

SL.No - 3487/2022

8-3367/22



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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 346490

Q. 8002073773/2022

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

Additional Dist. Sub Registrar
Sealdah
8/7/22

DEVELOPMENT POWER OF ATTORNEY

(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)

KNOW ALL MEN BY THESE PRESENTS THAT we, 1) SMT. RAKHI DAS, PAN - AMOPD6209Q, Aadhaar No - 9129 1005 6011, Mobile No. - 9836353844, wife of Khagendra Nath Das, by occupation - Housewife, 2) SRI SHREYOJIT DAS, PAN - EKAPD8288R, Aadhaar No. - 3153 5799 7184, Mobile No - 9836353844, son of Sri Khagendra Nath Das, by occupation - Business, both by faith - Hindu, both by nationality - Indian, both are residing at 1, Mahendra Sarkar Street, Post Office - Bowbazar, Police Station - Bowbazar, Kolkata - 700012, District - Kolkata, hereinafter jointly called and referred to as the PRINCIPALS/ EXECUTANTS do hereby send greetings.

WHEREAS we are the Owners of piece and parcel of Bastu land measuring more or less 5 (five) Cottahs together with one storied R.T Shed structure standing thereon measuring more or less 700 Square Feet cemented floor, used for residential purpose, within the limits of the Kolkata Municipal Corporation, being Municipal premises No. **1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Borough No. – XII, Municipal Ward No. – 109, Assessee No. – 311091366336, Kolkata – 700075, A.D.S.R at Sealdah, District – 24 Parganas (South)**, described in the Schedule "A" hereunder written.

AND WHEREAS by a Development Agreement dated **08/07/2022**, executed by us as OWNERS of the ONE PART and **M/S. KASAK ABASAN PRIVATE LIMITED**, PAN – AAECK1439J, a company registered under the Indian Companies Act, 1956, having its registered office at P-59, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata – 700105, District – 24 Parganas (South), represented by its Directors namely; **1) SRI. SANJIB PODDER**, PAN – AFTPP4576N, Aadhaar No – 2502 8849 1523, Mobile No – 9830088827, son of Late Sukhendralal Podder, **2) SMT. SHILPI PODDER**, PAN – BYWPP4124M, Aadhaar No – 5796 4051 0079, Mobile No. – 9831112888, wife of Sri Sanjib Podder, both by faith – Hindu, both by Nationality – Indian, both by occupation – Business, both residing at P-57, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, District – 24 Parganas (South), hereinafter called and referred to as the "DEVELOPER" of the OTHER PART, we have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule "A" on the basis of the terms and conditions contained in the said Registered Development Agreement, dated **08/07/2022**, registered in the office of the A.D.S.R. at **Sealdah, South 24 Parganas and recorded in Book No. – I, Volume No. – 1606-2022, Being No. – 16060 3365**, for the year 2022

AND WHEREAS to give effect to the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

NOW THESE PRESENTS WITNESSETH that we **1) SMT. RAKHI DAS**, PAN – AMOPD6209Q, Aadhaar No – 9129 1005 6011, Mobile No. – 9836353844, wife of Sri Khagendra Nath Das, by occupation – Housewife, **2) SRI SHREYOJIT DAS**, PAN – EKAPD8288R, Aadhaar No. – 3153 5799 7184, Mobile No – 9836353844, son of Sri

Khagendra Nath Das, by occupation – Business, both by faith – Hindu, both by nationality – Indian, both are residing at 1, Mahendra Sakar Street, Post Office – Bowbazar, Police Station – Bowbazar, Kolkata – 700012, District – Kolkata, do hereby nominate, constitute and appoint **SRI. SANJIB PODDER**, PAN – AFTPP4576N, Aadhaar No – 2502 8849 1523, Mobile No – 9830088827, son of Late Sukhendralal Podder, by faith – Hindu, by Nationality – Indian, by occupation – Business, residing at P-57, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan, Kolkata – 700105, District – 24 Parganas (South), Director of **M/S. KASAK ABASAN PRIVATE LIMITED**, PAN – AAECK1439J, a company registered under the Indian Companies Act, 1956, having its registered office at P-59, Sector – A, Metropolitan Co-operative Housing Society Ltd., Canal South Road, Post Office – Dhapa, Police Station – Pragati Maidan (formerly Tiljala), Kolkata – 700105, District – 24 Parganas (South), to be our true and lawfully attorney to do and execute and perform all or any of the following acts, deeds, matters and things in respect of the property, detailed below in the Schedule "A".

