

3610/21

E-3576/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 144319

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8-8/924686

admitted to registration. The  
 signature sheet / sheet of the  
 endorsement sheet / sheet  
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9

Additional District Sub-Registrar  
 Sodepur, North 24-Parganas

DEVELOPMENT POWER OF ATTORNEY

11 MAY 2021

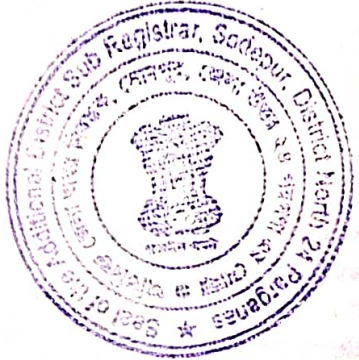
TO ALL TO WHOM THESE PRESENTS shall come I,  
 SRI DULAL CHANDRA ADAK, PAN ANGPA5166J, son of Sri  
 Lakshmi Narayan Adak, by faith - Hindu (Indian), by occupation :  
 Property Holder, residing at : Khardah Thana Road, P.S. Khardah,  
 Dist - North 24 Parganas, hereinafter referred to and called as the  
 Executant: -

Contd ...2

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Dy. Chandra A. A.  
Chandra A. A.  
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১৭৭. ১০০/ - ১/২/২০২১  
১৭৭. ১০০/ - ১/২/২০২১  
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ব. মাল  
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Sub-Registrar  
Sadepur, North 24 Parganas

11 MAY 2021

✓  
Bishnu  
B.K.P



(2)

**WHEREAS** the executant herein got and acquired a plot of land measuring 3 (Three) Cottahs 10 (Ten) Chhittaks or in English measurement 6 decimal lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 3401/3681 under Khatian No. 548, within the limits of Khardah Municipality, P.S. Khardah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore from Smt. Sailabala Malik, wife of Late Pasupati Malik, by virtue of a registered Deed of Gift Being No. 3216, recorded in Book No. I, Volume No. 18, written in pages 63 to 70 and the same was registered at Sub Registry office at Barrackpore dated 28/05/1984.

**AND WHEREAS** after acquiring the abovesaid property the executant herein became the absolute owner of the abovesaid property and he mutated his name in the records of Khardah Municipality, Ward No.19, Holding No. 124/106, Thana Road and also recorded his name in the records of L.R. Settlement in L.R. Dag No. 6630 under L.R. Khatian No. 1825/1 as classification 'Bastu' and the land owner has been seizing, possessing and enjoying the same with absolute right, title and interest and without any encumbrances from any corner whatsoever till date.

Contd ...3

(3)

**AND WHEREAS** I being the owners of the said property entered into a development agreement registered at A.D.S.R.O. Sodepur dated 11/05/2021, Being No. 15240 3571/2021 with **PURBA DEVELOPERS**, PAN ABAFP1406A, a partnership firm having its place of business at : 5/A, B.T. Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by its partners namely **1. SAUKAT HOSSAIN**, PAN ACGPH1463A, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRI MRINAL SUTRADHAR**, PAN AVRPS3394M, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, in respect of 3 (Three) Cottahs 10 (Ten) Chhittaks of land which has been morefully described in the Schedule written hereunder for development and costruction of a Multistoried building over the said premises.

***NOW KNOW ALL MEN BY THESE PRESENTS THAT*** I, the aforesaid Executant hereof, do hereby nominate, authorise, constitute and appoint in my place **PURBA DEVELOPERS**, PAN ABAFP1406A, a partnership firm having its place of business at : 5/A, B.T. Road, Barrackpore, P.O. Talpukur, P.S. Titagarh, Dist - North 24 Parganas, Kolkata - 700123, being represented by its partners namely **1. SAUKAT**

Contd ...4

Abdul Subhan

**HOSSAIN, PANACGPH1463A**, son of late Aktar Hossain, by faith - Muslim (Indian), by occupation : Business, residing at-64/65, Mariam Mohal, Sadar Bazar, P.O. & P.S. Barrackpore, Dist. 24 Parganas (N), Kolkata- 700 120, **2. SRIMRINAL SUTRADHAR, PANAVRPS3394M**, son of Late Manick Sutradhar, by faith - Hindu (Indian), by occupation : Business, residing at-Ruiya, P.O. Patulia, P.S. Khardah, Dist. 24 Parganas (N), Pin - 700119, as my true and lawful ATTORNEY for myself and in my name and on my behalf to do, Execute and perform or caused to be done, execute to be done, execute and perform all or any of the following acts, deeds, things relating to my said property that is to say :-

1. To appear and represent me before the authorities of the Khardah Municipality, Electricity Authority and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of a new building over and above my said premises and for registration of Agreement for sale, Deed of Sale or any other documents and instruments of Flats/Shops and Spaces of the proposed Multistoried building to be constructed as per sanction building plan to be sanctioned by the Khardah Municipality over the said premises in respect of Developer's allocation save and except the Owners' allocation in my name and on my behalf as per Development



Agreement executed between me and the Developer on 11.05.2021.

