

1319/22

I-1325/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 192106

8/435619/22

भारतीय गैर न्यायिक
 एक सौ रुपये
 Rs. 100
 ONE HUNDRED RUPEES
 रु. 100
 भारत INDIA
 INDIA NON JUDICIAL
 सत्यमेव जयते

Additional District Sub-Registrar
 Sodepur, North 24-Parganas

08 FEB 2022

**DEVELOPMENT POWER OF ATTORNEY
 AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.**

KNOW ALL MEN BY THESE PRESENTS that I, SRI PRANAB SARKAR (PAN NO.-GWSPS5569E)(AADHAAR NO.-9911 4584 0994) son of Late Prakash Sarkar @ Late Prakash Chandra Sarkar, by faith-Hindu, by Occupation-Service, an adult citizen of India, residing at 32, 4th Street, Sen Bagan, P.O.-

Contd.....P/2

Agarpara, P.S.- Khardah, Kolkata -700109, District- North 24 Parganas, herein after called and referred to as the **LAND OWNER/EXECUTOR, SEND GREETING.**

WHEREAS one Biva Rani Sarkar wife of Prakash Chandra Sarkar Purchased one plot of Land measuring about 4 (Four) Cottah 2 (Two) Chittak 38 (Thirty Eight) Sq.ft. lying and situated at Mouza- Tarapukuria, Touzi No.-178, J.L. No.- 12, R.S. No.-27, comprised in Dag No.-562 under Khatian No.-223, within the jurisdiction of P.S.- Khardah, Dist.- 24 Parganas from (1). Bidhu Bhusan Ghosh (2) Purnendu Bhusan Ghosh @ Arun Kumar Ghosh, and (3) Ananda Bhusan Ghosh all are sons of Late Shashibhusan Ghosh through a registered Deed of Sale vide no. 1244 for the year 1962 which has been duly recorded in Book No.-I, in Volume No. 14 in pages 264-268 before the. Sub Registrar Barrackpore.

AND WHEREAS After purchasing the same the aforesaid Biva Rani Sarkar wife of Prakash Chandra Sarkar became the absolute owner of **ALL THAT** piece and parcel of Land measuring about 4 (Four) Cottah 2 (Two) Chittak 38 (Thirty Eight) Sq.ft. lying and situated at Mouza- Tarapukuria, Touzi No.-178, J.L. No.- 12, R.S. No.-27, comprised in Dag No.-562 under Khatian No.-223, P.S.- Khardah, Dist.- 24 Parganas and mutated the same in her name before the Panihati Municipality and was paying taxes regularly and constructed one two storied building thereon measuring about 1340 Sq.ft. (670 Sq.ft. in each of the floors).

AND WHEREAS the said Biva Rani Sarkar wife of Prakash Chandra Sarkar died intestate on 23.08.2014 leaving behind her only son Sri Pranab Sarkar as her legal heir and successor. The husband of the Biva Rani Sarkar namely Prakash Chandra Sarkar predeceased her on 16.12.99.

AND WHEREAS after demise of said Biva Rani Sarkar wife of Prakash Chandra Sarkar her only son Sri Pranab Sarkar son of Late Prakash Sarkar @ Late Prakash Chandra Sarkar i.e. I, become the absolute owner of the property morefully and specifically mentioned in the schedule herein below (the schedule mentioned property herein after referred to as "**Said Property**" for the sake of brevity).

AND WHEREAS by a registered Development Agreement dated 08.02.2022 Executed by myself as the Land Owner of the One Part and **SMT. SUSMITA PAUL** daughter of Sri Sukamal Paul, by faith Hindu, by Occupation-Business, an adult citizens of India,- residing at 34, 4th Street, Sen Bagan, P.O.-Agarpara, P.S.-Khardah, Kolkata-700109, Dist.- North 24 Parganas, as the Developer of the other part, I have agreed to develop the said property more fully and particularly described in the schedule hereunder written upon the terms and condition contained in the said registered Development Agreement, duly registered at the office of A.D.S.R.O. Sodepore on 08.02.2022 vide Deed No. I-1524013 22 for the year 2022.

AND WHEREAS as per the said agreement dated 08.02.2022 I have agreed to give power of attorney in favour of the Developer as she may direct to enable her to get the necessary building plan sanctioned by the Panihati Municipal Authority and to do all other acts, things necessary in connection with the development of the said property for the proposed building scheme .

