

5584/22

D-5586/2022



पश्चिमबंग पश्चिम बंगाल WEST BENGAL Certified that the document is admitted AG 701257

to registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

Addr. District Sub-Registrar
Behala, South 24 Parganas

19 APR 2022

12.15.16
18/4/2022
8001181089

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We (1) SRI PRADIP BISWAS (PAN - BBBPB2191Q) (AADHAAR NO. 968093755694) (2) SRI DILIP BISWAS (PAN-BMLPB0305D) (AADHAAR NO. 291335708326) both son of Late Gouranga Biswas, both by faith Hindu, both by occupation - Service, both by Nationality Indian, both residing at A 6/15, Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata - 700104, District-South 24 Parganas, (3) SMT. SHIKHA GHOSH (PAN - AFQPG3560C) (AADHAAR NO. 513306118256) wife of Durgapada Ghosh, daughter of Late Gouranga Biswas, by faith Hindu, by occupation - Retired, by Nationality Indian, residing at 18/B Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata - 700104, District-South 24 Parganas, (4) SMT. REKHA CHOWDHURY (PAN - APYPC3356C),

Pradip Biswas

D. D. CONSTRUCTION & PROJECT
Sagar Kumar Halder
Proprietor

D. D. CONSTRUCTION & PROJECT

Sagar Kumar Halder
Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

38240

25 FEB 2022

No.....Rs-100/- Date.....

Name:.....PINAKI RANJAN DAS
ADVOCATE

Address:.....Regd. No.-WB/1342/2003
Alipore Judges & Criminal Court

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUEHANKAR DAS
STAMP VENDOR
Alipur Police Court, Koi-27

[Handwritten signature]



A.D.S.R/ Behala
19 APR 2022
Dist- South 24 Pgs.

D. D. CONSTRUCTION & PROJECT

Proprietor

Major Information of the Deed

Deed No :	I-1607-05586/2022	Date of Registration	19/04/2022
Query No / Year	1607-8001181089/2022	Office where deed is registered	
Query Date	19/04/2022 12:03:17 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	PINAKI RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 54,67,500/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160705586/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Kalua) , Premises No: 111, , Ward No: 143 Pin Code : 700104

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	5 Katha	1/-	51,97,500/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.25Dec	1 /-	51,97,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		400 sq ft	1 /-	2,70,000 /-	

26/04/2022 Query No:-16078001181089 / 2022 Deed No :- 160705586 / 2022, Document is digitally signed.



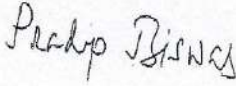


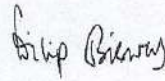


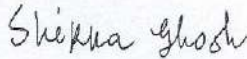
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D. D. CONSTRUCTION & PROJECT

Dipal Kumar Halder
Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas,
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas





Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	PRADIP BISWAS (Presentant) Son of Late GOURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI 19/04/2022		19/04/2022
DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	DILIP BISWAS Son of Late GOURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI 19/04/2022		19/04/2022
DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	SHIKHA GHOSH Wife of DURGAPADA GHOSH Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
	19/04/2022	LTI 19/04/2022		19/04/2022
DIAMOND PARK, 18/B, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office				

D. D. CONSTRUCTION & PROJECT

Sipon Kumar Halder
Proprietor

As Constituted Attorney
 for & on behalf of
 Sri Pradip Biswas
 Sri Dilip Biswas
 Smt. Shikha Ghosh
 Smt. Rekha Chowdhury
 Miss. Kanika Biswas

Name	Photo	Finger Print	Signature
REKHA CHOWDHURY Wife of KALYAN CHOWDHURY Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			<i>Rekha Chowdhury</i>
19/04/2022	LTI 19/04/2022	19/04/2022	
SAROJ PARK, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			
Name	Photo	Finger Print	Signature
KANIKA BISWAS Daughter of Late GAURANGA BISWAS Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			<i>Kanika Biswas.</i>
19/04/2022	LTI 19/04/2022	19/04/2022	
DIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022 ,Place : Office			

