

4120/2021

2-7011/2021



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 469874

Certified that the document is certified to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar
Kolkata, Dum Dum, 24 Post Office

17 AUG 2021

17/8
4-2 Sp
8-8/1522946
(2)

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

BE IT KNOWN TO ALL CONCERNED that I,

48850

No.
Name : P. K. BANDYOPADHYAY
ADVOCATE
Address : HIGH COURT C/AE-1

Rs. 100/-
Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

[Signature]
Amal Kr. Saha
Licensed Stamp
Vendor

Date
22 JUL 2021



Adl. District Sub-Registrar
Cossipore, Dum Dum

17 AUG 2021

mitawa Sarkar
Rata Kalyan K. Sarkar
18mm-241 P.K. Gole Lane.
2P.S - DUM DUM
Kop-28
re:re:re

SRI SUBASH CHANDRA CHAKRABORTY (PAN-ABQPC0141F), son of Amulya Kumar Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, residing at 33E, U.K. Dutta Road, P.O. & P.S. Dum Dum, Kolkata-700028, hereinafter called the "OWNER" has entered into a Development Agreement Being No. ~~1.697.1~~, for the year 2021, registered at A.D.S.R.O. Cossipore Dum Dum with U.S. REALTORS (PAN-AAGFU3981Q), a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners (1) **SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, and (2) **SRI SUBHASIS DAS(PAN-AFBPD8066R)**, Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, in respect of my property mentioned in the schedule hereunder for Development of the same by raising construction of Multi-storied building in accordance with the building plan which to be approved by the Dum Dum Municipality under certain terms and conditions mentioned in the said Agreement.

WHEREAS I am absolute owner of the plot of land measuring 2 Cottahs more or less together with R.T. shed structure measuring 100 sq.ft at Mouza Digla, P.S. Dum Dum, R.S. & L.R. Dag No.398, R.S. Khatian No. 276, L.R. Khatian No. 758, J.L. No.18, R.S. No.161, Touzi No. 173, within the local limits of Dum Dum Municipality being Municipal Holding No 189/14 P.K. Guha Road, Kolkata-700 028, Ward No. 10, under additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), details of which mentioned in the schedule hereunder.

AND WHEREAS that in the said Agreement between us that I will hand over the vacant possession of land to the U.S. REALTORS (PAN-AAGFU3981Q), a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners (1) **SRI UJJAL DATTA (PAN-AGUPD7242D)**, son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, and (2) **SRI SUBHASIS DAS(PAN-AFBPD8066R)**, Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, said promoter/developer will develop the land as mentioned hereunder by making construction of building as per sanctioned plan which will be approved by Dum Dum

Ujjal Dutta

Municipality and the total building except our allocation i.e. Owner's allocation will be sold to the intending purchasers according to the choice of my said Developer.

AND WHEREAS I am sufficiently entitled to the said landed property as mentioned in the schedule hereunder as I have absolute right and title and interest in the said property and also have absolute authority to appoint my Constituted Attorney to act on my behalf for Development as aforesaid in respect of under mentioned schedule property.

AND WHEREAS I am engaged with my personal work and also multifarious work, for the conveyance it become necessary for me to appoint said U.S. REALTORS (PAN-AAGFU3981Q), a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners (1) SRI UJJAL DATTA (PAN-AGUPD7242D), son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O.& P.S. Dum Dum, Kolkata-700028, and (2) SRI SUBHASIS DAS(PAN-AFBPD8066R), Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, as my Constituted Attorney to act on my behalf jointly or severally and to look after and to control all affairs in respect of the schedule land as per terms and conditions to Joint Venture Agreement dated-

