

02810/20

02587/2020



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AD 780311

09/12/20  
 1.50  
 8/1646940/20

Certified that the document is admitted to registration. The signature above and the endorsement above attached with the document are the same as on this document.

*(Signature)*  
 Sub-Registrar  
 Alipora, South 24-parganas

09 DEC 2020 09 NOV 2020

DEVELOPMENT POWER AFTER REGISTERED AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, SRI PRATIK KUMAR PODDAR, (PAN No BCKPP0336F), (AADHAAR No. 3034 7793 0740), son of Sri Manoranjan Poddar, by Nationality-Indian, by faith-Hindu, by occupation-Bsusiness, residing at 4/6, Kayastha Para Main Road, Kolkata-700 078, P.O. Haltu, P.S. Kasba, in the District of South 24-Parganas, SEND GREETINGS:-

Contd.....pg/2



01 OCT 2020

1499

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

Name:.....Kasmpkar

Address:.....

Vendor: Subhankar Das

Alipur Collectorate, 24 Pgs. (B)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

Subordinate  
JUDGE COURT  
Alipur



Distt. Sub-Registrar-II  
Alipur, South 24 Parganas

09 DEC 2020

09 DEC 2020

INDITIFIED BY ME

Madhukar Chowdhury  
S/O. A. K. Chowdhury  
- Madanar Parba Para  
P.O. Banipur  
Dist. - 743610



WHEREAS I am seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of land altogether measuring 5 (five) Cottahs 14 (fourteen) Chittaks 11 (eleven) square feet inclusive of road areas thus net land 05 (five) Cottahs 04 (four) Chittaks 30(thirty) square feet be the same a little more or less lying and situated at Mouza- Garfa, J. L. No. 19, R. S. No. 2, Pargana- Khaspur, District Collectorate Touzi Nos. 12,13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7 and 888, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. formerly Kasba at present Garfa, now within the local limits of The Kolkata Municipal Corporation under Ward No.106, being known as Municipal Premises No. 70/1, Purbachal Road, Kolkata- 700 078, (having Assessee No. 31-106-17-2112-9) in the District of South 24-Parganas together with all right of easement of 28' feet wide road on the Northern side 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 9<sup>th</sup> day of December, 2020 in respect of Premises No. 70/1, Purbachal Road, Kolkata-700 078, P. S. Garfa with the Developer **SRI RATAN DEBNATH (PAN No. AKQPD 5629N) (AADHAAR No. 9564 5903 5282)**, son of Late Hari Pada Debnath, by Nationality-Indian, by faith -Hindu, by occupation-Business, residing at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P. S. Garfa, in the District of South 24 Parganas, carrying on business under the name and style of **R. D. CONSTRUCTION**, as sole proprietor having its office at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P. S. Garfa, 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.1, Volume No. 1603-2020, being No. 1603-02583----- for the year 2020.



AND WHEREAS in pursuance of the said Development Agreement I the owner herein appointed **SRI RATAN DEBNATH**(PAN No. **AKQPD 5629N**), (AADHAAR No. **9564 5903 5282**), son of Late Hari Pada Debnath, residing at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P. S. Garfa, in the District of South 24 Parganas, sole proprietor of "**R. D. CONSTRUCTION**", having its office at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P.S. Garfa, in the District of South 24-Parganas.

NOW KNOW WE ALL AND THESE PRESENTS WITNESSETH that I do hereby appoint, nominate, constitute and authorise **SRI RATAN DEBNATH**, (PAN No. **AKQPD 5629N**), (AADHAAR No. **9564 5903 5282**), son of Late Hari Pada Debnath, residing at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P. S. Garfa, in the District of South 24 Parganas, sole proprietor of "**R. D. CONSTRUCTION**", having its office at 160, Kayastha Para Main Road, Kolkata-700 078, P. O. Haltu, P.S. Garfa, 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. 70/1, Purbachal Road, Kolkata- 700 078, P. S. Garfa, 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, Wealth Tax, G.S.T. Authority, B.L.&L.R.O., D.L.& L.R.O., The Kolkata Municipal Corporation, K.M.D.A., Survey Department, Fire Brigade, C.E.S.C.Ltd., Police Authority, Land Acquisition Department or any other appropriate authority or authorities.



(4)

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, Vokatatnama 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 corporate 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, 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 enter into Agreement for Sale in respect of the Developer's allocation of the said premises or any part or portion thereof 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.
9. 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.
10. 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 allocation 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 Attorney shall consider necessary for the transferring and/or conveying the said property or any part or portion thereof to the Purchaser or Purchasers.

