D.S.R. II of Alipore. Book. I. Vol. 1602/2023 Deed No. 04611/2023

भारतीय गैर न्यायिक

भारत

दस रुपये रु. 10

TEN RUPEES Rs. 10

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

पश्चिमबंगा पश्चिम बंगाल WEST BENGAL

77AB 954282

copy no 1763/2023
dt 16-5-23

F (I)	20-00
F (II)	2-50
G (a)	112-50
G (b)	X
Plan	X
Xerox	X
ঘর	10-00
C. Fees	10-00
Total	136-00

Sub-Registrar-II, Alipore
South 24 Parganas

D.S.R.-II, Alipore
South 24 Parganas
16-05-23

02246

No.....

Dt.....

Rs.....

SUBHASREE MUKHERJEE
LICENSED STAMP VENDOR
9, India Exchange Place,
(Basement) Kolkata-700001

Date.....Sign.....

D CHOUDHURY
(Advocate)
Alipore Judges Court
Kolkata - 700 027

19 APR 2023

104550/23

I-4611/2023

भारतीय गैर न्यायिक

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL

AH 223699

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

District Sub-Registrar-II
Alipore, South 24-Parganas

30 MAR 2023

DEVELOPMENT POWER OF ATTORNEY

THIS DEVELOPMENT POWER OF ATTORNEY is made on this the 30th day of March, Two Thousand and Twenty Three (2023) A.D., by **SRI DILIP SEN, (PAN: BGXPS9845R, AADHAAR NO. 4663 7831 7931)** son of Late Gopal Sen, by faith - Hindu, by occupation : Cultivation, Nationality : Indian, residing at 4 No. Kholishakotapally, Post Office : Rajbari, Police Station : Dum Dum, Kolkata-700 081, District: North 24-Parganas, (hereinafter called and referred to as the **"PRINCIPAL"**), do hereby nominate, appoint and constitute **ABDUL**

28 MAR 2023

Sl No... 1988 Rs 50/- Date.....
Name... V. Sarkar (Adv.)
Address... Alipore Judges' Court
Vendor Sign Shekhar Ch. Halder

S. C. Halder
Licensed Stamp Vendor
Alipore Judges' Court
Kolkata-700027

District Sub-Registrar-II, Alipore
South 24 Parganas

District Sub Registrar-II
Alipore, South 24 Parganas
30 MAR 2023

Goutam Rana
Alipore Judges Court
Kol-27

QADIR (**PAN : AADPQ9625L, AADHAAR NO. 3745 7110 1071**) son of Md. Quraish, by faith-Muslim, by occupation: Business, Nationality: Indian, residing at 4/3/H/19, Bhukailash Road, Post Office & Police Station : Ekbalpore, Kolkata-700023, District : South 24-Parganas, sole proprietor of **PRINCE CONSTRUCTION,** having its registered Office at 4/3/H/55, Bhukailash Road, Kolkata 700023, to be his true and lawful attorney (hereinafter called the "**ATTORNEY**")

WHEREAS :-

A. The Principal is the Owner and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of demarcated Bastu land measuring 26.16 (twenty six point one six) decimals equivalent to 15 (fifteen) Cottahs 13 (thirteen) Chittacks 13 (thirteen) Square Feet, be the same or a little more or less, lying and situated in R.S. Dag No. 1048, corresponding to L.R. Dag No. 1072, under R.S. Khatian No. 253, corresponding to L.R. Khatian No. 1277 of Mouza - Mamudpur, J.L. No. 33, R.S. No. 75, Paganas Azimbad, Touzi No. 395, within the limits of Moukhali Gram Panchayat, Police Station : Bishnupur, District South 24-Parganas together with all right of easements, facilities and amenities annexed thereto, (more fully and particularly mentioned and described in the **SCHEDULE** hereunder written and hereinafter for the sake of brevity referred to as the "***said premises***".)

B. For the purpose of construction of the building upon the land measuring 26.16 (twenty six point one six) decimals equivalent to 15 (fifteen) Cottahs 13 (thirteen) Chittacks 13 (thirteen) Square Feet, a plan sanctioned by the Zila Parisad being Plan No.526/656/KMDA dated 28.06.2018 (hereinafter referred to as the "***sanction plan***") for construction Ground plus four storied building.