NOW BY THESE PRESENTS I, SRI SUBASH CHANDRA CHAKRABORTY (PAN-ABQPC0141F), son of Amulya Kumar Chakraborty, by faith-Hindu, by Nationality-Indian, by occupation-Retired Person, residing at 33E, U.K. Dutta Road, P.O. & P.S. Dum Dum, Kolkata-700028, appointed as my Lawful constituted Attorney U.S. REALTORS (PAN-AAGFU3981Q), a partnership firm having its office at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum Kolkata-700028 represented by its partners (1) SRI UJJAL DATTA (PAN-AGUPD7242D), son of Late Santipada Dutta, by faith -Hindu, by Nationality-Indian, by Occupation-Business, residing at 57, P.K. Guha Lane, P.O.& P.S. Dum Dum, Kolkata-700028, and (2) SRI SUBHASIS DAS(PAN-AFBPD8066R), Son of Late Hirendra Nath Das, by faith-Hindu, by Nationality-Indian, by Occupation-Business, residing at 44, P.K. Guha Lane, P.O. & P.S. Dum Dum, Kolkata-700028, said promoter as my lawful Constituted Attorney to act for me and in my name on my behalf and to execute and perform all and every acts, deeds, matters, things as mentioned hereinafter follows:-

17. To take steps for Registration of flats/Appurtenances of the allocated portions of the Developer (i.e. except owners allocation) along with the proportionate share of land represented by my Attorney under the West Bengal Housing Co-operative Society Act or the Apartment Ownership Act or any other law or laws as the case may be.
18. To present any deed or deeds of sale conveyance, or conveyances or other documents for registration and when executed by him in my name and on my behalf the Addl. District Sub-Registrar and District Registrar and R.A. Calcutta having authority for and to have they registered according to law and to do all other acts and deeds in respect of the aforesaid property or portion (i.e. except owners allocation) of it which my said Attorney shall consider necessary for the transferring and/or conveying the said property or portion of it to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
19. To conveyance present, enforce defend answer and oppose all actions and other legal proceedings in respect of the said premises or any part thereof including relating to acquisition and/or requisition and/or in respect of the said premises or any part thereof in which the said estate is now of any time hereinafter to interested or concerned and if think fit to compromise settle refer to Arbitration abandon submit to Judgment or become non-suited in any such action or proceeding or aforesaid before any Court Civil or Criminal, Revenue including the Rent Controller.
20. To file and defend suits, case, appeals and applications of whatsoever nature for and on my behalf or to be instituted preferred by or against any person or persons in respect of the said premises and also to present and proceeds writ applications in respect thereof.
21. To compromise suit appeals or other legal proceedings in any Court Tribunal or other Authority whatsoever and to sign and verify applications thereof.
22. To sign, declare and/or affirm any plaint written, statements, petition, Affidavit, Verification, Vakalatnama, Warrant or Attorney, appeal or any other documents or papers in any proceedings or in any way connected therewith.
23. To deposit and withdraw fee documents and manage in and from any Court or Courts and/or any other person or persons or authority and give valid receipts and discharge therefore.

24. To effect mutation and amalgamation of premises in the office of the collector and/or Municipal records and to do all acts on my behalf at Mouza Digla, P.S. Dum Dum, R.S. & L.R. Dag No.398, R.S. Khatian No. 276, L.R. Khatian No. 758, J.L. No.18, R.S. No.161, Touzi No. 173, within the local limits of Dum Dum Municipality being Municipal Holding No 189/14 P.K. Guha Road, Kolkata-700 028, Ward No. 10, under additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), which is fully described in the schedule herein below.
25. To for all or any of the purpose hereinbefore stated to appear and represent me before all authorities having jurisdiction and to sign, execute and submit papers and documents and obtain the proposed/revised plan buildings/site plan and to receive the Completion Certificate from the Competent Authority.
26. To sign verify and file applications for execution of decree or order of any Court and to sign submit and obtain proposed/revised site/building plan from the Authority and to obtain the Completion Certificate from the concerned authority.
27. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all acts that may necessary in connection with any of such case.

AND GENERALLY to act as my Attorney in relation to all matters touching my said land and building and on my behalf to do all instruments, acts, matters, deed and things as fully and effectually I would do and personally present.