11. 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 land altogether measuring 5 (five) Cottahs 14 (fourteen) Chittaks 11 (eleven) square feet inclusive of road area thus net land 05 (five) Cottahs 04 (four) Chittaks 30 (thirty) square feet be the same a little more or less together with structure measuring 100 square feet more or less standing thereon with cemented floor lying and situated at Mouza- Garfa, J. L. No. 19, R. S. No. 2, Pargana- Khaspur,, District



Collectorate Touzi Nos. 12,13 and 10, appertaining to C. S. Khatian Nos. 7 and 243, corresponding to R. S. Khatian Nos. 7 and 888, comprising part of C. S. Dag Nos. 1416 and 1417, corresponding to part of R. S. Dag Nos. 1716 and 1717, P. S. formerly Kasba at present Garfa, Sub-Registration office at Sealdah, now within the local limits of The Kolkata Municipal Corporation under Ward No. 106, being known as **Municipal Premises No. 70/1, Purbachal Road, Kolkata- 700 078**, in the District of South 24-Parganas together with all right of easement of 28' feet wide road on the Northern side belonging and appurtenant thereto which is butted and bounded in the manner following :-

On the North : By 28' feet wide road ;

On the South : By Premises No. 74/12, Purbachal Road (North) ;

On the East : By Premises No. 70/2, Purbachal Road ;

On the West : By Premises No. 338, Purbachal Road (North) and Kaunish Co-operative.



IN WITNESS WHEREOF I have set and subscribe my hands hereunto this the  
29<sup>th</sup> day of December, 2020.

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

WITNESSES :-

1. Souvik Poddar  
4/6, Haldi Kayastha  
Para, Kol-78.

2. Gita Poddar  
4/6, Haldi Kayastha  
Para, Kol-78.

Pratik kr. Poddar

SIGNATURE OF THE EXECUTANT

R. D. SONDHIA & CO. ADVOCATES

Ratan Deb Nath

ADVOCATE

SIGNATURE OF THE CONSTITUTED

ATTORNEY

DRAFTED BY :-

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

TYPED BY :

Sandeep Sen.  
(SANDEEIP SEN)  
DHAKURIA, KOLKATA - 31





LEFT LITTLE FINGER



LEFT LITTLE FINGER



LEFT RING FINGER



LEFT RING FINGER



LEFT MIDDLE FINGER



LEFT MIDDLE FINGER



LEFT FORE FINGER



LEFT FORE FINGER



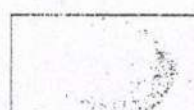
LEFT THUMB



LEFT THUMB



RIGHT LITTLE FINGER



RIGHT LITTLE FINGER



RIGHT RING FINGER



RIGHT RING FINGER



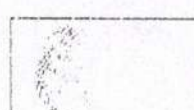
RIGHT MIDDLE FINGER



RIGHT MIDDLE FINGER



RIGHT FORE FINGER



RIGHT FORE FINGER



RIGHT THUMB



RIGHT THUMB

FINGER PRINTS ATTESTED BY ME

Pratik kr. Poddar

SIGNATURE

FINGER PRINTS ATTESTED BY ME

Ratan Debnath

SIGNATURE



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

PRATIK KUMAR PODDAR

MANORANJAN PODDAR

22/09/1989

Permanent Account Number

BCKPP0336F

Pratik Kumar Poddar  
Signature



04/06/2006

For Premises No. 70/1



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

RATAN DEBNATH

HARIPADA DEBNATH

15/02/1974

Permanent Account Number

AKQPD5629N

Signature



For Premises No. 70/1



ELECTION COMMISSION OF INDIA

IDENTITY CARD

0122511560

পরিচয় কার্ড



Elector's Name: Mihun Choudhury

নির্বাচক নাম: মিহুন চৌধুরী

Father's Name: Ananta Choudhury

পিতার নাম: আনন্টা চৌধুরী

Sex: M

Age: 30

Application No: 1003

পত্র নং: 1003

Address: North Malabar Pura, Panchayat, Malabar, South India  
Panchayat: 743410

Signature: [Signature]

Official Signature: [Signature]  
Election Registration Officer

Assembly Constituency: [Blank]  
District: [Blank]  
Date: 02/08/2003



## Major Information of the Deed

Deed No :	I-1603-02587/2020	Date of Registration	09/12/2020
Query No / Year	1603-8001646940/2020	Office where deed is registered	
Query Date	09/12/2020 1:48:56 PM	1603-8001646940/2020	
Applicant Name, Address & Other Details	Subrata Karmakar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile.No. : 9331405190 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. 20,00,000/-	Rs. 2,40,34,418/-		
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]:- 160302583/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Purbachal Road, Premises No: 70/1, Ward No: 106 Pin Code : 700078