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	D D CONSTRUCTION AND PROJECTS SHIBRAMPUR K D ROAD, 10, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office </td> <td></td> <td></td> <td><i>Dipak Kumar Halder</i></td> </tr> <tr> <td>Apr 19 2022 1:04PM</td> <td>LTI 19/04/2022</td> <td>19/04/2022</td> <td></td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office			<i>Dipak Kumar Halder</i>	Apr 19 2022 1:04PM	LTI 19/04/2022	19/04/2022	
Name	Photo	Finger Print	Signature										
DIPAK KUMAR HALDER Son of Late TULSI HALDER Date of Execution - 19/04/2022 , Admitted by: Self, Date of Admission: 19/04/2022, Place of Admission of Execution: Office			<i>Dipak Kumar Halder</i>										
Apr 19 2022 1:04PM	LTI 19/04/2022	19/04/2022											

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

As Constituted Attorney
 for & on behalf of
 Sri Pradip Biswas
 Sri Dilip Biswas
 Smt. Shikha Ghosh
 Smt. Rekha Chowdhury
 Miss. Kanika Biswas

10, Shibrampur, K.D. Road, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AAxxxxxx2P,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : D D CONSTRUCTION AND PROJECTS (as PROPRIETOR)

Identifier Details :

Name	Photo	Finger Print	Signature
PINAKI RANJAN DAS Son of Late N C DAS ALIPORE COURT, City:- , P.O:- ALIPORE P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	19/04/2022	19/04/2022	19/04/2022

Identifier Of PRADIP BISWAS, DILIP BISWAS, SHIKHA GHOSH, REKHA CHOWDHURY, KANIKA BISWAS, DIPAK KUMAR HALDER

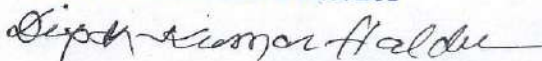
Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-1.65 Dec
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-1.65 Dec
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-1.65 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	PRADIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
2	DILIP BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
3	SHIKHA GHOSH	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
4	REKHA CHOWDHURY	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft
5	KANIKA BISWAS	D D CONSTRUCTION AND PROJECTS-80.00000000 Sq Ft

D. D. CONSTRUCTION & PROJECT



Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

On 19-04-2022

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.

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

Presented for registration at 12:15 hrs on 19-04-2022, at the Office of the A.D.S.R. BEHALA by PRADIP BISWAS , one of the Executants.

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 54,67,500/-

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

Execution is admitted on 19/04/2022 by 1. PRADIP BISWAS, Son of Late GOURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 2. DILIP BISWAS, Son of Late GOURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Service, 3. SHIKHA GHOSH, Wife of DURGAPADA GHOSH, DIAMOND PARK, 18/B, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession Retired Person, 4. REKHA CHOWDHURY, Wife of KALYAN CHOWDHURY, SAROJ PARK, P.O: BARASAT, Thana: Barasat, , North 24-Parganas WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession House wife, 5. KANIKA BISWAS, Daughter of Late GAURANGA BISWAS, DIAMOND PARK, A 6/15, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by Profession House wife

Identified by PINAKI RANJAN DAS, , Son of Late N C DAS, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 19-04-2022 by DIPAK KUMAR HALDER, PROPRIETOR, D D CONSTRUCTION AND PROJECTS, SHIBRAMPUR K D ROAD, 10, City:- , P.O:- SARSUNA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by PINAKI RANJAN DAS, , Son of Late N C DAS, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 701257, Amount: Rs.100/-, Date of Purchase: 25/02/2022, Vendor name: SUBHANKAR DAS

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

D. D. CONSTRUCTION & PROJECT

Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1607-2022, Page from 192224 to 192241
being No 160705586 for the year 2022.



Digitally signed by SANDIP BISWAS
Date: 2022.04.26 15:26:43 +05:30
Reason: Digital Signing of Deed.

Sandip

(Sandip Biswas) 2022/04/26 03:26:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

(This document is digitally signed.)