C. The Principal has executed a Development Agreement on 30.03.2023 hereinafter referred to as the **"Development Agreement"** in respect of the said premises with **PRINCE CONSTRUCTION**, a Proprietorship Firm, having its registered Office at 4/3/H/55, Bhukailash Road, Kolkata 700023, represented by its sole Proprietor **ABDUL QADIR**, son of Md. Quraish, residing at 4/3/H/19, Bhukailash Road, Post Office & Police Station : Ekbalpore, Kolkata-700023, District : South

24-Parganas, (hereinafter referred to as the **"Developer")** for construction of the building upon the land of the said premises as per sanctioned plan approved by the Zila Parishad. The said Development Agreement was registered at the Office of District Sub-Registrar II at Alipore and entered in Book No. I, Being No. 04558 for the year 2023.

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

1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises as per plan to be sanctioned from Zila Parisad being Plan No.526/656/KMDA dated 28.06.2018 in terms of the Development Agreement.

2. To erect boundary walls in and around of the said premises.

3. To apply for and obtain revise and/or modify sanction of the building plan from the Zila Parishad 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 Zila Parishad 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 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 premises and also to sign other documents as may be required by the authorities from time to time.

6. To appoint Engineers, Architects and his agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the Principal.

7. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises 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.

8. 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 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.

9. To make, supervise and carry out construction of the building and/or structures according to the sanctioned building plan sanctioned by Zila Parishad in respect of the said premises as mentioned in Schedule hereunder and to that effect to get 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.

10. To appear and represent the Principal before the Zila Parishad, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said premises 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.

11.To appear and represent the Principal before the Zila Parishad, Fire Services Dept. West Bengal, West Bengal Police, electricity department, and Airport Authority in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

12.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 developers allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.

13.To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

14.To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.

15.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 Developer's Allocation including the tenanted accommodation acquired by the Developer in terms of the said Development Agreement and to grant proper receipt and discharge thereof.

16.To deliver khas and vacant possession of the Developer's Allocation acquired by the Developer to the intending Purchaser or Purchasers.

17. To charge by way of equitable mortgage in respect of the Developer's Allocation consisting apartment/ unit/floor/ flats/car parking spaces of the proposed building and to make the Principal free from all encumbrances and liabilities whatsoever.

18. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

19. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises 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.

20. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

21. 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 premises or any part thereof.

22. 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 premises which the Principal could have done lawfully under its own hands if present personally. And 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 ABOVE REFERRED TO

(Description of the premises)

ALL THAT piece and parcel of demarcated Bastu land measuring 26.16 (twenty six point one six) decimals equivalent to 15 (fifteen) Cottahs 13 (thirteen) Chittacks 13 (thirteen) Square Feet, be the same or a little more or less, lying and situated in R.S. Dag No. 1048, corresponding to L.R. Dag No. 1072, under R.S. Khatian No. 253, corresponding to L.R. Khatian No. 1277 of Mouza – Mamudpur, J.L. No. 33, R.S. No. 75, Paganas Azimabad, Touzi No. 395, within the limits of Moukhali Gram Panchayat, Police Station: Bishnupur, District South 24-Parganas, together with sanctioned plan, being Plan No.526/656/KMDA dated 28.06.2018 by the Zila Parisad, District : South 24-Parganas, together with all right of easements, facilities and amenities annexed thereto, which is butted and bounded:-

ON THE NORTH BY: R.S. Dag No.1019, L.R. Dag No.1043;

ON THE SOUTH BY: Common Passage;

ON THE EAST BY : R.S. Dag No.1022, L.R. Dag No.1045

ON THE WEST BY: 22' wide Common Passage;

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

WITNESSES :-

1. Gautam Jana
Alipore Judges Court
Kol- 700027

Signature of the ***PRINCIPAL***

2. Nirmal Giri
Alipore Judges Court
Kol- 27

M/S. PRINCE CONSTRUCTION

Prop: A. QADIR

Signature of the ***ATTORNEY***

Drafted by and Prepared in my office :-

Subhankar Sarkar

Subhankar Sarkar

Advocate

Enrolment No.WB/205/1997 of
Bar Council of West Bengal,
Alipore Judges' Court, Kolkata : 700027.

