2020

Doc: 8 001704514/2020

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS,** that I, **SMT. SUTAPA DUTTA**, (CFOPD5734H, Aadhaar No. 6686 3483 6590), wife of Sri Brindraban Dutta, by faith - Hindu, by Nationality- Indian, by occupation- Housewife, Nationality - Indian, residing at 48C, A.M. Ghosh Road, P.O. & P.S. Budge Budge, Kolkata - 700137, District : South 24 Parganas, hereinafter called and referred as the **PRINCIPAL SEND GREETINGS :-**

*[Handwritten mark]*

**WHEREAS** I the Principal herein am the absolute Owner of the property morefully and particularly mentioned in the Schedule written hereunder i.e. **ALL THAT** piece and parcel of Bastu land 4 Cottahs 12 Sq.ft. be the same a little more or less out of 12 Cottahs 4 Chittaks 41 Sq.ft. together with the 1455 Sq.ft. brick wall tin shed structure standing thereon being a part of Dag No. 844/1087 under Khatian No. 1875, R.S. Khatian No. 13, 1198, 2155, 2380 and 2389/1, Mouza - Garbhukta Nandanpur, Touzi No. 353, Revenue Survey No.33 J.L. NO. 8, being Part of Holding Nos. 235/1 and 235/A, Dharmatala Road, under Budge Budge Municipality, Ward No. 011, P.S. Budge Budge, District - 24 Parganas South, Additional District Sub-registrar office at Alipore, District Sub-registrar office at Alipore, Police Station - Budge Budge, in the District of South 24 Parganas and use to pay the rates and taxes as that of true Owner thereof.

**AND WHEREAS** for the development and for the construction of a multi storied building I entered into a Development Agreement with the Developer to construct G+III storied building as per sanction plan which was executed and registered at A.D.S.R. Budge Budge and recorded in Book No. I, Volume No. \_\_\_\_\_, Pages from \_\_\_\_\_ to \_\_\_\_\_, being Deed No. 16100 2576 for the year 2020 wherein the Developer is entitled to sale his allocated share (other than owner's allocation) and remaining portion of the constructed

area will be the allocation of the Owner of multi storied building to be constructed to the intending Purchaser to which the Owner shall have nothing to say.

**NOW** I do hereby nominate and Constituted and Authorized **SRI DEBABRATA CHAKRABORTY**, (PAN - ACIPC5882E), son of Amal Bikash Chakraborty, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 56/1C, Anath Nath Deb Lane, P.O. Belgachia, P.S. Tala, Kolkata - 700037, West Bengal, being the Director of **M/S. DEBANGAN ESTATES PRIVATE LIMITED**, (PAN - AAGCD3122P) a private limited company under the Companies Act, 1956, having its registered office at 11E, Northern Avenue, P.O. Belgachia, P.S. Tala, Kolkata - 700037, hereinafter called and referred to as the **ATTORNEY** for Developer's allocation and on my behalf in my place and stead generally for doing the following acts, deeds, matters and things in respect of the said Property that is to say.

1. To approach all concerned authorities under Urban Land Ceiling and Regulation Act, 1976, Concern Municipality (Building, Drainage and Water department) Fire Brigade authority, Police Department, Calcutta Electric Supply Corporation, Concern Municipal Development authority/authorities for the purpose of obtaining exemption under the providing Act, as concerned in respect of the

schedule premises and for that purpose to sign such application, papers, writings, undertaking etc. as may be required and to carry on correspondence with the authorities under the Act, as envisaged and also preferring appeals/ appeals pursuant to any order of the competent authority/authorities made under the provisions as envisaged in connection with the said schedule premises, hereunder written.

2. To carry on correspondence with all concerned authority/ authorities in respect of the said schedule premises after and before Development of the property.
3. To appear and represent on behalf of me before all concerned authority/authorities whether it is government, semi/government or any statutory bodies as may be necessary in connection with the said schedule premises for the shake of Development of the property as and when necessary.
4. To make application and submit the new building plan and/or amendment to the concerned Municipal/ Corporation authorities on my behalf for the purpose of getting building plans and/or revalidated and to give such other applications, writings, undertaking as may be required in connection with the said schedule premises and the said Attorney also shall sign in sanction plan on my behalf as and when necessary.



5. To apply for and obtain water connection at the said schedule premises and occupation and completion certificate from the Budge Budge Municipality and other concerned authorities and also Calcutta Electric Supply corporation for obtaining electric connection and other.
6. To approach in any Government Department both State and Central statutory/authorities for the purpose of obtaining permission and/or sanction in connection with the said building plan and to approach Budge Budge Municipality for obtaining common passages, plans and amenities.
7. To give necessary letter, writings, and undertaking to the Budge Budge Municipality or any other authority, Fire Brigade Department for occupying the said premises and/or obtaining necessary **NO OBJECTION'** Certificate (N.O.C) from the department in connection with the said premises.
8. To make application and submit the amended or new building plans to the Budge Budge Municipality including all department or any other authorities for the purpose of getting the building plans and/or revalidated and to give such other applications, writings undertakings in connection with the said schedule premises.