2. To defend possession, manage and maintain the said premises including the building to be constructed thereon.
3. To Sign, verify and file applications, forms, building plans, documents and papers in respect of my said premises before the Khardah Municipality or before any other statutory authorities for the purpose of demolition of old structure, maintenance, protection, preservation and construction of a Multistoried building over and above the said premises.
4. To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser or purchasers for sale or booking of flat/s, units or car parking spaces and to grant receipts therefore in my name and to give full discharge to the purchaser/s as my lawful representative.
5. To execute and/or negotiate and/or enter into any agreement for sale of the flat/s and car parking spaces in the said new building in the name of the attorney as and on my behalf and as my lawful authorised representative and to accept

*Mohd. Subh. Saha*

consideration money therefore and entitled to nominate the intending purchaser or purchasers for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flats/shops and spaces in favour of the intending purchaser/s on my behalf in respect of Developer's Allocated Area. ✓

6. ✓ To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/units and car parking space in the said building over and above my said premises. ✓

7. ✓ To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof. ✓

8. ✓ To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in any way connected therewith. ✓

9. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.
10. To negotiate with the existing tenants on any term and to finalise the said term as my attorney (s) shall think fit and proper for the betterment of the said premises.
11. To sign in the form or forms and/or any other documents or documents which will be required by the CESC/W.B.S.E.D.C.L. authority for granting/obtaining new transformer within the said proposed Multi storied building and new electric meters in the flats and shops of the said proposed Multistoried building.
12. That my said attorney will deliver me possession of the my allocated flat i.e. my allocated area in the said Multistoried building and also deliver possession to the intending purchaser/s in respect of Developer's Allocated area.

**AND GENERALLY** to do acts, deeds and things in the name of myself and I, the Land owner/Executant do hereby ratify and



confirm and agrees to ratify and confirm all and whatsoever acts, deeds and things that my said *ATTORNEY* shall lawfully do or come to be done in or about the said premises as aforesaid keeping me free from all encumbrances relating thereto.

**SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of 'BASTU' land measuring 3 (Three) Cottahs 10 (Ten) Chhittaks or in English measurement 6 decimal alongwith tile sheded structure thereon measuring 100 sft. lying and situated at : Mouza : Khardah, J.L. No. 2, R.S. No. 18, Touzi No. 218, comprised and contained in R.S. Dag No. 3401/3681 under Khatian No. 548 corresponding to L.R. Dag No. 6630 under L.R. Khatian No. 1825/1, within the limits of Khardah Municipality, Ward No. 19, Holding No. 124/106, Thana Road, P.S. Khardah, Dist - North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore. Which is butted and bounded as follows

:-

<u>ON THE NORTH</u>	:-	20'-0" wide Thana Road. ✓
<u>ON THE SOUTH</u>	:-	Property of Late Manik Lal Malik.
<u>ON THE EAST</u>	:-	Property of Shyam Sundar Malik.
<u>ON THE WEST</u>	:-	Common passage.

IN WITNESS WHEREOF I, the Executant hereof do hereunto set and subscribe my hand and seal in presence of the of the witnesses named herein below on this 11<sup>th</sup> day of May, 2021 (Two Thousand Twenty One).

SIGNED, SEALED AND DELIVERED

by the Principal in presence of :

1) *Kalyan Kumar Das*  
224/10/2, Kalyan Das Thana  
Sardar Bazar, Barrackpore  
Dist. Kolkata - 700116

*Dulal Chandra*

Signature of the Executant

2) *Sauket Hossain*  
64/65, Narayan Mohal  
Sadar Bazar, Barrackpore  
Dist. Kolkata - 700120.