26/04/2022 Query No:-16078001181089 / 2022 Deed No :- 160705586 / 2022, Document is digitally signed.

Page 18 of 18

D. D. CONSTRUCTION & PROJECT

Alepan Kumar Haldar
Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

(AADHAAR NO. 663072981539) wife of Kalyan Chowdhury, daughter of Late Gauranga Biswas, by faith Hindu, by occupation – House wife, by Nationality Indian, residing at Saroj Park, P.O & P.S-Barasat, Kolkata – 700124, District-North 24 Parganas, (5) **MISS KANIKA BISWAS (PAN – ASNPB7152R)** (AADHAAR NO. 425347569572) daughter of Late Gouranga Biswas, by faith Hindu, by occupation – House Hold duty, by Nationality Indian, residing at A 6/15, Diamond Park, P.O-Joka, P.S-Haridevpur, Kolkata – 700104, District-South 24 Parganas, hereinafter referred to as the "OWNER/PRINCIPAL".

WHEREAS one Late Khukurani Biswas purchased land measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59 P.S-Behala thereafter Thakurpukur now Haridevpur, District-24 Pargana now South 24 Parganas from Smt. Sureshi Bala Sen by way of Kobala, which was registered on 24/05/1967 in the office of Sub Registrar of Alipore, District 24 Pargana and recorded in Book No. 1, Volume No. 74, Pages 40 to 42, being No. 8628 for the year 1967.

AND WHEREAS after purchase the said Late Khukurani Biswas mutated her name in the record of the Kolkata Municipal Corporation and the property known and numbered as KMC Premises No. 111, Diamond Park under Ward No. 143, Kolkata-700104.

AND WHEREAS while enjoying and possession the said land the said Khukurani Biswas died intestate on 17/01/2022 leaving behind her two sons **SRI PRADIP BISWAS, SRI DILIP BISWAS** and two married daughters **SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY** and one unmarried daughter **MISS. KANIKA BISWAS** as her legal heirs. Gouranga Biswas husband of said Khukurani Biswas died prior to death of said Khukurani Biswas on 05/02/2008.

AND WHEREAS the said **SRI PRADIP BISWAS, SRI DILIP BISWAS, SMT. SHIKHA GHOSH, SMT. REKHA CHOWDHURY** and **MISS. KANIKA BISWAS** become the joint owners of the land measuring more or less 05 Cottahs lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S-Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, Kolkata-700104, District- South 24 Parganas herein jointly enjoying the right, title and interest of the said property and have enjoying

D. D. CONSTRUCTION & PROJECT

Deepan Kumar Halder
Proprietor

Deepan Kumar Halder
Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

the same by paying rents and taxes to the authorities concerned which is more fully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as the "**SAID PROPERTY**".

AND WHEREAS the Owner's execute a Joint Venture Development Agreement with "**D.D. CONSTRUCTION & PROJECTS**" Proprietorship company having its office at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas, Represented by its Proprietor **SRI DIPAK KUMAR HALDER**, (PAN – AAZPH0522P) (Aadhaar No. 909237819554) son of Late Tulsī Charan Halder, by faith – Hindu, by occupation – Business, residing at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas for construction of multistoried building containing several residential flats and parking space on terms and conditions mentioned therein. The Joint Venture Development Agreement was registered at A.D.S.R Behala on 19/04/2022 and recorded in Book no. I, Being no. 160705565 for the year 2022.