9. To sign and verify complaints, written statements, petitions of claims and objections, Memorandum of Appeal and petitions and applications of all kinds swear affidavits and to file them in any such Courts or Office, Tribunal or Authorities.
10. To appoint Advocate or any other legal practitioner.
11. To compromise, compound or withdraw cases, to confess, judgments and to refer to Arbitration.
12. To file and receive back documents to deposit and withdraw money from any Civil Court or Tribunal or from the office of the Rent Controller, Calcutta and to grant receipt thereof.
13. To obtain refund of stamp duty or repayment of Courts Fees.
14. To apply for inspection of and to inspect judicial records.
15. To apply to Courts and officers for copies of documents and papers.
16. To accept service of any summons, notice or writ issued by any Courts or Office against me and to accept registered letters and money orders.
17. To appear and act in all the Courts, Civil, Revenue or Criminal whether original or appellate or Budge Budge Municipality or before any of its Tribunals or any other local authority

including Police Authority or before the Consumer Forum or before any of its Appellate Authorities.

18. To do all Act/Acts for the purpose of construction and shall have every power to transfer of developers allocated shares in the newly constructed building to the intending Purchaser/s and right to make agreement for sale with the intending Purchaser/s, Deed of Conveyance, Deed of Sale and take money as advance and consideration money time to time in respect of the Developers allocation only as per Development Agreement and all such work with the bank as and when necessary.
19. To sign in the agreement for sale, sale deed or any other deed or deeds to transfer/sale/lease/assign the Unit/units, flats, car parking and other units only in respect of the Developers allocation and to collect, receive consideration money in the developers' account and issue necessary receipt to the intending Purchaser(s).
20. To make herself present in the registering authority on the owner's behalf to make Deed/Deeds in favour of the intending Purchaser(s) in respect of Developer's Allocation.

**AND GENERALLY** to do all acts, deeds and things necessary for the above mentioned purpose.

**AND** I do hereby agree that all acts, deeds and things lawfully done by my said Attorneys shall be deemed to have been done by me and I hereby undertake to ratify and confirm all acts lawfully done for me by virtue of this Power hereby given.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land 4 Cottahs 12 Sq.ft. be the same a little more or less out of 12 Cottahs 4 Chittaks 41 Sq.ft. together with the 1455 Sq.ft. brick wall tin shed structure (23 years old) in dilapidated condition thereon being a part of Dag No. 844/1087 under Khatian No. 1875, R.S. Khatian No. 13, 1198, 2155, 2380 and 2389/1, Mouza - Garbhukta Nandanpur, Touzi No. 353, Revenue Survey No.33 J.L. NO. 8, being Part of Premises No. 235/Dhamatala Road, Holding No. 235/A, Dharmatala Road, under Budge Budge Municipality, Ward No. 011, P.S. Budge Budge, District - 24 Parganas South including all rights of ingress and egress and all easement rights of the common passage together with all right, title, interest, possession with all other amenities and facilities standing thereon the said property is butted and bounded as follows :-

**ON THE NORTH** : Part of Dag No. 844/1087;  
**ON THE SOUTH** : Ditch of Jitendra Nath Sarkar;  
**ON THE EAST** : 17' ft. Dharmatala Road/Part of Dag No. 844/1087;



**ON THE WEST**

: Municipal Drain & Dag No. 843

**IN WITNESS WHEREOF** we have set and subscribed our hand and seal on this the 16<sup>th</sup> day of December, Two Thousand Twenty (2020).

**SIGNED, SEALED AND DELIVERED**

by the parties in the presence of :

**WITNESSES :**

1. *Princha Ban Datta*  
48/c A.M. Ghosh Rd.  
Budge Budge Kol-134.

*Sutapa Dutta*

\_\_\_\_\_  
**Signature of the Principal**

2. *A. Govind Das*

*Dr. M. N. Sarkar Road*  
*B/Budge*

**I ACCEPT THE POWER**

**DEBANGAN ESTATE PVT. LTD.**

*Sudhakar Prasad*

**Director**

\_\_\_\_\_  
**Signature of the Attorney  
Holder**

Drafted by :-

*Trabir Banerjee*  
F-332/04

Advocate  
High Court, Kolkata.

Thumb      1st finger      Middle fing.      Ring fing.      Small fing.



Left hand					
Right hand					

Vendor/Vendee/Donor/Donee

Signature Sulapa Dutta

Thumb      1st finger      Middle fing.      Ring fing.      Small fing.



Left hand					
Right hand					

Vendor/Vendee/Donor/Donee

Name-

Signature [Handwritten Signature]

Thumb      1st finger      Middle fing.      Ring fing.      Small fing.

PHOTO	Left hand					
	Right hand					

Name-.....

Vendor/Vendee/Donor/Donee

Signature.....

