

010464/23

I-10452/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 361485

Certified that the document is admitted Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

District Sub-Register-II  
\* floors, South 24-Parganas

20 JUL 2023

### DEVELOPMENT POWER OF ATTORNEY

**THIS DEVELOPMENT POWER OF ATTORNEY** is made on this the 20<sup>th</sup> day of July, Two Thousand and Twenty Three (2023) A.D., by **SMT. DURGA PAUL**, (PAN: AXWPP1873F, AADHAAR NO.5677 6576 7626) wife of Sri Swapan Paul, by faith- Hindu, by occupation- Housewife, Nationality-Indian, residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station : Behala, Kolkata - 700038, District : South 24-Parganas, (hereinafter called and referred to as the "**PRINCIPAL**"), do hereby nominate, appoint and constitute **SRI SWAPAN PAUL** (PAN: AFYPP8192F, AADHAAR NO. 2277 1304 7424), son of Late Ram Chandra Paul, by faith: Hindu, Nationality:

  
SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL

Indian, by Occupation: Business, residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station: Behala, Kolkata-700038, District: South 24-Parganas, to be my true and lawful attorney (hereinafter called the "**ATTORNEY**").

**WHEREAS :-**

- A. The Principal and the Developer are the joint owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land measuring 9(nine) Cottahs 4 (four) Chittacks 37(thirty seven) square feet, be the same or a little more or less, whereupon buildings and structure standing thereon, lying and situated in C.S. Dag Nos.912, 913, corresponding to R.S. & L.R. Dag Nos.3520, 3522, 3521/3983, under C.S. Khatian Nos.61, & 61 Ka & Uma, R.S. Khatian Nos. 1859 & 766/1269, corresponding to L.R. Khatian Nos. 3122, 3126 & 3127 of Mouza- Sahapur, J.L. No. 8 (now J.L. No. 108), R.S. No. 179, Touzi Nos. 93 & 101 at and being amalgamated KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 22/1, Brojen Mukherjee Road, Police Station: Behala, Kolkata -700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.119, under Assessee No. 41-119-002-0111-2, together with all right of easement, facilities and amenities annexed thereto, (more fully and particularly mentioned and described in the **SCHEDULE-"A"** hereunder written and hereinafter for the sake of brevity referred to as the "**said premises**".)
- B. Out of the said premises, Smt. Durga Paul, the Principal is the owner in respect of **ALL THAT** undivided land measuring 5(five) Cottahs 11(eleven) Chittacks and 10(ten) Square feet, be the same or a little more or less, whereupon building and structure standing thereon, lying and situated in C.S. Dag No. 913 corresponding to R.S. & L.R. Dag No.3520, under C.S. Khatian No.61, R.S. Khatian No. 1859 corresponding to L.R. Khatian Nos. 3126 of Mouza- Sahapur, J.L. No. 8 (now J.L. No. 108), R.S. No. 179, Touzi Nos. 93 & 101 at and being part of KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 22/1, Brojen Mukherjee Road, Police Station: Behala, Kolkata -700034, within the territorial limits of the Kolkata

Municipal Corporation, in its Ward No.119, under Assessee No. 41-119-002-0111-2, together with all right of easement, facilities and amenities annexed thereto, which has been specifically described in the **SCHEDULE-"B"** hereunder and hereinafter called and referred to as the "**Said Property**".

C. The Principal has executed a Development Agreement on 20.07.2023 hereinafter referred to as the "**Development Agreement**" in respect of the said property with **SWAPAN PAUL**, son of Late Ram Chandra Paul, residing at 26, Sahapur Main Road, Post Office-Sahapur, Police Station: Behala, Kolkata-700038, District: South 24-Parganas, (hereinafter referred to as the "**Developer**") for construction of the building upon the land of the said property along with the said premises as per sanction plan to be sanctioned by the Kolkata Municipal Corporation. The said Development Agreement was registered at the Office of ~~Additional~~ District Sub-Registrar<sup>n</sup> at ~~Behala~~ <sup>Alipore</sup> and entered in Book No. I, Being No. 10412 or the year 2023.

Durga Paul

D. The Principal is desirous of appointing, nominating and constituting the Attorney herein as her true and lawful Attorney for and on her behalf to do the following acts, deeds, matters and things that is to say :-

1. To defend, possess, manage and maintain the said property and to construct the building upon the land at the said property along with the said premises as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
2. To erect boundary walls in and around of the said property along with the said premises.
3. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers, documents, instruments that may be required in this regard.
4. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification and/or alterations and/or revised thereafter upon the building plan sanctioned by the



SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL

Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

5. To construct the building upon the said property along with the said premises.
6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said property along with the said premises and also to sign other documents as may be required by the authorities from time to time.
7. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of their fees and charges of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of the Principal.
8. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said property and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.
9. To apply for and to obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said property along with the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.
10. To make, supervise and carry out construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said property along with the said premises and to that effect to get