PURBA DEVELOPERS

*Sauket Hossain*

Partner

PURBA DEVELOPERS

*Arindam Chandra*

Partner

Signature of the Attorney

Drafted by :

*Biswajit Deb*  
SRI BISWAJIT DEB

Advocate  
F-857/97  
Barrackpore Court

COMPUTER TYPED BY

*Santanu Gupta*

SANTANU GUPTA  
BARRACKPORE  
DIST - NORTH 24 PARGANAS



**OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS  
D.S.R.-BARASAT & RA.-KOLKATA**

**STATUS: PRESENTANT**

1. **LEFT HAND FINGER PRINT NAME** PULAKH ADAR

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

**SIGNATURE** Pulakh Adar

2. **LEFT HAND FINGER PRINT NAME** SAUKAT HOSSAIN

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

**SIGNATURE** Saukat Hossain

3. **LEFT HAND FINGER PRINT NAME** MRINAL SUTRA DHAR

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



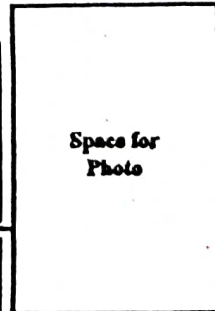
**RIGHT HAND FINGER PRINT**

**SIGNATURE** Mrinal Sutra Dhar

4. **LEFT HAND FINGER PRINT NAME**

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



**RIGHT HAND FINGER PRINT**

**SIGNATURE** .....



## Major Information of the Deed

Query No :	I-1524-03576/2021	Date of Registration	11/05/2021
Query No / Year	1524-8000924636/2021	Office where deed is registered	
Query Date	11/05/2021 12:10:44 PM	1524-8000924636/2021	
Applicant Name, Address & Other Details	B Deb Bkp,Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9830256064, 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. 30,00,000/-	Rs. 63,10,313/-		
Stampduty 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]:- 152403571/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, Pin Code : 700117

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-6630 (RS :- )	LR-1825/1	Bastu	Bastu	3 Katha 10 Chatak	29,70,000/-	62,80,313/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>5.9813Dec</b>	<b>29,70,000 /-</b>	<b>62,80,313 /-</b>	

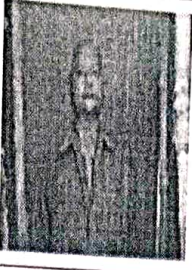

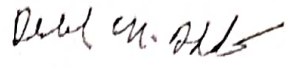
### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	





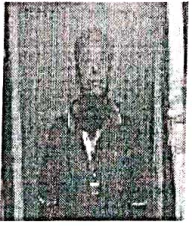

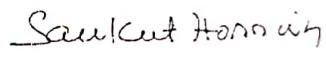
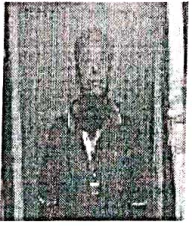

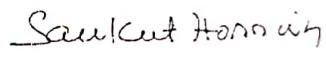
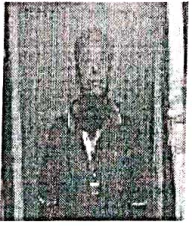

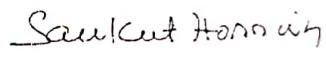
**Details :**  
Name,Address,Photo,Finger print and Signature

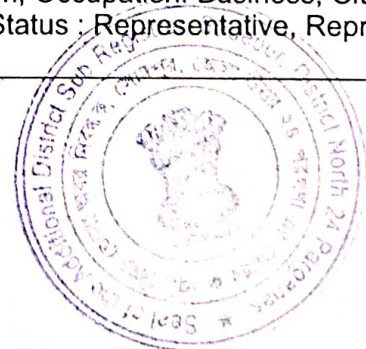
Name	Photo	Finger Print	Signature
<b>Shri Dulal Chandra Adak</b> Son of Shri Lakshmi Narayan Adak Executed by: Self, Date of Execution: 11/05/2021 , Admitted by: Self, Date of Admission: 11/05/2021 ,Place : Office	 11/05/2021	 LTI 11/05/2021	 11/05/2021
Khardaha Thana Road, P.O:- B D Sopan, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700116 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx6J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 11/05/2021 , Admitted by: Self, Date of Admission: 11/05/2021 ,Place : Office			

**Attorney Details :**



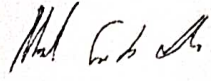
SI No	Name,Address,Photo,Finger print and Signature
1	<b>Purba Developers</b> 5/A, B T Road, Barrackpore, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123 , PAN No.:: ABxxxxxx6A,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