- 1) To take necessary steps to look after the said property detailed below in the Schedule "A" during the period of construction as per Sanction Plan.
- 2) To prepare the plan or modified plan for construction of the building in respect of the said property on our behalf and to sign and execute the said proposed plan or modified plan or any other plan or any supplementary plan or any other documents for obtaining the said plan or any boundary declaration or any other documents in our name and on our behalf and to submit the same to the Kolkata Municipal Corporation for sanction and to obtain the said sanction plan on our behalf.
- 3) To apply for and obtain No Objection Certificate and/or Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- 4) To negotiate on terms for and to agree to and enter into any Agreement for Sale, Transfer, or any other agreement, supplementary agreement etc. in respect of the allotment of the Developer only with any Purchaser or Purchasers or transferee at such price which our said attorney in his absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together

with the undivided proportionate share of land as mentioned in the Development Agreement or Supplementary Agreement.

- 5) To receive from the Purchaser or Purchasers or transferee any earnest money and/or balance of purchase money in respect of the sale of Developer's Allocation together with the undivided proportionate share of land and to issue valid receipt for the same.
- 6) To sign and execute all conveyance deeds, instruments or any other related deed rectification deed etc. which our said Attorney shall consider necessary in respect of the Developer's Allotment of our said property and to do all other work for conveying the said property allotted to the Developer as we could do ourselves as personally present.
- 7) To sign and present any such conveyance or conveyances or any deed of transfer, boundary declaration or any other document for registration in respect of the Developer's Allotment and to admit execution and receipt of consideration before the sub-registrar or registrar having authority for and to have the said deed registered according to law in respect of the Developer's allotment.
- 8) To obtain KIT clearance and/or any other clearance certificate from the competent authority and to complete the construction of the building according to the sanction plan of the Kolkata Municipal Corporation.
- 9) To approach, appear, represent and carry on correspondence with any authority and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- 10) To do all things necessary for the purpose of construction of the building and to apply for and obtain from the competent authority any permits for cement, steel and other materials or any other things which are necessary for carrying out the said construction work on our behalf.
- 11) To apply for and to execute necessary document on our behalf as and when required to obtain electricity, water connection, drainage connection from any competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meter for apartment after completion of construction of building.

- 12) To take all necessary steps before the competent Court of law if required in respect of my property and to save our right, title and interest and to appoint any lawyer on our behalf before the Ld. Court and to sign and verify and execute all pleadings, affidavits, petitions, representations, applications, appeals, revision, review petitions in connection with any suit, proceeding, appeal, revision, review before any judicial authority, or any other person for and on our behalf.
- 13) To represent us before the office concern including Kolkata Municipal Corporation and to sign and execute all papers, documents on our behalf before the Kolkata Municipal Corporation in respect of the property detailed below in the Schedule and to appear in all hearing before the competent authority for mutation and/or to file any objection or appeal on our behalf or to file any objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent us in any hearing of any case before any authority in respect of the property detailed below in the Schedule with proper intimation.
- 14) To demolish the existing building for construction of new building at Developer's risk and cost.
- 15) Generally to do and perform all acts, deeds, things, matters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- 16) We hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and whereby declare that we shall not do anything inconsistent with the Power of Attorney.
- 17) To do all other works to develop the said property and to construct building thereon which our constituted attorney shall lawfully think, fit and proper.
- 18) We, hereby declare that the powers and authorities hereby given will be in force till the said property is fully and properly developed as per Development Agreement and in accordance with the statutory provisions, rules and regulations and/or transfer and/or conveyance of the flats are conveyed to the proposed Purchasers in respect of the allotment/allocation of the Developer mentioned in the Development Agreement.