NOW KNOW YE AND THIS PRESENTS WITNESS that I, the Land Owner herein do hereby nominate, constitute and appoint **SMT. SUSMITA PAUL (PAN NO.-GOTPP5245D)(AADHAAR NO.-3800 2056 8400)** daughter of Sri Sukamal Paul, by Faith-Hindu, by Occupation-Business, by

Pranab Sarkar

ality-Indian, residing at 34, 4th Street, Sen Bagan, P.O.-Agarpara, P.S.-
Chardah, Kolkata-700109, District- North 24 Parganasas, to be my true and
unlawful attorney and to do and execute and perform all or any of the following
acts, deeds, matters and things VIZ.

1. To prepare plans for development of the said property described in the schedule here under written and to sign and submit the same before the Chairman, Panihati Municipality for obtaining approval of the same and also to apply from time to time for modification (if required) of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Chairman, Panihati Municipality.
2. To supervise the development work and to carry out and/or to get carried out through Contractors, Architects and Surveyors as may be required by the said Attorney for construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said property .
4. To pay various deposits to the municipal authority and other concerned authorities as may be necessary for the purpose of carrying out the development work on the said property and construction of the structure thereon and to claim refund of such deposits paid by my said attorney and to give valid and effectual receipts on my behalf in connection with the refund of such deposits.
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and

electricity for carrying out and completing the development of the said property and construction of building thereon.

6. To appear before the Government Departments as also for the Municipal Corporation and all concerned authorities for the purpose of obtaining necessary '**No Objection Certificate**' and/or permission and/or sanction in regard to carrying out construction of the said building and completion thereof.
7. To appear before the office of the B.L &L.R.O. for mutation in the name of Land Owner and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities on my behalf .
8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land which is morefully described in the schedule hereunder written .
9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats, shops etc. to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 08.02.22.
10. To sign and execute Sale Deed and Agreement for Sale or any other deed or deeds in respect of my under mentioned schedule of property and/or the building to be constructed thereon **SAVE AND EXCEPT** the owner's allocation stated in the agreement dated 08.02.2022 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on my behalf.

11. To appear and to act in any Court or any Government Department or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals and revisions and review petitions and accept services of all summons, notices and other processes of law and to engage Pleaders, Advocates, Solicitors and to discharge or terminate their appointments .
12. To appear and to present the Sale Deed and Agreement for Sale or any other Deed or Deeds for registration and admit execution before the Additional District Sub Registrar, Sodepur, North 24 Parganas and District Registrar, North 24 Parganas , Barasat or Register of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which my said attorney shall considered necessary for conveying my under mentioned schedule of property as fully and effectively as I could do the same by myself .
13. To issue letters and writings and/or undertaking as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of building thereon.
14. To appoint Pleaders, Solicitors, Advocate to appear in any Court or any Government Departments or Local Municipality and to revoke such appointments and to substitute any others in their place and stead.
15. GENERALLY TO DO AND PERFORM all acts, deeds, matters, and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and

effectually as I could do .

16. AND I HEREBY AGREE to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of this present and **I HEREBY DECLARE** that I shall enforce this power of attorney within contractual period or its mutually extended period of time.

SCHEDULE ABOVE REFERRED TO

All THAT piece and parcel of Bagan land , used as Bastu, measuring about 4 (Four) Cottah 2 (Two) Chittak 38 (Thirty Eight) Sq.ft. be the same a little more or less together with construction of two storied building of 1340 (One thousand three hundred forty) Sq.ft. (having 670 Sq.Ft. in each of the floors) thereon situated at Mouza- Tarapukuria, Touzi No.-178, J.L. No.- 12, R.S. No.-27, comprised in R.S. and L.R. Dag No. 562 under L.R. Khatian No.-1068 under the Jurisdiction of Panihati Municipality, Ward no.-9, Holding No.- 122, within P.S.- Khardah, at being premises at 32, 4th Street, Sen Bagan, under P.O.- Agarpara, Kolkata- 700109, District- North 24 Parganas, under the Jurisdiction of A.D.S.R. Sodepur together with all rights appertaining thereto and all other easement and existing right attached therewith, which is butted and bounded as follows :-

ON THE NORTH :- 10'ft. wide Municipal Road.

ON THE SOUTH :- House ^{of} Anil Ghosh.

ON THE EAST :- 16'ft. wide Municipal Road.

ON THE WEST :- House of Rajib Guha.

Pranab Sanakar

IN WITNESSES WHEREOF, we have hereunto put our respective hands and seals on this 08th day of February, 2022.