AND WHEREAS now it is necessary to appoint an Attorney to act on our behalf, we do hereby nominate, appoint an attorney to act on my/our behalf,

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that we do hereby appoint, nominated and Constitute **SRI DIPAK KUMAR HALDER**, (PAN – AAZPH0522P) (Aadhaar No. 909237819554) son of Late Tulsī Charan Halder, by faith – Hindu, by occupation – Business, residing at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas Proprietor of "**D.D. CONSTRUCTION & PROJECTS**" Proprietorship company having its office at 10, Shibrampur, K.D. Road, P.O. Sarsuna, P.S Sarsuna, Kolkata – 700061, District South 24 Parganas, as our **TRUE AND LAWFUL ATTORNEY** for and on our behalf, in our name and in our place and to do the following acts, deeds, and things in respect of the said Property, that is to say :-

1. **TO MANAGE AND MAINTAIN** : To manage and maintain the said property.
2. **TO GET UTILISE** : To apply for and obtain electricity, gas, water sewerage and/ or connection of any utilities and/ or to make alteration the same.
3. **TO DEAL WITH TRESPASSERS AND TENANT:** To warn of and prohibit all

D. D. CONSTRUCTION & PROJECTS trespassers and to warn of any of the trespassers on the said property and to take appropriate steps whether by action distress or otherwise and to abate all nuisance,

Sri Dipak Kumar Halder
Proprietor

D. D. CONSTRUCTION & PROJECTS

Sri Dipak Kumar Halder
Proprietor

As Constituted Attorney *Sri Pradip Biswas*
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

and to negotiate or sign or execute any type of agreement or deed with the Tenants.

4. **TO APPEAR BEFORE NOTARY PUBLIC, MAGISTRATE ETC :** To appear before any Notary Public, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to acknowledge affirm and perfected appropriate Deeds, instruments and writings executed signed or made by us.
5. **TO EXECUTE DEEDS AND REGISTRATION:** To sign and execute before the Registration Authority in my name and to sign and execute All type of Gift Deeds (side gift, front gift, splay corner gift, etc), Deed of non eviction of Tenant for sanction of the Building plan, Deed of Exchange for amalgamation with the adjacent premises, Deed of Boundary declaration or any other Deeds if any.
6. **TO CONDUCT AND DEFEND LEGAL PROCEEDING :** To Commence prosecute enforce defend answer or oppose all action and other legal proceedings and demands touching any of the matter aforesaid or any other matter in which we now or may hereafter be interested or concerned and also if though fit and such consent as aforesaid to compromise refer to arbitration abandon submit to judgment and/ or become non suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller .
7. **TO SIGN VOKALATNAMAS :** To sign, declare and/ or affirm any plaint written statement, petitions, consent petitions, affidavit, Vokatnamas, Memorandum of Appeal or any other document or paper in any proceeding or in any way connected with the said property .
8. **TO EMPLOY PROFESSIONAL ASSISTANCE :** For the better and more effectually executing the power or authorities aforesaid or any of them to return and employ solicitor, Advocates and, or debt collection or other agents.
9. To apply for permission from competent authority demolition of existing structure on the said property.
10. To sign on all the necessary papers on my/our behalf of a new Building Plan proposal for sanctioning the Building Plan from competent authority.

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder

Proprietor

As Constituted Attorney *Pradip Biswas*
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder
Proprietor

11. To sign on the new Building Plan or revise Building Plan on my/our behalf for sanctioning from the competent authority.
12. To sign and execute all necessary papers on my/our behalf for getting B.L & L.R.O Mutation, Amalgamation, Assessment Roll and Tax clearance certificate from the competent authority.
13. To sign and execute all necessary papers on my/our behalf for getting Water Connection, Suarez Connection, from competent authority and Electric Connection from C.E.S.C, Fire department Clearance, Air port authority clearance or any department or organization clearance whenever necessary.
14. To sign and execute and registered, agreement for sale with any intending Purchaser or Purchasers in my name as out act and deed in favour of the intending purchaser in respect of the 'Developers' allocation' said property and receive any earnest money and/or advance or advances regarding the 'Developers' allocation' which was mentioned in the registered Development agreement.
15. To sign and execute, present and registered Deed of Conveyance, Sale Deed, Registered Agreement for sale, Lease Deed, Bank mortgage in respect of 'Developers' allocation' or other deeds, instruments and assurances which they will consider necessary and to enter into and /or agree such covenants and conditions as may be required for fully and effectually conveying and/ or transferring the said Developers' allocation property, as we could do my selves, if we personally present.
16. To approach the West Bengal Government and all its departments as also to the concerned competent authority and all other concerned authorities for the purpose of obtaining necessary "No Objection Certificate" and/or permission and /or sanction in regard in the carrying out of the construction of the said building and to obtain the completion certificate in connection with the running and establishing units thereon time to time.
17. To give necessary letters, writings and undertaking to the concerned competent authority/Corporation/ Municipality, Fire Brigade Department, Airport Department for occupying and contracting the said building and/or obtaining necessary "No objection Certificate" (N.O.C.) or any other