**Representative Details :**



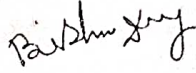
SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Saukat Hossain (Presentant )</b>                      Son of Late Aktar Hossain                      Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office                 </td> <td>                       May 11 2021 1:05PM                 </td> <td>                       LTI                      11/05/2021                 </td> <td>                       11/05/2021                 </td> </tr> </tbody> </table> <p>64/65, Mariam Mohal, Sadar Bazar, P.O:- Barrackpore, P.S:- Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx3A,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Purba Developers (as Partners)</p>	Name	Photo	Finger Print	Signature	<b>Saukat Hossain (Presentant )</b> Son of Late Aktar Hossain Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office	 May 11 2021 1:05PM	 LTI 11/05/2021	 11/05/2021
Name	Photo	Finger Print	Signature						
<b>Saukat Hossain (Presentant )</b> Son of Late Aktar Hossain Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office	 May 11 2021 1:05PM	 LTI 11/05/2021	 11/05/2021						





Name	Photo	Finger Print	Signature
<b>Shri Mrinal Sutradhar</b> Son of Late Manick Sutradhar Date of Execution - 11/05/2021, , Admitted by: Self, Date of Admission: 11/05/2021, Place of Admission of Execution: Office			
	May 11 2021 1:06PM	LTI 11/05/2021	11/05/2021
Ruiya, P.O:- Patulia, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700119, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Purba Developers (as partners)			

#### Identifier Details :

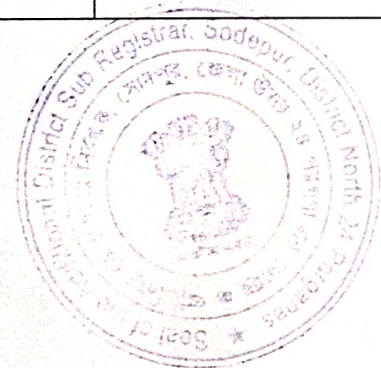
Name	Photo	Finger Print	Signature
<b>Mr Bishu Dey</b> Son of Late M Dey Barakanthalia, P.O:- Sewlitolinipara, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700121			
	11/05/2021	11/05/2021	11/05/2021
Identifier Of Shri Dulal Chandra Adak, Saukat Hossain, Shri Mrinal Sutradhar			

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Shri Dulal Chandra Adak	Purba Developers-5.98125 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Shri Dulal Chandra Adak	Purba Developers-100.00000000 Sq Ft

#### Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Thana Road, Mouza: Khardah, Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 6630, LR Khatian No:- 1825/1	Owner:দুলাল চন্দ্র আদক, Gurdian:লক্ষীনারায়ন , Address:নিজ , Classification:বান্ধ, Area:0.06000000 Acre,	Shri Dulal Chandra Adak





11-05-2021

**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 12:49 hrs on 11-05-2021, at the Office of the A.D.S.R. SODEPUR by Saukat Hossain .,

**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 63,10,313/-

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

Execution is admitted on 11/05/2021 by Shri Dulal Chandra Adak, Son of Shri Lakshmi Narayan Adak, Khardaha Thana Road, P.O: B D Sopan, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700116, by caste Hindu, by Profession Others

Identified by Mr Bishu Dey, , , Son of Late M Dey, Barakanthalia, P.O: Sewlitolinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

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

Execution is admitted on 11-05-2021 by Saukat Hossain, Partners, Purba Developers, 5/A, B T Road, Barrackpore, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123

Identified by Mr Bishu Dey, , , Son of Late M Dey, Barakanthalia, P.O: Sewlitolinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

Execution is admitted on 11-05-2021 by Shri Mrinal Sutradhar, partners, Purba Developers, 5/A, B T Road, Barrackpore, P.O:- Talpukur, P.S:- Titagarh, District:-North 24-Parganas, West Bengal, India, PIN - 700123

Identified by Mr Bishu Dey, , , Son of Late M Dey, Barakanthalia, P.O: Sewlitolinipara, Thana: Titagarh, , North 24-Parganas, WEST BENGAL, India, PIN - 700121, by caste Hindu, by profession Business

**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: Court Fees, Amount: Rs.10/-
  2. Stamp: Type: Impressed, Serial no 177, Amount: Rs.100/-, Date of Purchase: 01/02/2021, Vendor name: S Bhowmick

*(Signature)*

**Amrita Chakravorti**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**



ate of Registration under section 60 and Rule 69.  
entered in Book - I  
Volume number 1524-2021, Page from 140038 to 140063  
being No 152403576 for the year 2021.



Digitally signed by AMRITA  
CHAKRAVORTI  
Date: 2021.06.17 14:03:07 +05:30  
Reason: Digital Signing of Deed.

(Amrita Chakravorti) 2021/06/17 02:03:07 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.



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