—→mpa—Jal

signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

11. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said property and to make representations, prefer appeals, reviews and revisions and for that to sign and submit all papers, appeals, applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.
12. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority, Fire Services Dept. West Bengal, Kolkata Police, West Bengal Police, C.E.S.C, and Airport Authority in connection with the said property and to sign and execute all the papers and documents wherever necessary.
13. To sign and execute all the papers and documents relating to obtain no objection from KIT, Airport Authority, Fire Brigade, KMDA and Kolkata Police and West Bengal Police.
14. To sign and execute all paper and documents relating to the said property Kolkata Municipal Corporation and other authority for mutation, amalgamation, conversation, in the name of the Principal and the Developer.
15. To sign and execute all papers and documents relating to the said property for obtaining land ceiling clearance from the Competent Authority.
16. To sign and execute all papers and documents for obtaining permission from the competent authority (RERA) for construction of the building.

→ 

SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL

17. To sign and execute all papers and documents relating to conversion of the said premises before the B.L. & L.R.O and S.D.L & L.R.O. Government of West Bengal.
18. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the said Attorney in any manner concerning the Owner's allocation and Developer's allocation of the said property or any part thereof with undivided share of land and admit execution thereof.
19. To enter into Agreement for Sale(s), Deed of Conveyance(s), transfer or otherwise in respect of the Owner's allocation and Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property at a settled price to be settled by the attorney from the intending Purchaser(s) and to grant receipt and acknowledge the payment and after receiving the amount in the account of the Developer, the Developer shall disburse 15% of sale proceeds to the owner in her account on granting proper receipt.
20. To sign and execute any other deeds, Documents, Agreements for Sale(s), Deed of Conveyance(s) or Deed of Sale(s) in respect of the Owner's allocation and Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said property and to present the same for registration before the registering authority and to admit the execution thereof.
21. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Owner/Principal and Developer's Allocation acquired by the Owner/Principal and Developer in terms of the said Development Agreement and to disburse the sale proceeds in the account of the owner and grant proper receipt and discharge thereof.



SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL

22. To deliver khas and vacant possession of the Developer's Allocation acquired by the Developer to the intending Purchaser or Purchasers.
23. To charge by way of equitable mortgage in respect of the Owner's allocation and the Developer's Allocation consisting unit(s)/floor/flats/car parking space(s) of the proposed building and to make the Principal free from all encumbrances and liabilities whatsoever.
24. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.
25. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said property or any part thereof including those relating to acquisition and/or requisition in which the Principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.
26. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
27. The Principal is the owner in respect of the said property free from all encumbrances and the **SCHEDULE-B** mentioned property is not situated within the Notified Area, Cantonment area, leasehold property and Thika Tenancy property and no embargo and/or restriction has been imposed by the local Authority/Competent Authority/ Government Authority for transferring the said premises in question/no violation of the Section 22A of Indian Registration Act, 1908 and if restriction prevails, in that event the Principal will be held responsible for that.
28. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including

applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said property or any part thereof.

29. This Power of Attorney is revocable subject to consent of both the parties.

**AND GENERALLY** to do all acts and things concerning the powers herein conferred in respect of the said property which the Principal could have done lawfully under her own hands if present personally. And I the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

**THE SCHEDULE "A" ABOVE REFERRED TO**  
(Description of the said property)

**ALL THAT** piece and parcel of land measuring 9(nine) Cottahs 4 (four) Chittacks 37(thirty seven) square feet, be the same or a little more or less, whereupon buildings and structure standing thereon, lying and situated in C.S. Dag Nos.912 & 913, corresponding to R.S. & L.R. Dag Nos.3520, 3522, 3521/3983, under C.S. Khatian Nos.61, & 61 Ka & Uma, R.S. Khatian Nos. 1859 & 766/1269 corresponding to L.R. Khatian Nos. 3122, 3126 & 3127 of Mouza- Sahapur, J.L. No. 8 (now J.L. No. 108), R.S. No. 179, Touzi Nos. 93 & 101 at and being Amalgamated KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 22/1, Brojen Mukherjee Road, Police Station: Behala, Kolkata -700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.119, under Assessee No. 41-119-02-0111-2, District Sub-Registration Office at Alipore Additional District Sub-Registration Office at Behala, District : South 24 Parganas, together with all right of easement, facilities and amenities annexed thereto, which is butted and bounded as follows :-

**ON THE NORTH** :- By Brojen Mukherjee Road;  
**ON THE SOUTH** :- By 10' feet wide KMC Road;  
**ON THE EAST** :- By three storied building;  
**ON THE WEST** :- By two storied building;



SRI. SWARNAJYOTI PAUL  
C.A. OF SMT. DURGA PAUL



**THE SCHEDULE "B" ABOVE REFERRED TO**

*(Description of the said property under Development)*

**ALL THAT** undivided land measuring 5(five) Cottahs 11(eleven) Chittacks and 10(ten) Square feet, be the same or a little more or less, whereupon building standing thereon (having cemented flooring), measuring covered area of 1500 Square feet, lying and situated in C.S. Dag No. 913 corresponding to R.S. & L.R. Dag No.3520, under C.S. Khatian No.61, R.S. Khatian No. 1859 corresponding to L.R. Khatian Nos. 3126 of Mouza- Sahapur, J.L. No. 8 (now J.L. No. 108), R.S. No. 179, Touzi Nos. 93 & 101 at and being part of KMC Premises No.111, Brojen Mukherjee Road, corresponding to mailing address 22/1, Brojen Mukherjee Road, Police Station: Behala, Kolkata - 700034, within the territorial limits of the Kolkata Municipal Corporation, in its Ward No.119, under Assessee No. 41-119-02-0111-2, together with all right of easement, facilities and amenities annexed thereto.