AND I, hereby ratify and confirm and agree or undertake ratify and confirm all the whatsoever my said Attorney appointed under this Power of Attorney in that hereinabove contained shall lawfully do or cause to be done in the right or by virtue of these presents including in such conditions and other works will be completion of the whole deed/transaction as per the said Agreement dated-

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Bastu land measuring 2 Cottahs more or less together with R.T. shed structure measuring 100 sq.ft at Mouza Digla, P.S. Dum Dum, R.S. & L.R. Dag No.398, R.S. Khatian No. 276, L.R. Khatian No. 758, J.L. No.18, R.S. No.161, Touzi No. 173, within the local limits of Dum Dum Municipality being Municipal Holding No 189/14 P.K. Guha Road, Kolkata-700 028, Ward No. 10, under additional District Sub Registry office at Cossipore Dum Dum, in the District 24 Parganas (North), which is butted and bounded as follows :-

ON THE EAST : Dag no 411.
ON THE WEST : 12ft wide Municipal Road.
ON THE SOUTH : Plot No. 15 as per plan.
ON THE NORTH : Plot no. 13 as per Plan.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals on the 17th day of August 2021.

SIGNED, SEALED AND DELIVERED

In the presence of

WITNESSES

- Anil Kumar Sarkar
 Gokale Kalyan Krs. Sarkar
 Old-18 New 24/1 P.K. Gurhe Lane
 Modern Park, Dum Dum Cat 28.

Subash C Chakraborty

SIGNATURE OF THE OWNER

For U. S. REALTORS

Subhanshu Das

Partner

For U. S. REALTORS

Ujjal Datta

Partner

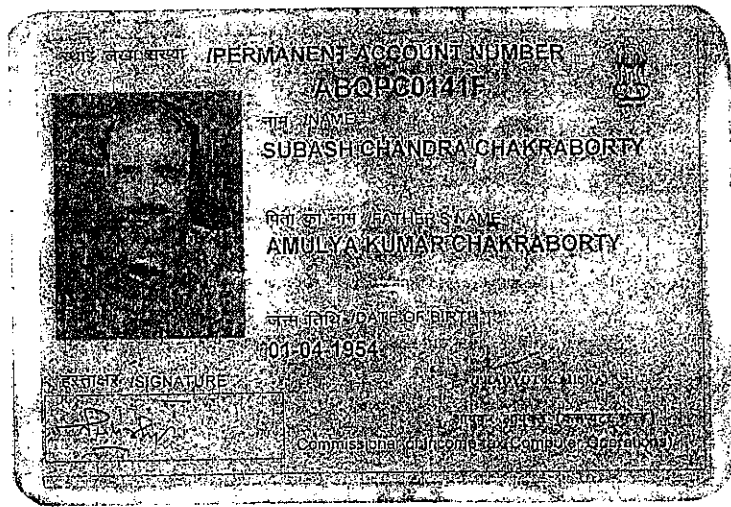
SIGNATURE OF THE ATTORNEY

- Sri Pradeep Kumar Pal
 Regla A.S. Dum Dum
 Kolkata 65

Prepared by:

P. K. Bandyopadhyay

P. K. BANDYOPADHYAY
 Advocate
 HIGH COURT, CAL - 1
 F. No. - W.B. - 2653/99



Subash Chakraborty

Subash Chandra Chakraborty
জন্মতারিখ: DOB: 01/04/1954
পুরুষ: MALE

2931 5887 7266

আমার আদার, আমার পরিচয়

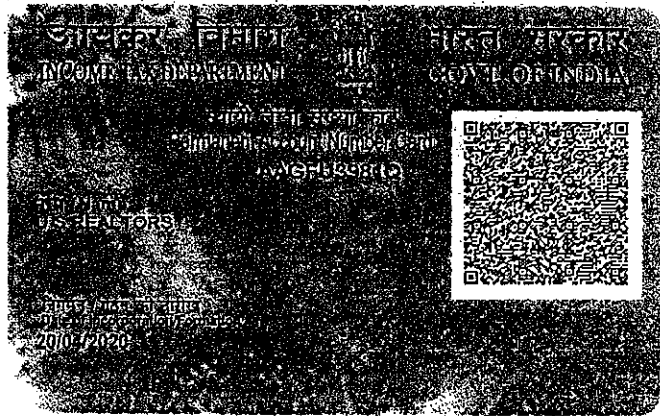
Subash Chakraborty

মাধ্যমিক শিক্ষা বোর্ড, কুমিল্লা
MADHYMIK SHIKSHA BOARDS, KUMILLA

ঠিকানা: Address:
এস/ও: অমল্য কুমার চক্রবর্তী, S/O: Amulya Kumar Chakraborty,
33/ই, ইউ কে দত্ত রোড, 33/E, U K Dutta Road, Dum
দমদম (এম), উত্তর ২৪ Dum(m), North 24 Parganas,
পূর্ববঙ্গ, West Bengal - 700028
পশ্চিম বঙ্গ - 700028

2931 5887 7266

MERA AADHAAR, MERI PEHACHAN



For U. S. REALTORS

Muzal Datta

Partner

For U. S. REALTORS

Sudhanshu Das

Partner



M. J. Datta

আধার - সাধারণ

Government of India

উজ্জল দত্ত
Ujjal Datta
পিতা : সন্তিপদ দত্ত
Father : Santipada Datta

জন্ম তারিখ/DOB: 08/11/1968
সুন্দর / Male

6929 4863 3826

আধার - সাধারণ মানুষের অধিকার

আধার - সাধারণ

Government of India

আধার

ঠিকানা: , পি.কে গুহা লেন, দুম দুম
দুমদুম (ম), দুমদুম, উত্তর ২৪ পরগনা
পশ্চিম বঙ্গ,

Address: 57, P.K.GUHA
LANE, DUM DUM, Dumdum
(m), North 24 Parganas,
Dumdum, West Bengal,
700028

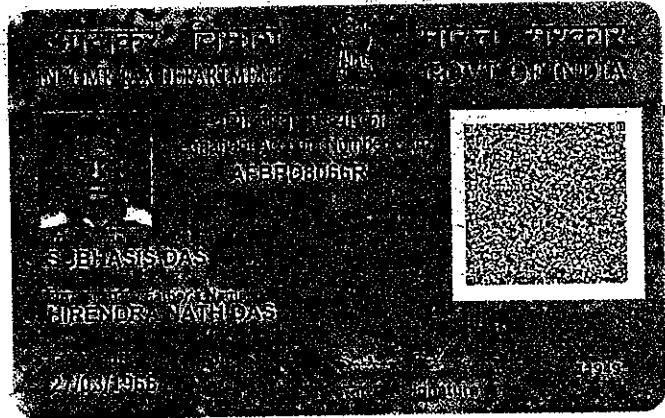
6929 4863 3826

1847
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

Ujjal Datta



Subhas Das



ভারত সরকার
 Unique Identification Authority of India
 Government of India

আধিকারিক আইডি / Enrollment No. : 1062/11010/22347

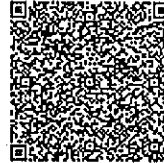
To
 Subhasis Das
 শুভাশিষ দাস
 S/O: Hirendra Nath Das
 44
 P.K GUHA LANE
 Dum Dum(m)
 Dumdum, North 24 Parganas
 West Bengal - 700028
 9874463863

06/12/2015



KH597435770FT

59743577



আপনার আধার সংখ্যা / Your Aadhaar No. :

7471 9677 4109

আধার - সাধারণ মানুষের অধিকার



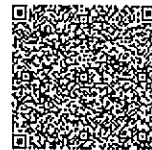
ভারত সরকার
 Government of India



শুভাশিষ দাস
 Subhasis Das

জন্মতারিখ / DOB: 27/03/1966
 পুরুষ / Male

7471 9677 4109



আধার - সাধারণ মানুষের অধিকার


Subhasis Das


 भारत सरकार
 Government of India
 नमिका संख्या
 AMTAK SARKAR
 पति - कान्त साहू
 - 5372 3559 7418
 कक्षा-008 संख्या-074
 पति - Male