AND we, do hereby agree and ratify all acts, deeds, matters and things lawfully done by our said attorney which shall be construed as act, deeds, matters and things done by us and we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

SCHEDULE "A" PROPERTY

(ENTIRE PROPERTY)

ALL THAT piece and parcel of Bastu land measuring more or less 5 (five) Cottahs together with one storied R.T Shed structure standing thereon measuring more or less 700 Square Feet cemented floor, used for residential purpose, within the limits of the Kolkata Municipal Corporation, being Municipal premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, Assessee No. – 311091366336, A.D.S.R at Sealdah, District – 24 Parganas (South), and all other easement and appurtenances thereto, which is butted and bounded as follows :-

ON THE NORTH : By 7'-0" feet wide common passage,
ON THE SOUTH : By 35'-0" feet wide common passage,
ON THE EAST : By Plot No. 48 belongs to Tarubala Bhatta,
ON THE WEST : By Plot No. 45 belongs Smt. Sobha Banerjee.

SCHEDULE "B" PROPERTY

(OWNER'S ALLOCATION)

ALL THAT the Owner shall be allotted 50% of the total FAR of the sanction plan which will be distributed as follows –

- i) 50 % F.A.R of the Ground Floor
- ii) The Entire First Floor
- iii) The Entire Third Floor

being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, A.D.S.R. at Sealdah, District – 24 Parganas (South) and all other easement and appurtenances thereto.

SCHEDULE "C" PROPERTY
(DEVELOPER'S ALLOCATION)

ALL THAT the Developer shall be allotted rest 50% of the total FAR of the sanction plan which will be distributed as follows –

- i) 50 % F.A.R of the Ground Floor (except the Owners' allocation)
- ii) The Entire Second Floor
- iii) The Entire Fourth Floor

being premises No. 1553, Survey Park, Police Station – Purba Jadavpur, Post Office – Santoshpur, Kolkata – 700075, Borough No. – XII, Municipal Ward No. – 109, A.D.S.R at Sealdah, District – 24 Parganas (South) and all other easement and appurtenances thereto.


IN WITNESSES WHEREOF we, the Executants hereto put our signature on this 08th day of July, Two Thousand Twenty Two (2022).

SIGNED, SEALED AND DELIVERED

at Kolkata In the presence of :-

Rakhi Das
Shriyash Das

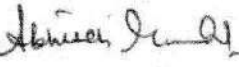
WITNESSES :-

1) 
1, Mahendra Sarkar Street
Bowbazar, Kolkata - 700012

SIGNATURE OF THE EXECUTANTS/PRINCIPALS

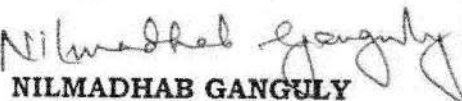
KASAK ABASAN PVT. LTD.


Director

2) 
Cr no. 72/2, Ramkrishnagar,
Ashi Ti - II, Santoshpur, Ko/- 700141.












SIGNATURE OF ATTORNEY/ACCEPTANT

Drafted by: -


NILMADHAB GANGULY

Advocate,
WB/410/83
Sealdah Civil Court
Kolkata – 700014.

SPECIMEN FOR TEN FINGER PRINT

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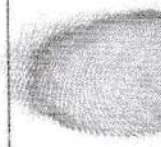




Name: RAKHI DAS

Signature: Rakhi Das

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Name: SHREYOJIT DAS

Signature: Shreyojit Das

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Name: SANJIB PODDER

Signature: Sanjib Podder

KASAK ABASAN PVT. LTD.