Signed and delivered by the parties in the presence of:
WITNESSES:

1. Sanin Kanti Scl
5/287 Mahajati Najar,
PO. Agarpur, P.S. Khardali,
Kol-700109.

Pranab Sarkar

Signature of the EXECUTANT

2. Swati Lekha Sarkar
32/ Senbansen Adakhana
4th Street, Kol-109

Susmita Paul

Signature of the ATTORNEY

Drafted & Prepared by:-

Soma Chatterjee
(Soma Chatterjee) WB-301/2006
Advocate,
Barrackpore Court.

Typed by:-
Raja Dey
(Raja Dey), Barrackpore.



DISTRICT NORTH 24 PARGANAS

OFFICE OF THE A.D.S.R.O.(BKP)/SODEPUR/D.S.R. BARASAT/COSSIPORE, DUMDUM/R.A. KOLKATA

STATUS: PRESENTANT

NAME..... Pranab Sarkar












LEFT HAND FINGER PRINT.

LITTLE	RING	MIDDLE	FORE	THUMB	RIGHT HAND FINGER PRINT	 <u>Pranab Sarkar</u>
						
THUMB	FORE	MIDDLE	RING	LITTLE		
						

SIGNATURE..... Pranab Sarkar

NAME..... Susmita Paul

LEFT HAND FINGER PRINT

LITTLE	RING	MIDDLE	FORE	THUMB	RIGHT HAND FINGER PRINT	 <u>Susmita Paul</u>
						
THUMB	FORE	MIDDLE	RING	LITTLE		
						

SIGNATURE..... Susmita Paul

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

स्थायी लेखा संख्या
Permanent Account Number
GOTPP5245D



नाम / Name
Susmita Paul

जन्म तिथि / Date of Birth
29/11/2003

हस्ताक्षर / Signature

Susmita Paul



ভারত সরকার
Unique Identification Authority of India
Government of India

ভালিকাভুক্তির আই ডি / Enrollment No.: 1111/11978/00368

To
প্রনব সরকার
PRANAB SARKAR
32 FORTH STREET, SEN BAGAN
AGARPARA
Panihali (m)
Agarpara
North 24 Paraganas North 24 Parganas
West Bengal 700109



আপনার আধার সংখ্যা / Your Aadhaar No. :
9911 4584 0994

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Government of India
প্রনব সরকার
PRANAB SARKAR
পিতা : প্রকাশ সরকার
Father : PRAKASH SARKAR
জন্মতারিখ / DOB : 30/09/1972
পুরুষ / Male



9911 4584 0994

আধার - সাধারণ মানুষের অধিকার

Pranab Sarkar



Government of India

তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা যাচাই করা হয়।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



ভারতীয় বিশিষ্ট পরিচয় প্রমাণকারী
Unique Identification Authority of India

ঠিকানা:
32, ফোর্থ স্ট্রীট, সেন বাগান,
আগরপাড়া, পানিহাটি (এম),
উত্তর ২৪ পরগনা, আগরপাড়া,
পশ্চিম বঙ্গ, 700109

Address:
32, FORTH STREET, SEN
BAGAN, AGARPARA, PANIHALI
(m), North 24 Parganas,
Agarpara, West Bengal, 700109

9911 4584 0994

1947
1800 300 1947

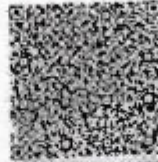
help@uidai.gov.in



ভারত সরকার
Government of India



সমীর কান্তি দেব
Samir Kanti Deb
জন্মতারিখ / DOB : 06/01/1961
পুরুষ / Male



4783 4045 1971

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
Unique Identification Authority of India

ঠিকানা:
S/O: স্বতীন্দ্র চন্দ্র দেব, 5/267,
মহাজাতি নগর, আগরপারা,
পানিহাটি (এম), উত্তর ২৪
পারগনা, আগরপারা, পশ্চিম বঙ্গ,
700109

Address:
S/O: Jatindra Chandra Deb,
5/267, MAHAJATI NAGAR, AGAR
PARA, Panihati (m), North 24
Parganas, Agarpara, West
Bengal, 700109

4783 4045 1971

1947
1800 300 1947

✉
help@uidai.gov.in

UIDAI
www.uidai.gov.in

Samir kanti Deb

Major Information of the Deed

No :	I-1524-01325/2022	Date of Registration	08/02/2022
Query No / Year	1524-8000435619/2022	Office where deed is registered	
Query Date	08/02/2022 1:39:07 PM	1524-8000435619/2022	
Applicant Name, Address & Other Details	ARINDAM SARKAR Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9474758088, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 65,44,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152401322/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sen Bagan, Mouza: Tarapukuria, Pin Code : 700109

