

09539/22

D- 3414/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 701493

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document are the part of this document

District Sub-Registrar  
Alipore, South 24-parganas

- 8 MAR 2022

**DEVELOPMENT POWER AFTER REGISTERED AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that I, SRI TAPAN KUMAR DAS, (PAN No.FWEPD0346H) (AADHAAR No.8831 3486 4388) son of Late Anil Kumar Das, by Nationality-Indian, by faith-Hindu, by occupation-Business, residing at 2143, Nayabad, Kolkata-700 094, P.O.Panchasayar (having postal address C-8, Purbasha Rail Math,Nayabad, Panchasayar, Kolkata-700 094) P. S. Panchasayar, in the District of South 24-Parganas, SEND GREETINGS:-

Contd.....pg/2



WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece and parcel of homestead land measuring 5 Cottahs 7 Chittaks and 9.5 Square feet be the same a little more or less together with structure standing thereon lying and situated at Mouza-Nayabad, J. L. No. 25, R. S. No. 3, Pargana- Khaspur, District Collectorate - Touzi No. 56, appertaining to C.S. Khatian No. 5 and 6, corresponding to R. S. Khatian No. 139, comprising part of C.S. Dag No. 31, corresponding to part of R. S. Dag No. 110, P. S. formerly Purba Jadavpur at present Panchasayar, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, being known as Municipal Premises No. 2143, Nayabad, Kolkata-700 094, in the District of South 24-Parganas, hereinafter referred to as the "said property" which is morefully and particularly mentioned and described in the Schedule hereunder written.

AND WHEREAS I the owner herein entered into an agreement for development on ~~Sat~~ day of March, 2022 in respect of Premises No. 2143, Nayabad, Kolkata-700 094, P.S. formerly Purba Jadavpur at present Panchasayar, with the Developer Sri Suwendu Paul (PAN No. AFQPP2983N) (AADHAAR No. 7032 7849 6097), son of Late Gostha Behari Paul, residing at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas, sole Proprietor of "M/S. S. R. CONSTRUCTION & CO." having its office at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas, on the terms and conditions thereunder contained and the said Development Agreement was registered in the office of the District Sub-Registrar-III at Alipore and recorded therein Book No.I, being No.....03398..... for the year 2022.

AND WHEREAS in persuance of the said Development Agreement I the owner herein appointed SRI SUVENDU PAUL (PAN No. AFQPP2983N) (AADHAAR No.7032 7849 6097), son of Late Gostha Behari Paul, residing at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas, sole Proprietor of "M/s. S.R.Construction &

Tapan Kumar Das

Co" having its office at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas.

NOW KNOW I ALL AND THESE PRESENTS WITNESSETH that I do hereby appoint, nominate, constitute and authorise **SRI SUVENDU PAUL (PAN No.AFQPP2983N) (AADHAAR No.7032 7849 6097)**, son of Late Gostha Behari Paul, residing at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas, sole Proprietor of "**M/S. S. R. CONSTRUCTION & CO.**" having its office at 23A, R.N.Das Road, Kolkata-700 031, P.S.Garfa, P.O.Dhakuria, in the District of South 24-Parganas, as my true and lawful **ATTORNEY** for me, in my name, on my behalf and in my place to do or commit or cause to be done or committed the following acts, deeds and things in respect of the aforesaid Premises No. 2143, Nayabad, Kolkata- 700 094, P.S.formerly Purba Jadavpur at present Panchasayar, that is to say :

1. To apply for and to obtain temporary and/or permanent connections of filtered and unfiltered water, electricity, sewerage, drainage and/ or other inputs and facilities required from the appropriate bodies and/or authorities.
2. To supervise, manage, maintain and superintend the affairs in relation to the said property or ancillary thereto.
3. To appear and represent me for all concern and to produce, give inspection and file and to sign and submit any documents and deeds before all Courts of Law, Tribunal, Revenue Offices including Income Tax, Sale Tax, Wealth Tax, G.S.T.Authority, The Kolkata Municipal Corporation, K.I.T., K.M.D.A., B. L. & L. R. O., D. L. & L. R. O, Police Authority, Survey Department, Fire Brigade, C.E.S.C. Ltd., Land Acquisition Department or any other appropriate authority or authorities.
4. To institute, commence and file all suits and other actions and legal proceedings in any Court in Civil, Criminal, Revenue or Original, Revisional or Appellate Jurisdiction including special Jurisdiction of the High Court under Article