5372 3559 7418

आधार - साधारण मानसिक अधिकार

Anilama Sarkar


 भारत सरकार
 Government of India
 Digital Signature
 Address: 18, SKADHA
 LANE MODERN PARK,
 DUMKOL, Kolkata, Dumkol,
 West Bengal, 700028

5372 3559 7418

Anilama Sarkar

Major Information of the Deed

Deed No. :	I-1506-07011/2021	Date of Registration	17/08/2021
Query No./Year	1506-8001522946/2021	Office where deed is registered	
Query Date	17/08/2021 5:04:37 PM	1506-8001522946/2021	
Applicant Name, Address & Other Details	KARTICK CHAKRABORTY Thana : Belgharia, District : North 24-Parganas, WEST BENGAL, PIN - 700056, Mobile No. : 9830514364, Status :Others		
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. 36,26,999/-		
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]:- 150606971/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



District: North 24-Parganas, P.S:- Dum Dum, Municipality: DUM DUM, Road: P.K. Guha Road, Mouza: Digla, , Ward No: 10, Holding No:189/14 Pin Code : 700028

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-398	LR-758	Bastu	Bastu	2 Katha	1/-	35,99,999/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					3.3Dec	1 /-	35,99,999 /-	

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.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



Principal Details :

Name,Address,Photo,Finger print and Signature			
No	Name	Photo	Signature
1	Mr SUBASH CHANDRA CHAKRABORTY Son of Amulya Kumar Chakraborty Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office	 17/08/2021	 LTI 17/08/2021
33E, U. K. Dutta Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ABxxxxxx1F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/08/2021 , Admitted by: Self, Date of Admission: 17/08/2021 ,Place : Office			

Attorney Details :

Name,Address,Photo,Finger print and Signature	
SI No	
1	U S REALTORS 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AAxxxxxx1Q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mr UJJAL DATTA (Presentant) Son of Late Santipada Dutta Date of Execution - 17/08/2021, , Admitted by: Self, Date of Admission: 17/08/2021, Place of Admission of Execution: Office	 Aug 17 2021 7:32PM	 LTI 17/08/2021
57, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx2D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : U S REALTORS (as PARTNER)			

17-08-2021

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 16:25 hrs on 17-08-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr UJJAL DATTA .

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 36,26,999/-

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

Execution is admitted on 17/08/2021 by Mr SUBASH CHANDRA CHAKRABORTY, Son of Amulya Kumar Chakraborty, 33E, U. K. Dutta Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Indetified by Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 18 P K Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

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

Execution is admitted on 17-08-2021 by Mr UJJAL DATTA, PARTNER, U S REALTORS, 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 18 P K Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by profession Business

Execution is admitted on 17-08-2021 by Mr SUBHASIS DAS, PARTNER, U S REALTORS, 44, P.K. Guha Lane, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028

Indetified by Amitava Sarkar, , , Son of Late Kalyan Kumar Sarkar, 18 P K Guha Lane, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, 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: Impressed, Serial no 48850, Amount: Rs.100/-, Date of Purchase: 22/07/2021, Vendor name: Amal Kr Saha



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2021, Page from 295408 to 295430
being No 150607011 for the year 2021.

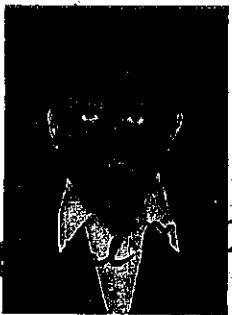



















Digitally signed by SUMAN BASU
Date: 2021.08.26 18:11:42 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2021/08/26 06:11:42 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
		(Right Hand)				
						
		(Left Hand)				
						
	<i>Bunuel Bhallabh Singh</i>	(Right Hand)				
		