## Major Information of the Deed

Deed No :	I-1610-02583/2020	Date of Registration	16/12/2020
Query No / Year	1610-8001704514/2020	Office where deed is registered	
Query Date	16/12/2020 3:19:43 PM	1610-8001704514/2020	
Applicant Name, Address & Other Details	Prabir Banerjee 50/ A, Setna Road, Thana : Budge Budge, District : South 24-Parganas, WEST BENGAL, PIN - 700137, Mobile No. : 9831977642, Status : Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
	Rs. 35,57,068/-		
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]:- 161002576/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Budge Budge, Municipality: BUDGE-BUDGE, Road: Dhramatala Road(Main),  
Mouza: Garbhukta Nandanpur, , Ward No: 011, Holding No:235/1 and 235/A Pin Code : 700137



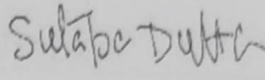
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-844/1087	RS-1875	Bastu	Bastu	4 Katha 12 Sq Ft		31,63,127/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					6.6275Dec	0 /-	31,63,127 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1455 Sq Ft.	0/-	3,93,941/-	Structure Type: Structure
Gr. Floor, Area of floor : 1455 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 23 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		1455 sq ft	0 /-	3,93,941 /-	





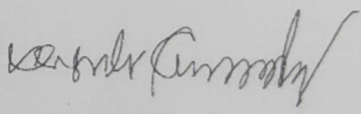
**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Sutapa Dutta (Presentant)</b> Wife of Shri Brindaban Dutta Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office			
	16/12/2020	LTI 16/12/2020		16/12/2020
48C, A.M. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, District:-South 24-Parganas, West Bengal, India, PIN - 700137 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CFxxxxxx4H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/12/2020 , Admitted by: Self, Date of Admission: 16/12/2020 ,Place : Office				

**Attorney Details :**



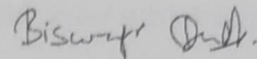
SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Messers Debangon Estates Private Limited</b> 11E, Northern Avenue,, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037 , PAN No.:: Axxxxxx2P,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Debabrata Chakraborty</b> Son of Amal Bikash Chakraborty Date of Execution - 16/12/2020, , Admitted by: Self, Date of Admission: 16/12/2020, Place of Admission of Execution: Office			
	Dec 16 2020 4:29PM	LTI 16/12/2020		16/12/2020
56/1C, Anath Nath Deb Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx2E,Aadhaar No Not Provided Status : Representative, Representative of : Messers Debangon Estates Private Limited (as Director)				



**Identifier Details :**

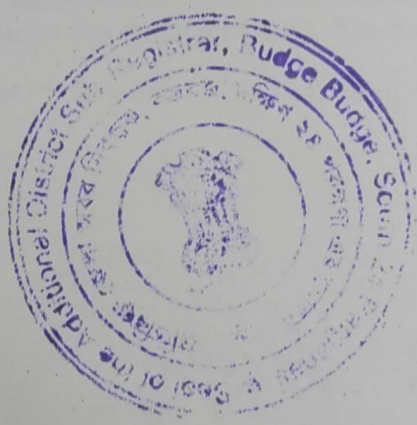
Name	Photo	Finger Print	Signature
<b>Biswajit Dutta</b> Son of Brindaban Dutta 48/ C, A. M. Ghosh Road, P.O:- Budge Budge, P.S:- Budge Budge, District:- South 24-Parganas, West Bengal, India, PIN - 700137			
	16/12/2020	16/12/2020	16/12/2020
Identifier Of Smt Sutapa Dutta, Shri Debabrata Chakraborty			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sutapa Dutta	Messers Debangon Estates Private Limited-6.6275 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt Sutapa Dutta	Messers Debangon Estates Private Limited-1455.00000000 Sq Ft



16-12-2020

**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 13:59 hrs on 16-12-2020, at the Office of the A.D.S.R. BUDGE BUDGE by Smt Sutapa Dutta ,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 35,57,068/-

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

Execution is admitted on 16/12/2020 by Smt Sutapa Dutta, Wife of Shri Brindaban Dutta, 48C, A.M. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by Profession House wife

Indetified by Biswajit Dutta, , Son of Brindaban Dutta, 48/ C, A. M. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by profession Business

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

Execution is admitted on 16-12-2020 by Shri Debabrata Chakraborty, Director, Messers Debangan Estates Private Limited, 11E, Northern Avenue,, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Biswajit Dutta, , Son of Brindaban Dutta, 48/ C, A. M. Ghosh Road, P.O: Budge Budge, Thana: Budge Budge, , South 24-Parganas, WEST BENGAL, India, PIN - 700137, by caste Hindu, by profession Business

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 789471, Amount: Rs.100/-, Date of Purchase: 15/12/2020, Vendor name: Sanat Panjal



*Sutapa*

**MRINMOY DALAPATI**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BUDGE BUDGE**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1610-2020, Page from 60558 to 60579  
Serial No 161002583 for the year 2020.



Digitally signed by MRINMOY DALAPATI  
Date: 2020.12.18 18:34:05 +05:30  
Reason: Digital Signing of Deed.

(MRINMOY DALAPATI) 2020/12/18 06:34:05 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BUDGE BUDGE  
West Bengal.



(This document is digitally signed.)