226/227 of the Constitution of India or before any Tribunal or Appropriate Authority or Authorities, to execute Warrant of Attorney, Vokatnama and other authorities, to act and plead; to sign and verify all plaints, written statements, verifications, petitions, objections and other pleadings and also to present any Memorandum of Appeal and affirm all Affidavits and other documents or to prosecute, enforce or resist, defend, answer and oppose all suits, actions and proceedings to enforce Judgements and to lodge execution proceedings arising out of the decree and orders, to refer to Arbitration all disputes and differences, to compromise and settle cases, to withdraw the same or to be non-suited and to deposit and receive delivery of documents or payments of any money or moneys from any Court, Office or Opposite Party either in execution of decree or order or otherwise my said Attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection therewith.

5. To appoint, engage on my behalf Advocates, Solicitors or Counsel whenever my said Attorney shall think fit and proper to do so and to discharge and/or terminate his or their appointment.
6. To ask for demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of the said property from any person or persons, company or association, authority or authorities, firm, government or semi-government concern or concern including any statutory, local or public body for the purpose thereof.
7. To sign, execute and submit building plans, documents, statements, papers, undertakings, Affidavit and declarations as may be required for having the plans sanctioned and/or the sanctioned plans modified and/or altered by The Kolkata Municipal Corporation and to apply for on my behalf and to represent me before The Kolkata Municipal Corporation for obtaining completion certificate, house drainage connection, water connection, form "C" clearance for fixing of lift and all other allied works to be executed and signed by the said Attorney in any manner concerning the aforesaid purpose

and to appear and represent me before any Notary Public, Registrar of Assurances, District Sub-Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, Executive Magistrate, Judicial Magistrate and other officer or officers or authority or authorities having jurisdiction and to present for registration and to acknowledge and register or have registered and perfected all boundary declarations, splayed corner, road width, common passage declaration, deed of gift for widening road, instruments and writings, executed and signed by the said Attorney in any manner concerning sanction of the building plan in respect of the said premises and to appoint and arrange from time to time architects, engineers, contractors, supervisors and/or other person or persons on such terms as my said Attorney shall deem fit and proper to do so and to discharge and/ or terminate his or their appointments.

8. To apply for obtaining electricity, gas, water sewerage, drainage, lift, telephone or other connections or obtaining electric meter or service from CESC Ltd., or any other utility to the said property and /or to make alteration therein and to disconnect the same and for that purpose to sign, execute and submit all papers, applications, documents and plans before the concerned authority/authorities for such connection.
9. To deposit the revenue for my said property in The Kolkata Municipal Corporation or in any Government Department and to pay all charges and the local taxes for the properties.
10. To sign building Plan and/or modified Plan and/or revised Building Plan for my said property and all the papers thereto and to sign the same on my behalf or file the said Building Plan or modified or revised Plan before The Kolkata Municipal Corporation for sanction and then to get delivery the same on my behalf from The Kolkata Municipal Corporation and execute any affidavit thereto and also execute and register any deed of Declaration to be required for the same.



11. To sign drainage and sewerage plan for taking sanction from The Kolkata Municipal Corporation in respect of the Premises as mentioned in the Schedule below and to sign all the papers and do all the acts related thereto.
12. To sign the Plan for taking water connection from The Kolkata Municipal Corporation in respect of the said Premises as mentioned in the Schedule below and also to sign all the papers and do all the acts related thereto.
13. To enter into Agreement for Sale in respect of the developer's allocation of the proposed ground plus four storied building or any part or portion thereof save and except the owners allocation of the building with any intending Purchaser or Purchasers on such terms as my said Attorney in his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or repudiate the same.
14. To receive from the intending Purchaser or Purchasers any money for the developer's allocation of the building that would be paid to my said Attorney by them as consideration money or part thereof and to give and grant good, valid receipt to such person or persons for the purpose thereof.
15. To sign and execute all agreement for sale, deed of conveyance in favour of the intending Purchaser or Purchasers in respect of the developer's alloation of the building or any part or portion thereof receiving the consideration money and admit execution thereof on my behalf and present such agreements, deeds, papers writings and documents for registration before the appropriate Registering Officer or Authority having jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for the registration of those deeds and documents and obtain return of the registered documents from the registry office which my said Attorneys shall consider necessary for the purpose of transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.