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 14 Chatak 11 Sq Ft	19,70,000/-	2,40,04,418/-	Width of Approac Road: 28 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				9.719Dec	19,70,000 /-	240,04,418 /-	



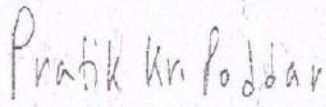
### Structure Details :

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
<b>Total :</b>		100 sq ft	30,000 /-	30,000 /-	

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





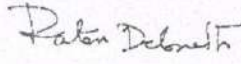
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri PRATIK KUMAR PODDAR (Presentant)</b> Son of Shri MANORANJAN PODDAR Executed by: Self, Date of Execution: 09/12/2020 , Admitted by: Self, Date of Admission: 09/12/2020 ,Place : Office			
		09/12/2020	LTI 09/12/2020	09/12/2020
4/6, HALTU KAYASTHA PARA, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BCxxxxxx6F, Aadhaar No: 30xxxxxxxx0740, Status :Individual, Executed by: Self, Date of Execution: 09/12/2020 , Admitted by: Self, Date of Admission: 09/12/2020 ,Place : Office				

## Attorney Details :


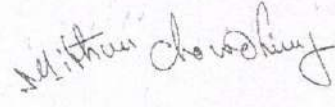
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>R.D.CONSTRUCTION</b> 160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: AKxxxxxx9N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri RATAN DEBNATH</b> Son of Late HARIPADA DEBNATH Date of Execution - 09/12/2020, , Admitted by: Self, Date of Admission: 09/12/2020, Place of Admission of Execution: Office			
		Dec 9 2020 2:17PM	LTI 09/12/2020	09/12/2020
160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx9N, Aadhaar No: 95xxxxxxxx5282 Status : Representative, Representative of : R.D.CONSTRUCTION (as DEVELOPER)				



Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Mithun Chowdhury</b> Son of Mr. Ananta Kumar Chowdhury Madarat Purba Para, P.O:- Madarat, P.S:- Baruipur, District:-South 24-Parganas, West Bengal, India, PIN - 743610			
	09/12/2020	09/12/2020	09/12/2020

Identifier Of Shri PRATIK KUMAR PODDAR, Shri RATAN DEBNATH

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRATIK KUMAR PODDAR	R.D.CONSTRUCTION-9.71896 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri PRATIK KUMAR PODDAR	R.D.CONSTRUCTION-100.00000000 Sq Ft



On 09-12-2020

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:50 hrs on 09-12-2020, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri PRATIK KUMAR PODDAR ,Executant.

**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,40,34,418/-

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

Execution is admitted on 09/12/2020 by Shri PRATIK KUMAR PODDAR, Son of Shri MANORANJAN PODDAR, 4/6, HALTU KAYASTHA PARA, P.O: HALTU, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Business

Indetified by Mr Mithun Chowdhury, , , Son of Mr Ananta Kumar Chowdhury, Madarat Purba Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

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

Execution is admitted on 09-12-2020 by Shri RATAN DEBNATH, DEVELOPER, R.D.CONSTRUCTION, 160, KAYASTHA PARA MAIN ROAD, P.O:- HALTU, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078

Indetified by Mr Mithun Chowdhury, , , Son of Mr Ananta Kumar Chowdhury, Madarat Purba Para, P.O: Madarat, Thana: Baruipur, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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 AD311, Amount: Rs.100/-, Date of Purchase: 01/10/2020, Vendor name: Subhankar Das



Asish Goswami

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 1603-2020, Page from 88166 to 88183  
being No 160302587 for the year 2020.



Digitally signed by ASISH GOSWAMI  
Date: 2020.12.24 14:36:05 +05:30  
Reason: Digital Signing of Deed.

(Asish Goswami) 2020/12/24 02:36:05 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)



DATED : THIS THE 9<sup>th</sup> DAY OF DECEMBER, 2020

**DEVELOPMENT POWER**  
**AFTER REGISTERED AGREEMENT**

BY

SRI PRATIK KUMAR PODDAR

..... EXECUTANT

TO

SRI RATAN DEBNATH  
SOLE PROPRIETOR OF  
"R.D. CONSTRUCTION"

..... CONSTITUTED  
ATTORNEY

DRAFTED BY :  
SUBRATA KARMAKAR  
ADVOCATE  
JUDGES' COURT, ALIPORE,  
KOLKATA - 700 027