D. D. CONSTRUCTION & PROJECT

Debar Kumar Halder

Proprietor

Pradip Biswas

As Constituted Attorney
for & on behalf of
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Sri Dilip Biswas
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Smt. Rekha Chowdhury
Miss. Kanika Biswas

D. D. CONSTRUCTION & PROJECT

Debar Kumar Halder

Proprietor

certificate from any authority or department in connection with the said building.

18. To approach the concerned Corporation/ Municipality/ competent authority and all concerned authorities for the purpose of obtaining release of any portion of the said property and/or structure/building thereon from reservation if any.

19. TO OBTAIN REFUND : of stamp duty or repayment of Court fees.

20. TO TAKE : delivery of possession of the property to execute of any decrees.

21. To apply of Court and officer for copies document and papers

22. To apply for the inspection of and so inspect judicial records.

23. To accept service of any summons, notice or writ issued by the Court of Officer against me.

AND GENERALLY to do all such acts, deeds and things on our behalf as we could lawfully do as the owner of the said premises if we personally present.

AND we hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said Attorney shall do or cause to be done in and about the premises as per Law and legally aforesaid by virtue hereto.

SCHEDULE ABOVE REFERRED TO :

ALL THAT piece and parcel of Bastu land measuring more or less 05 Cottahs with two storied building, having an area of 200 sqft in the Ground floor and 200 sqft in First floor, lying and situated at Mouza-Kalua, Pargana-Magura, Touzi No. 58, 98, J.L No. 22, R.S No. 336, Khatian No. 446, comprising in Dag No. 59, P.S- Thakurpukur now Haridevpur, being Kolkata Municipal Corporation Premises No. 111, Diamond Park under Ward No. 143, postal address A 6/15, Diamond Park, Kolkata- 700104, District- South 24 Parganas at present Addl. District Sub - Registrar office Behala, within the limits of the Kolkata Municipal Corporation, South Suburban Unit, Behala butted and bounded in the manner following :-

D. D. CONSTRUCTION & PROJECT

Deepak Kumar Haldar
Proprietor

D. D. CONSTRUCTION & PROJECT

Pradip Biswas
Proprietor

As Constituted Attorney

for & on behalf of

Sri Pradip Biswas

Sri Dilip Biswas

Smt. Shikha Ghosh

Smt. Rekha Chowdhury

Miss. Kanika Biswas

BY THE NORTH : Land of Surendra Kumar Bhowmick.

BY THE SOUTH : 20' feet wide KMC Road

BY THE EAST : Land of Aloke Sarkar

BY THE WEST : Land of Sureshi Bala Sen.

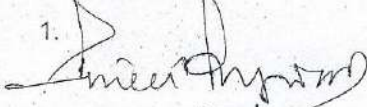
IN WITNESS WHEREOF We do hereby hereunder set and subscribed my hand and seals, on this the 9th day of April Two Thousand and Twenty Two (2022) A.D. in presence of :-

SIGNED SEALED AND DELIVERED

in the presence of :-

WITNESSES :-

1.


Anirban Das
Alipore Court,
Kol - 27

2.

Suman Kumar Das
54c, R.N.T. Road,
Kol - 700060

1) Pradip Biswas

2) Dilip Biswas

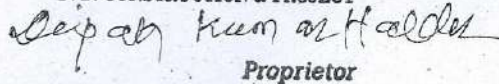
3) Shikha Ghosh

4) Rekha Chowdhury

5) Kanika Biswas.