16. And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said Attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectually as I myself could have done the same if I was personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

**THE SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece and parcel of homestead land measuring 5 Cottahs 7 Chittaks and 9.5 Square feet be the same a little more or less together with structure standing thereon lying and situated at Mouza-Nayabad, J.L. No. 25, R.S No.3, Pargana-Khaspur, District Collectorate Touzi No. 56, appertaining to C. S. Khatian No. 5 & 6, corresponding to R. S. Khatian No. 139, comprising part of C. S. Dag No. 31, corresponding to part of R. S. Dag No. 110, P. S. formerly Purba Jadavpur at present Panchsayar, Sub Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 109, being known as Municipal Premises No. 2143, Nayabad, Kolkata-700 094 (Assessee No. 31-109-08-2143-3) (having postal address C-8, Purbasha Rail Math, Nayabad, Panchsayar, Kolkata-700 094), in the District of South 24- Parganas, which is butted and bounded in the manner following :-

On the North : By Scheme Plot No. 18B & 20 ;  
 On the South : By 20' wide K.M.C. Road ;  
 On the East : By Scheme Plot No. 9 ;  
 On the West : By Premises No.449, Nayabad.





LEFT LITTLE FINGER



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



LEFT MIDDLE FINGER



LEFT FORE FINGER



LEFT FORE FINGER



LEFT THUMB



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT RING FINGER



RIGHT MIDDLE FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT FORE FINGER



RIGHT THUMB



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

Tapan Kumar Das

SIGNATURE

FINGER PRINTS ATTESTED BY ME

Suwendy Jenuel

SIGNATURE



IN WITNESS WHEREOF I have set and subscribe my hands hereunto this  
the 08<sup>th</sup> day of March, 2022.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED EXECUTANT AT  
KOLKATA IN THE PRESENCE OF :-

WITNESSES :-

1. Anumita Das Gupta  
C-8 Radhama Noyabard  
Kol-94

2. Tarak Roy.  
4/17B, Dadarganj  
Halter, Kol-700078

Tapan Kumar Das  
SIGNATURE OF THE EXECUTANT

S.R. CONSTRUCTION & CO.

Seemendra Paul  
Proprietor

SIGNATURE OF THE CONSTITUTED  
ATTORNEY

DRAFTED BY :-

Subrata Karmakar.

(SUBRATA KARMAKAR)  
ADVOCATE  
JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027  
ENROLL NO.: WB/334/89

TYPED BY :

Sandeep Sen  
(SANDEEIP SEN)  
DHAKURIA, KOLKATA - 31

## Major Information of the Deed

Deed No:	I-1603-03414/2022	Date of Registration:	08/03/2022
Query No / Year	1603-8000746733/2022	Office where Registered	
Query Date	08/03/2022 2:02:08 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	S KARMAKAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9331405190, Status : Advocate		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Set Forth value	Rs. 26,00,000/-	Market Value	Rs. 96,94,079/-
Stamp duty Paid (SD)	Rs. 100/- (Article:48(g))	Registration Fee Paid	Rs. 39/- (Article:E, M(b),)
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160303398/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2143, , Ward No: 109 Pin Code : 700094

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (INR)	Market Value (INR)	Other Details
L1			Bastu		5 Katha 7 Chatak 9.5 Sq Ft	25,70,000/-	96,64,079/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>						<b>8.9937Dec 25,70,000 /-</b>	<b>96,64,079 /-</b>	










### Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (INR)	Market Value (INR)	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: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>30,000 /-</b>	<b>30,000 /-</b>	





**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> <b>Shri SUVENDU PAUL</b>                      Son of Late GOSTO BIHARI PAUL                      Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office                 </td> <td>   <small>Mar 8 2022 2:52PM</small> </td> <td>   <small>LTI 08/03/2022</small> </td> <td>   <small>08/03/2022</small> </td> </tr> </tbody> </table> <p>23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx3N,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S R CONSTRUCTION CO (as DEVELOPER)</p>	Name	Photo	Finger Print	Signature	<b>Shri SUVENDU PAUL</b> Son of Late GOSTO BIHARI PAUL Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office	 <small>Mar 8 2022 2:52PM</small>	 <small>LTI 08/03/2022</small>	 <small>08/03/2022</small>
Name	Photo	Finger Print	Signature						
<b>Shri SUVENDU PAUL</b> Son of Late GOSTO BIHARI PAUL Date of Execution - 08/03/2022, , Admitted by: Self, Date of Admission: 08/03/2022, Place of Admission of Execution: Office	 <small>Mar 8 2022 2:52PM</small>	 <small>LTI 08/03/2022</small>	 <small>08/03/2022</small>						

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr MITHUN CHOWDHURY</b> Son of Mr A K CHOWDHURY MADARAT PURBAPARA, City:- Not Specified, P.O:- MADARAT, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 743610			
	08/03/2022	08/03/2022	08/03/2022

Identifier Of Shri TAPAN KUMAR DAS, Shri SUVENDU PAUL, Shri SUVENDU PAUL

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR DAS	Shri SUVENDU PAUL-4.49682 Dec
2	S R CONSTRUCTION CO	Shri SUVENDU PAUL-4.49682 Dec

**Transfer of property for S**

Sl.No	From	To. with area (Name-Area)
1	Shri TAPAN KUMAR DAS	Shri SUVENDU PAUL-50.00000000 Sq Ft
2	S R CONSTRUCTION CO	Shri SUVENDU PAUL-50.00000000 Sq Ft



On 08/03/2022

**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 14:36 hrs on 08-03-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri TAPAN KUMAR DAS, one of the Executants.

**Certificate of Market Value (W.B. PUV Rules 5/2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,94,079/-

**Admission of Execution (Under Section 34, W.B. Registration Rules, 1962)**

Execution is admitted on 08/03/2022 by 1. Shri TAPAN KUMAR DAS, Son of Late ANIL KUMAR DAS, 2143.NAYABAD, PANCHASAYAR, P.O: PANCHASAYAR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700094, by caste Hindu, by Profession Business, 2. Shri SUVENDU PAUL, Son of Late GOSTO BIHARI PAUL, 23A, R,N, DAS ROAD, P.O: DHAKURIA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession Business

Identified by Mr MITHUN CHOWDHURY, , Son of Mr A K CHOWDHURY, MADARAT PURBAPARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

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

Execution is admitted on 08-03-2022 by Shri SUVENDU PAUL, DEVELOPER, S R CONSTRUCTION CO, 23A, R.N. DAS ROAD, City:- Not Specified, P.O:- DHAKURIA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Identified by Mr MITHUN CHOWDHURY, , Son of Mr A K CHOWDHURY, MADARAT PURBAPARA, P.O: MADARAT, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**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 701493, Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: S Das

**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 118362 to 118381

being No 160303414 for the year 2022.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2022.03.08 19:27:38 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/03/08 07:27:38 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

**(This document is digitally signed.)**



14919

DATED : THIS THE 8<sup>th</sup> DAY OF MARCH, 2022

GENERAL POWER OF ATTORNEY

BY

**SRI TAPAN KUMAR DAS**

..... EXECUTANT

TO

**SRI SUVENDU PAUL**

SOLE PROPRIETOR OF

"M/S. S.R. CONSTRUCTION & CO"

..... CONSTITUTED

ATTORNEY

DRAFTED BY :

SUBRATA KARMAKAR

ADVOCATE

JUDGES' COURT, ALIPORE,

KOLKATA - 700 027