Director

Major Information of the Deed

Deed No :	I-1606-03367/2022	Date of Registration	08/07/2022
Query No / Year	1606-8002073773/2022	Office where deed is registered	
Query Date	08/07/2022 2:03:04 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sanjay Sarkar S C Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831931484, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,71,89,003/-		
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]:- 160603365/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



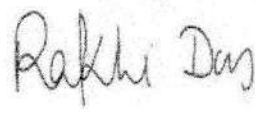


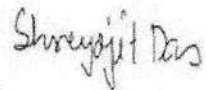
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Survey Park, Road Zone : (Highland Park -- Highland Park) , , Premises No: 1553, , Ward No: 109 Pin Code : 700075

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	1/-	2,70,00,003/-	Width of Approach Road: 35 Ft., , Project Name :
Grand Total :				8.25Dec	1 /-	270,00,003 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	1,89,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	1,89,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Rakhi Das (Presentant) Wife of Shri Khagendra Nath Das Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	Photo  08/07/2022	Finger Print  LTI 08/07/2022	Signature  08/07/2022
1, Mahendra Sarkar Street, City:- Not Specified, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: amxxxxxx9q,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				
2	Name Shri Shreyojit Das Son of Shri Khagendra Nath Das Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office	Photo  08/07/2022	Finger Print  LTI 08/07/2022	Signature  08/07/2022
1, Mahendra Sarkar Street, City:- Not Specified, P.O:- Bowbazar, P.S:-Bowbazar, District:-Kolkata, West Bengal, India, PIN:- 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ekxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/07/2022 , Admitted by: Self, Date of Admission: 08/07/2022 ,Place : Office				



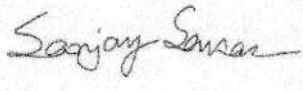
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	KASAK ABASAN PRIVATE LIMITED P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105 , PAN No.:: aaxxxxx9j,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Sanjib Podder Son of Late Sukhendra Lal Podder Date of Execution - 08/07/2022, , Admitted by: Self, Date of Admission: 08/07/2022, Place of Admission of Execution: Office	Photo  Jul 6 2022 2:18PM	Finger Print  LTI 08/07/2022	Signature  08/07/2022
P-57, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxx6n,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : KASAK ABASAN PRIVATE LIMITED (as Director)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sanjay Sarkar Son of Mr S Sarkar S C Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014	 08/07/2022	 08/07/2022	 08/07/2022
Identifier Of Smt Rakhi Das, Shri Shreyojit Das, Shri Sanjib Podder			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Rakhi Das	KASAK ABASAN PRIVATE LIMITED-4.125 Dec
2	Shri Shreyojit Das	KASAK ABASAN PRIVATE LIMITED-4.125 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Rakhi Das	KASAK ABASAN PRIVATE LIMITED-350.00000000 Sq Ft
2	Shri Shreyojit Das	KASAK ABASAN PRIVATE LIMITED-350.00000000 Sq Ft

Endorsement For Deed Number : I - 160603367 / 2022

On 08-07-2022

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 14:08 hrs on 08-07-2022, at the Office of the A.D.S.R. SEALDAH by Smt Rakhi Das , one of the Executants.

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 2,71,89,003/-

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

Execution is admitted on 08/07/2022 by 1. Smt Rakhi Das, Wife of Shri Khagendra Nath Das, 1, Mahendra Sarkar Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession House wife, 2. Shri Shreyojit Das, Son of Shri Khagendra Nath Das, 1, Mahendra Sarkar Street, P.O: Bowbazar, Thana: Bowbazar, , Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business Indetified by Mr Sanjay Sarkar, , , Son of Mr S Sarkar, S C Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 08-07-2022 by Shri Sanjib Podder, Director, KASAK ABASAN PRIVATE LIMITED, P-59, Metropolitan Co-operative Housing Society Ltd., Block/Sector: A, Canal South Rd, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700105
Indetified by Mr Sanjay Sarkar, , , Son of Mr S Sarkar, S C Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

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 190, Amount: Rs.100/-, Date of Purchase: 02/07/2022, Vendor name: S CHATTERJEE MUKHERJEE

Amitava Ghosal

Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal