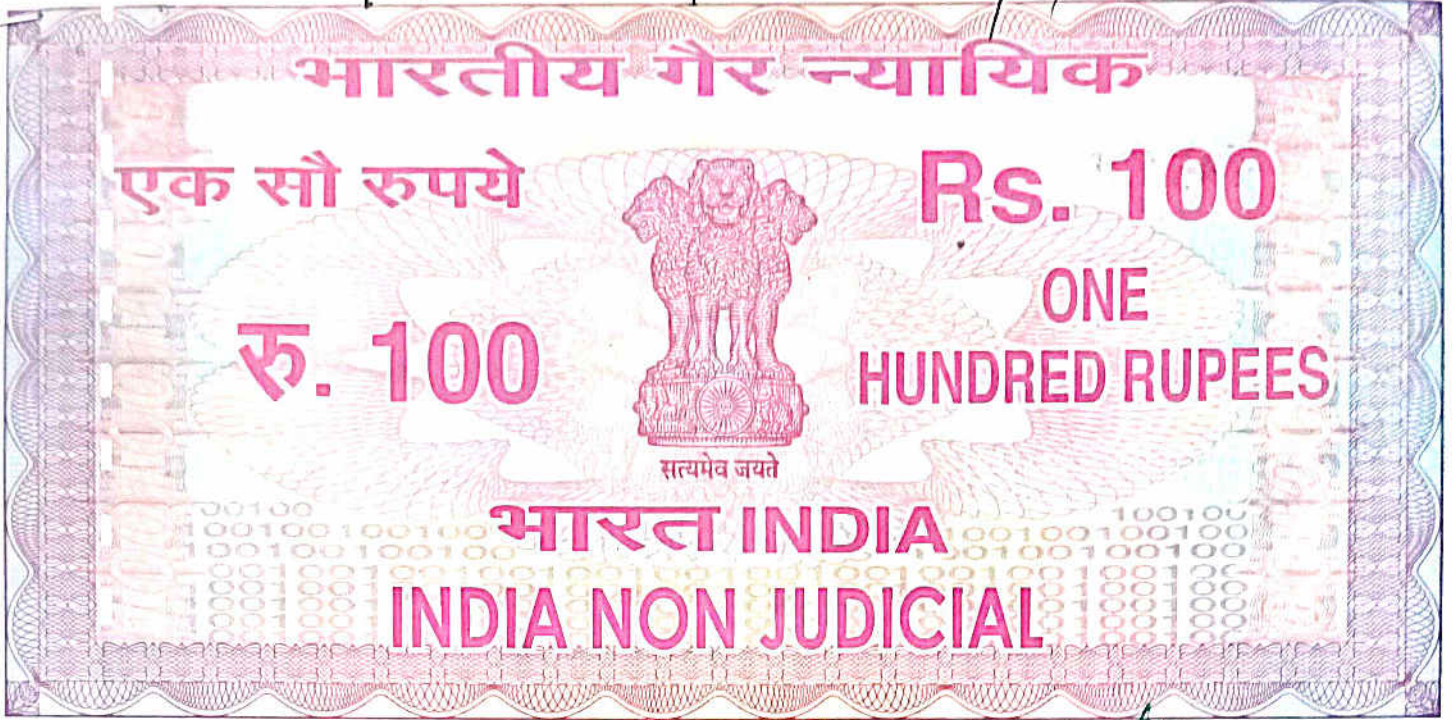


00306/24

P-306/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

8000 277 535/24

AR 057383

31/24

certified that the document is admitted to registration. The signature sheets and the assessment sheets attached with the document are the part of this document.

*[Signature]*  
District Sub-Registrar-V  
Alipore, South 24 Parganas

31 JAN 2024

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS I, Smt. GOURI SEAL (PAN- GATPS1277L) & (AADHAR NO. 4664 0508 6323) wife of Sri Swapan kumar Seal by Nationality- Indian,

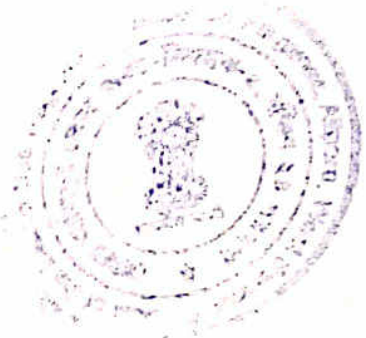
245424

Name: S. K. SAHA, Advocate  
Address: High Court, Calcutta  
Kolkata - 700001

Rs. ....  
Kolkata Collectorate  
1, Netaji Subhas Rd.,  
Kolkata-1  
Date: .....

Ama W. Saha  
Licensed Stamp  
Vendor

6 JAN 2024



A

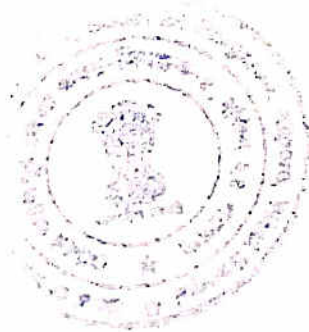
DISTRICT STAMP REGISTRAR-V  
KALIPONG, SOUTH 24 PGS.

31 JAN 2024

Sahul Dhar  
70, Lake R. Dhar  
404 Naya  
tel-75

by faith- Hindu, by Occupation - House wife, residing at 6C/24, Mukundapur, Post Office- Mukundapur, Police Station- Purba Jadavpur, Kolkata- 700 099, District South 24 Parganas, herein after referred to as the PRINCIPAL SEND GREETINGS :- do hereby nominate, constitute and appoint M/S.-ANKITA DEVELOPERS( PAN - AYLPS6182N) a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station - Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, BIDHAN CH. SARKAR (PAN - AYLPS6182N) & (AADHAAR NO. -9057 0299 9600), son of Late Nakul Ch. Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station - Purba Jadavpur, Kolkata - 700 099, as my true and lawful attorney, to do all acts, matters things and deeds hereinafter mentioned in respect of ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 ( Two point Four Three) Sq.Ft. more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, L.R. and R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas., A.D S.R - Sealdah, Police Station- Purba Jadavpur, District- South 24 Parganas hereinafter referred to as the " Said Premises " which is the subject matter of this Development Power of Attorney.

NOW KNOW WE ALL AND THESE WITNESS that We do hereby appoint nominate, constitute and authorize M/S.-ANKITA DEVELOPERS( PAN - AYLPS6182N) a sole Proprietorship concern, having its registered office at 1996, Mukundapur, B/6/4B, Milanpark, Police Station - Purba Jadavpur, Kolkata -700 099 and represented by its sole proprietor, BIDHAN CH. SARKAR (PAN - AYLPS6182N) & (AADHAAR NO. -9057 0299 9600), son of Late Nakul Ch. Sarkar, by Nationality - Indian, by Faith - Hindu, by Occupation - Business, residing at 1996, Mukundapur, B/6/4B, Milanpark, Police Station - Purba Jadavpur, Kolkata - 700 099, to be our true and lawful Attorney for us, in our names , on our behalf and



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DISTRICT SUB REGISTRAR-V  
ALIPORE SOUTH 24 PGS.  
31 JAN 2024

in our place to do commit or cause to be done or committed the following acts deeds things and matters in respect of the said premises that is to say :

1. To develop ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 (Two point Four Three) Sq.Ft. more or less under Mouza-Chakganiagachi, J.L.No.-24, R.S.No.-8½, Touzi No.-151, R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas., A.D S.R - Sealdah, Police Station- PurbaJadavpur, District- South 24 Parganasby virtue of a Development Agreement dated 31/012024 and duly registered in the office of District Sub Registrar-V, at Alipur, and recorded in Book No.I, Being No. 301 for the year 2024.
2. To appear and represent us in all the Courts, civil, criminal whether revision or appellate, tribunal, revenue office, settlement office, registration office, certificate office and in any office or offices either Central Government or State Government, District Magistrate, Municipal Board or Notified area B.L.& L.R.O Authority, Kolkata Municipal Corporation, Body Corporate, Bank( either Nationalized or Private), K.I.T, K.M.D.A, B.S.N.L. C.E.S.C Ltd., L.A., U.L.C. Department, Fishery Department, Fire Brigade Authority, K.P., Traffic Authority or any other local Authority, for any purpose or purposes which We could do, if I were personally present, relating to my said property.
3. To appoint any Advocate, Engineer or Architect, Revenue agent or any other legal practitioner or any person legally authorized to do any act, deeds things and matters relating to our said property.

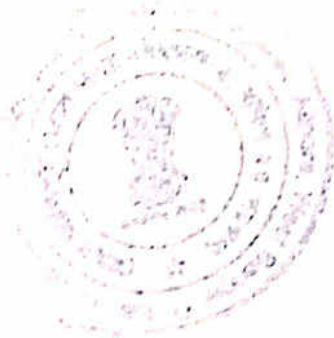


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REGISTRAR-V  
ALF... 24 PGS.

31 JAN 2024

4. To sign and verify any plaint, written statement, memorandum or appeal, write application, objection, cross objection, affidavit and all applications, petitions which will be necessary for conducting case appeal, revision, write or any other case or cases in the said property as the said attorney shall think proper.
5. To sign and apply for building plan, modified building plan and related documents required to be submitted before the appropriate authority and / or Kolkata Municipal Corporation for sanction and also apply for obtaining water, Telephone, Sewerage, Electricity, Fire preventive services and other public utility services in or upon the said premises / said property as said attorney shall think fit and proper.
6. To compromise, compound or withdraw any case or cases and to pray any relief and to refer the same for arbitration.
7. To file and receive any document, to deposit money by challan or receipt and withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
8. To accept service of any summons, notice, writ issued by any court, and office against us in respect of the Schedule property.
9. To obtain, refund of stamp duty, court fees or repayment of stamp duty or court fees.
10. To execute any order or any decree and to take delivery of possession in respect of schedule property in execution of any and to take payment in execution of money decree and shall acknowledge possession and payment by making endorsement on the required papers.



*[Handwritten signature]*

ADMINISTRAR-V  
4/1/2024 11:24 PGS.

31 JAN 2024



11. To apply to court and office for copies of documents and papers and to withdraw deed, documents, papers from any court.
12. To apply for the inspection and / or to inspect judicial records of any office either Central or state Govt.
13. To negotiate with any person/ persons officer or any authority relating to the affairs of the schedule property and to take decision.
14. To enter into agreement for sale and to accept the consideration money either in part or in full from the prospective purchaser/s in respect of the Developer's Allocated Spaces of the Schedule property or any part or portion thereof and also to deposit the same in my Bank account.
15. To give consent of mutation of names to the proposed purchaser/s and to give consent in any manner which may be the purchaser/s on my behalf.
16. To execute and register proper instrument of sale or transfer by executing deed of conveyance in respect of Developer's Allocated Spaces of the Schedule property or any part or portion thereof in favour of the intending purchaser/s, accepting the entire consideration on duly stamped conveyance as well as in favour of any nominated person and shall present the same before any registering authority and to admit execution and registration and after accepting the consideration, shall deliver possession of the same to the intending purchaser/s and to do all acts, which will be required for completion of sale under the provision of the Transfer of property Act as well as the Indian Registration Act or any or Acts for the time being in force against full consideration for the same.
17. Generally to do all necessary act or acts as our attorney in respect of the matter aforesaid and all other matters in which We may be interested or concerned and on our behalf to execute and to do all acts, deeds or thing as



REGISTRAR-V  
31 JAN 24 PGS.

31 JAN 2024

fully and effectually in all respect as ourselves to do if personally being present.

18. Be it expressly stated that this Power of Attorney does not create, constitute, and assure any kind of transfer or enjoyment or making profit in favour of the attorney.

AND I hereby agree and confirm that all others acts, deeds and things lawfully done by our said attorney shall be constructed as acts, deeds and things done by me. I undertake to rectify and confirm all the acts deeds, things and matters whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of this Development Power of Attorney hereby given.

#### THE SCHEDULE OF PROPERTY

ALL THAT piece and parcel of Bastu land measuring about 03 (Three) Cottachs 02 (Two) Chittack 2.43 ( Two point Four Three) Sq.Ft. more or less under Mouza- Chakganiagachi, J.L.No.-24, R.S.No.-8½ , Touzi No.-151, L.R. and R.S.Dag No.-17, R.S.Khatian No.-25, Together with a R.T.Shed measuring about 100 sq ft, more or less standing thereon, Police Station- Purba Jadavpur within the local limit of the Kolkata Municipal Corporation under Ward No.-109, being Premises No.- 2017, Mukundapur, Assesses No.- 31-109-07-8301-8 Kolkata -700 099, District- South 24 Parganas , butted and bounded by-

ON THE NORTH- : Premises No.1769/1, Mukundapur  
 ON THE SOUTH : 12'-0" Wide K.M.C. Road (Black Top) .  
 ON THE EAST : Premises No.298, Mukundapur .  
 ON THE WEST : Premises No.2015, Mukundapur.



Handwritten signature or mark in green ink.

STATIONER REGISTRAR-V  
AND THE SOUTH AFRICAN  
31 JAN 2024

IN WITNESS WHEREOF I, Smt. GOURI SEAL hereby executed this Development Power of Attorney on this 31<sup>ST</sup>. day of January, 2024

SIGNED SEALED AND DELIVERED

By the EXECUTANT herein at Kolkata

In presence of:-

1. *Bahul Dhor*  
Nitya Nagar. Kol-75

2. *Swapan K. Seal*  
2015 Milan Park  
Kol. 99

*Gouri Seal*

SIGNATURE OF EXECUTANT/ APPOINTER

SIGNED SEALED AND DELIVERED

By the ATTORNEY herein at Kolkata

In presence of:-

1. *Bahul Dhor*

2. *Swapan K. Seal*

Accepted by me:-

*Bidhan Ch Sarkar*

SIGNATURE OF THE ATTORNEY

Drafted by me:

*Bibhas K. Ghosh*

(BIBHAS KUMAR GHOSH)

Advocate, Calcutta High Court

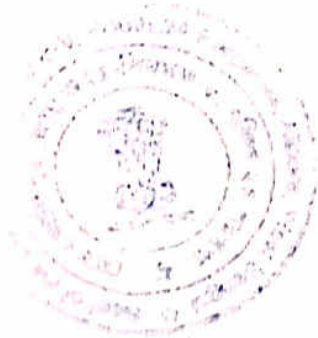
Regd No. WB/733/1995

Computer typed by :

*P. Modak*

(PRADIP MODAK)

70/2, Hederhat, Kolkata 700 099



१०१/१०१/२०२३

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REGISTRAR-V  
A MORE, DASHIN 24 PGS  
31 JAN 2024

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Govdi Seal*



		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand						
right hand						

Name .....

Signature *Bidhan ch. Sarkar*

		Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name .....

Signature .....



7

DISTRICT SUB-REGISTRAR-V  
ALIPORE SOUTH WEST P.O.S.

31 JAN 2024



### Major Information of the Deed

Deed No :	I-1630-00306/2024	Date of Registration	31/01/2024
Query No / Year	1630-8000277535/2024	Office where deed is registered	
Query Date	31/01/2024 2:11:31 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rahul Dhar Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836026280, Status : Deed Writer		
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. 45,88,170/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article-48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000301/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assomnt slip.(Urban area)		

### Land Details :



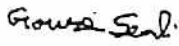
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (Mukundapur Moro -- Daspara/Chak Garla) , , Promises No: 2017, , Ward No: 109 Pin Code : 700099

Sch No	Plot Number	Khatlan Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		3 Katha 2 Chatak 2.43 Sq Ft	1/-	45,61,170/-	Width of Approach Road: 12 Ft., , Project Name :
<b>Grand Total :</b>					5.1618Doc	1 /-	45,61,170 /-	

### Structuro 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/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Comonted Floor, Ago of Structure: 5 Years, Roof Type: Tilos Shod, Extent of Completion: Completo					
<b>Total :</b>		100 sq ft	1 /-	27,000 /-	


## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt Gouri Seal</b> Wife of Shri Swapan Kumar Seal Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office	 31/01/2024	 LTI 31/01/2024 Captured	  31/01/2024
6C/24, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: gaxxxxx71, Aadhaar No: 46xxxxxxx6323, Status :Individual, Executed by: Self, Date of Execution: 31/01/2024 , Admitted by: Self, Date of Admission: 31/01/2024 ,Place : Office				

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>ANKITA DEVELOPERS</b> 1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099 , PAN No.:: ayxxxxx2n,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Bidhan Chandra Sarkar (Presentant)</b> Son of Late Nakul Chandra Sarkar Date of Execution - 31/01/2024, , Admitted by: Self, Date of Admission: 31/01/2024, Place of Admission of Execution: Office	 Jan 31 2024 2:52PM	 LTI 31/01/2024 Captured	  31/01/2024
1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ayxxxxx2n, Aadhaar No: 90xxxxxxx9600 Status : Representative, Representative of : ANKITA DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Rahul Dhar</b> Son of Late Ranjit Dhar Ajay Nagar, City:- Not Specified, P.O:- Sonthapur, P.S.-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099		 Captured	
	31/01/2024	31/01/2024	31/01/2024

Identifier Of Smt Gouri Seal, Bidhan Chandra Sarkar

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Seal	ANKITA DEVELOPERS-5.16182 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Gouri Seal	ANKITA DEVELOPERS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163000306 / 2024

On 31-01-2024

**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 14:39 hrs on 31-01-2024, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Bidhan Chandra Sarkar .

**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 45,88,170/-

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

Execution is admitted on 31/01/2024 by Smt Gouri Seal, Wife of Shri Swapan Kumar Seal, 6C/24, Mukundapur, P.O: Mukundapur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by Profession House wife

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajay Nagar, P.O: Sonthspur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 31-01-2024 by Bidhan Chandra Sarkar, Proprietor, ANKITA DEVELOPERS, 1996, Mukundapur, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099

Indetified by Mr Rahul Dhar, , , Son of Late Ranjit Dhar, Ajay Nagar, P.O: Sonthspur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, by caste Hindu, by profession Law Clerk

**Payment of Fees**


Certified that required Registration Fees payable for this document is Rs 53.00/- ( E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 53.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 245424, Amount: Rs.100.00/-, Date of Purchase: 06/01/2024, Vendor name: Amal Kr Saha



Jaideb Pal  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - V SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2024, Page from 7845 to 7858

being No 163000306 for the year 2024.



*Jaideb Pal*

Digitally signed by Jaideb Pal  
Date: 2024.02.02 11:35:12 +05:30  
Reason: Digital Signing of Deed.

(Jaideb Pal) 02/02/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.