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

NAME:- SRI DILIP SEN

Signature : Dilip Sen.

Photo

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

NAME:- ABDUL QADIR

Signature :

Major Information of the Deed

Deed No :	I-1602-04611/2023	Date of Registration	30/03/2023
Query No / Year	1602-8000846746/2023	Office where deed is registered	
Query Date	30/03/2023 1:45:11 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUBHANKAR SARKAR Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240679455, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 52,89,385/-	
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]:- 160204558/2023		

Land Details :

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, Pin Code : 743503

Sch No	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1072	LR-1277	Bastu	Bastu	15 Katha 13 Chatak 13 Sq Ft		52,89,385/-	Width of Approach Road: 22 Ft., Adjacent to Metal Road, , Project Name :
	Grand Total :				26.1204Dec	0 /-	52,89,385 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DILIP SEN Son of Late Gopal Sen Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office			
		30/03/2023	LTI 30/03/2023	30/03/2023

	4 No Kholishakota Pally, City:- , P.O:- Rajbari, P.S:-Dum Dum, District:-North24-Parganas, West Bengal, India, PIN:- 700081 Sex: Male, By Caste: Hindu, Occupation: Cultivation, Citizen of: India, PAN No.:: Bgxxxxxx5R, Aadhaar No: 46xxxxxxxx7931, Status :Individual, Executed by: Self, Date of Execution: 30/03/2023 , Admitted by: Self, Date of Admission: 30/03/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**PRINCE CONSTRUCTION** 4/3/H/55, Bhukailash Road, City:- , P.O:- EKBALPORE, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023 , PAN No.:: AAxxxxxx5L,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
	ABDUL QADIR (Presentant) Son of Md Quraish Date of Execution - 30/03/2023, , Admitted by: Self, Date of Admission: 30/03/2023, Place of Admission of Execution: Office			
		Mar 30 2023 2:38PM	LTI 30/03/2023	30/03/2023
	4/3/H/19, Bhukailash Road, City:- , P.O:- Ekbalpore, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023, Sex: Male, By Caste: Muslim, Occupation: Business, Citizen of: India, , PAN No.:: AAxxxxxx5L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : PRINCE CONSTRUCTION (as proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOUTAM JANA Son of Mr MAHITOSH JANA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	30/03/2023	30/03/2023	30/03/2023
Identifier Of Mr DILIP SEN, ABDUL QADIR			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DILIP SEN	PRINCE CONSTRUCTION-26.1204 Dec

Land Details as per Land Record

District: South 24-Parganas, P.S:- Bishnupur, Gram Panchayat: MAUKHALI, Mouza: Mamudpur, Pin Code : 743503

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1072, LR Khatian No:- 1277		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 160204611 / 2023

On 30-03-2023

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 14:12 hrs on 30-03-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by ABDUL QADIR ,.

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 52,89,385/-

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

Execution is admitted on 30/03/2023 by Mr DILIP SEN, Son of Late Gopal Sen, 4 No Kholishakota Pally, P.O: Rajbari, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession Cultivation

Indetified by Mr GOUTAM JANA, , , Son of Mr MAHITOSH JANA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 30-03-2023 by ABDUL QADIR, proprietor, PRINCE CONSTRUCTION, 4/3/H/55, Bhukailash Road, City:- , P.O:- EKBALPORE, P.S:-Ekbalpore, District:-South 24-Parganas, West Bengal, India, PIN:- 700023

Indetified by Mr GOUTAM JANA, , , Son of Mr MAHITOSH JANA, ALIPORE POLICE 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 223699, Amount: Rs.50.00/-, Date of Purchase: 24/03/2023, 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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 157092 to 157106

being No 160204611 for the year 2023.

Seal of the District Sub-Registrar II, South 24 Parganas, South 24 Parganas

Digitally signed by Suman Basu
Date: 2023.04.11 18:17:50 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/04/11 06:17:50 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -I I SOUTH 24-PARGANAS

West Bengal.

Certified to be a true copy

District Sub-Registrar-II
Alipore, South 24 Parganas
16-05-23

Checked by me

(This document is digitally signed.)