**IN WITNESSES WHEREOF** the Principal and Attorney put their respective signatures on this the day, month and year first above written.

**WITNESSES:-**

1. *Asit Saha*  
*53 Kalyan Ghosh Sarani*  
*Kolkata - 700038*

*Durga Paul*  
Signature of the **PRINCIPAL**

2. *Goutam Jana*  
*Alipore Judges Court*  
*PO. 27*

*Swapn Paul*  
Signature of the **ATTORNEY**

**Drafted by and Prepared**  
**in my office :-**

*Binay Kumar Seth*  
**Binay Kumar Seth**  
Advocate

Enrolment No.F/32/13/2017 of  
Bar Council of West Bengal,  
Alipore Judges' Court, Kolkata : 700027.

*Swapn Paul*

**SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL**



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

**NAME:- SMT. DURGA PAUL**

Signature : *Durga Paul*

**Photo**



	Thumb	First Finger	Middle Finger	Ring Finger	Small Finger
Left Hand					
Right Hand					

**NAME:- SRI SWAPN PAUL**

Signature : *Swapn Paul*

*Swapn Paul*

**SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL**

## Major Information of the Deed

Deed No :	I-1602-10452/2023	Date of Registration	20/07/2023
Query No / Year	1602-8001851205/2023	Office where deed is registered	
Query Date	20/07/2023 12:57:26 PM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	S SARKAR ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8240679455, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,10,34,856/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160210412/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojen Mukherjee Road, , Premises No: 111, , Ward No: 119 Pin Code : 700034

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 11 Chatak 10 Sq Ft		1,00,22,356/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>9.4073Dec</b>	<b>0 /-</b>	<b>100,22,356 /-</b>	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	0/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
<b>Total :</b>		<b>1500 sq ft</b>	<b>0 /-</b>	<b>10,12,500 /-</b>	






SRI. SWAMIN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs DURGA PAUL</b> Wife of Mr Swapan Paul Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office			
	20/07/2023	20/07/2023	LTI	20/07/2023
26, Sahapur Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx3F, Aadhaar No: 56xxxxxxx7626, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr SWAPAN PAUL (Presentant)</b> Son of Late Ram Chandra Paul Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office			
	20/07/2023	20/07/2023	LTI	20/07/2023
Son of Late Ram Chandra Paul 26, Sahapur Main Road, City:- , P.O:- Sahapur, P.S:-Behala, District:-South24-Parganas, West Bengal, India, PIN:- 700038 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx2F, Aadhaar No: 22xxxxxxx7424, Status :Individual, Executed by: Self, Date of Execution: 20/07/2023 , Admitted by: Self, Date of Admission: 20/07/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr GOUTAM JANA</b> Son of MAHITOSH JANA ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	20/07/2023	20/07/2023	20/07/2023
Identifier Of Mrs DURGA PAUL, Mr SWAPAN PAUL			



**SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL**

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs DURGA PAUL	Mr SWAPAN PAUL-9.40729 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs DURGA PAUL	Mr SWAPAN PAUL-1500.00000000 Sq Ft



SRI. SWAPAN PAUL  
C.A. OF SMT. DURGA PAUL

On 20-07-2023

**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 13:30 hrs on 20-07-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr SWAPAN PAUL ,Claimant.

**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 1,10,34,856/-

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

Execution is admitted on 20/07/2023 by 1. Mrs DURGA PAUL, Wife of Mr Swapan Paul, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession House wife, 2. Mr SWAPAN PAUL, Son of Late Ram Chandra Paul, 26, Sahapur Main Road, P.O: Sahapur, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700038, by caste Hindu, by Profession Business Indetified by Mr GOUTAM JANA, , , Son of MAHITOSH JANA, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 361485, Amount: Rs.50.00/-, Date of Purchase: 13/07/2023, Vendor name: S C Halder

**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. -I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

**SRI. SWAPN PAUL FOR SELF AND**  
**C.A. OF SMT. DURGA PAUL**

ertificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 347417 to 347433

being No 160210452 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.07.20 16:57:01 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/07/20 04:57:01 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS  
West Bengal.

*Swapn Paul*

SRI. SWAPN PAUL FOR SELF AND  
C.A. OF SMT. DURGA PAUL

(This document is digitally signed.)