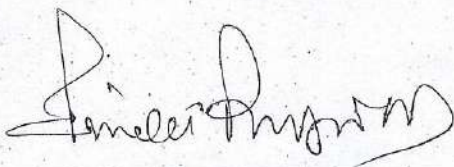
.....
SIGNATURE OF THE OWNERS/PRINCIPAL

D. D. CONSTRUCTION & PROJECT


Dipak Kumar Halder

Proprietor

Drafted by:



PINAKI RANJAN DAS

Advocate


Alipore Court, Kol - 27

Computer Type by :

Reema Nayek

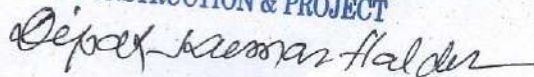
1/2, R.N Tagore Road,

Kol - 63



.....
SIGNATURE OF THE ATTORNEY

D. D. CONSTRUCTION & PROJECT


Dipak Kumar Halder

Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : MISS KANIKA BISWAS..

SIGNATURE : Kanika Biswas.



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI DIPAK KUMAR HALDER...

SIGNATURE : Dipak Kumar Halder



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME :

SIGNATURE :



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

D. D. CONSTRUCTION & PROJECT

Dipak Kumar Halder

Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dillip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

NAME :

SIGNATURE :



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI PRADIP BISWAS..

SIGNATURE : *Pradip Biswas*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SRI DILIP BISWAS....

SIGNATURE : *Dilip Biswas*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT. SHIKHA GHOSH..

SIGNATURE : *Shikha Ghosh*



	THUMB	1 ST FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : SMT. REKHA CHOWDHURY...

SIGNATURE : *Rekha Chowdhury*

D. K. CONSTRUCTION PROJECT

Proprietor
As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas
Deepan Kumar Halder



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	8001181089/2022	Office where deed will be registered
Query Date	19/04/2022 12:03:17 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	PINAKE RANJAN DAS ALIPORE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433100811, Status : Advocate	
Transaction	Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value	Market Value	
Rs. 2/-	Rs. 54,67,500/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 21/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160705565/2022	

Land Details :

District: South 24-Parganas, P.S:- Haridevpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Kalua), , Premises No: 111, , Ward No: 143 Pin Code : 700104

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	5 Katha	1/-	51,97,500/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.25Dec	1 /-	51,97,500 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	2,70,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	D. D. CONSTRUCTION & PROJECT	



Query No: 8001181089 of 2022, Printed On : Apr 19 2022 12:11PM, Generated from Registration office

Deepak Kumar Halder
Proprietor

As Constituted Attorney
for & on behalf of
Sri Pradip Biswas
Sri Dilip Biswas
Smt. Shikha Ghosh
Smt. Rekha Chowdhury
Miss. Kanika Biswas

AS- 1 of 4

Principal Details :

Sl No	Name & address	Status	Execution Admission Details :
1	PRADIP BISWAS Son of Late GOURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	DILIP BISWAS Son of Late GOURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BMxxxxx5D,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	SHIKHA GHOSH Wife of DURGAPADA GHOSHDIAMOND PARK, 18/B, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AFxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	REKHA CHOWDHURY Wife of KALYAN CHOWDHURYSAROJ PARK, City:- , P.O:- BARASAT, P.S:-Barasat, District:-North 24-Parganas, West Bengal, India, PIN:- 700124 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: APxxxxx6C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
5	KANIKA BISWAS Daughter of Late GAURANGA BISWASDIAMOND PARK, A 6/15, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ASxxxxx2R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

Sl No	Name & address	Status	Execution Admission Details :
1	D D CONSTRUCTION AND PROJECTS SHIBRAMPUR K D ROAD, 10, City:- , P.O:- SARSUNA, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 PAN No.:: AAxxxxx2P,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative	Organization	Executed by: Representative



Query No: 8001181089 of 2022, Printed On : Apr
19 2022 12:11PM, Generated from Registration
office