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-562	LR-1068	Bastu Bagan	4 Katha 2 Chatak 38 Sq Ft		56,40,000/-	Width of Approach Road: 16 Ft. Adjacent to Metal Road. Project Name
Grand Total :				6.8933Dec	0/-	56,40,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1340 Sq Ft.	0/-	9,04,500/-	Structure Type: Structure



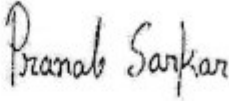
Gr. Floor, Area of floor : 670 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete

Floor No: 1, Area of floor : 670 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete



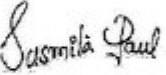
Total :	1340 sq ft	0/-	9,04,500/-
----------------	------------	-----	------------



Principal Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Finger Print	Signature
1	Mr PRANAB SARKAR (Presentant) Son of Late PRAKASH SARKAR Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office	 08/02/2022	 LTI 08/02/2022	 08/02/2022
32 FORTH STREET, SEN BAGAN, AGARPARA, City:- , P.O:- AGARPARA, P.S:-Khardaha, District:- North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: GWxxxxxx9E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office				

Attorney Details :

Name,Address,Photo,Finger print and Signature				
Sl No	Name	Photo	Finger Print	Signature
1	Miss SUSMITA PAUL Daughter of Mr SUKAMAL PAUL Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office	 08/02/2022	 LTI 08/02/2022	 08/02/2022
Daughter of Mr SUKAMAL PAUL 34, 4TH STREET, SEN BAGAN, AGARPARA, City:- , P.O:- AGARPARA, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: GOxxxxxx5D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 08/02/2022 , Admitted by: Self, Date of Admission: 08/02/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Samir Kanti Deb Son of Mr Jatindra Ch Deb 5/287 Mahajati Nagar, City:- , P.O:- Agarpara, P.S:-Khardaha, District:-North 24-Parganas, West Bengal, India, PIN:- 700109	 08/02/2022	 08/02/2022	 08/02/2022
Identifier Of Mr PRANAB SARKAR, Miss SUSMITA PAUL			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB SARKAR	Miss SUSMITA PAUL-6.89333 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRANAB SARKAR	Miss SUSMITA PAUL-1340.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: Sen Bagan, Mouza: Tarapukuria, Pin Code : 700109

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 562, LR Khatian No:- 1068	Owner:সত্যবরত সেন, Gurdian:খগেন্দ্র নাথ, Address:লিড , Classification:বাগান, Area:1.25480000 Acre,	Owner Name not selected by applicant.



22-2022

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 13:55 hrs on 08-02-2022, at the Office of the A.D.S.R. SODEPUR by Mr PRANAB SARKAR, 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 65,44,500/-

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

Execution is admitted on 08/02/2022 by 1. Mr PRANAB SARKAR, Son of Late PRAKASH SARKAR, 32 FORTH STREET, SEN BAGAN, AGARPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Service, 2. Miss SUSMITA PAUL, Daughter of Mr SUKAMAL PAUL, 34, 4TH STREET, SEN BAGAN, AGARPARA, P.O: AGARPARA, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business

Indetified by Mr Samir Kanti Deb, , , Son of Mr Jatindra Ch Deb, 5/287 Mahajati Nagar, P.O: Agarpara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

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 3975, Amount: Rs.100/-, Date of Purchase: 04/02/2022, Vendor name: RANA SUR



Sumanta Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal

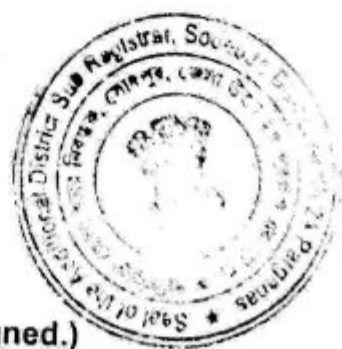


Registration under section 60 and Rule 69.
Registered in Book - I
Serial number 1524-2022, Page from 64637 to 64658
Drawing No 152401325 for the year 2022.



Digitally signed by SUMANTA
CHAKRABORTY
Date: 2022.02.22 17:55:02 +05:30
Reason: Digital Signing of Deed.

(Sumanta Chakraborty) 2022/02/22 05:55:02 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)