

04043/23

L057803945/2023

भारतीय गैर न्यायिक

पचास  
रुपये  
रु.50



FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 024771

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

District Sub-Registrar-II  
Howrah

15 MAY 2023

**::: DEVELOPMENT POWER OF ATTORNEY :::**

**(AFTER REGISTRATION OF DEVELOPMENT AGREEMENT)**

**KNOW ALL MEN BY THESE PRESENTS THAT I, RAJKUMAR DENRIA (PAN : AGBPD9899D) (Aadhar No. 7057 7722 7297) son of Niranjan Denria, by faith - Hindu, Indian**

Contd.....

P.K. Dutta  
A

1910

SL. No. 1910 DATE 11/05/2023

VALUE 50 RUPEES RAISE

NAME Ray Kumar Dennia

ADDRESS Jatani Khurdah

STAMP VENDOR - SOUMYA BANERJEE  
CIVIL COURT, HOWRAH

*[Handwritten signature]*



Smt. Nandi  
36 Lt. Fida Nandi

District Sub-Registrar-II  
Howrah

87/1, Abanark Banerjee

Law P.S. - Chatterjeehat 15 MAY 2023

Dist - Howrah - 71102

Law clerk

(2)

Citizen, by occupation - Business, residing at Vill. Sitaramchak, P.O. & P.S. - Jatani, District - Khurdah - 752050, State of Odisha, Indian Citizen, hereinafter called and referred to as the **OWNER/ LANDLORD** (which expression and term shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, executors, successors, administrators and assignees) or the parties of the **FIRST PART** or the **FIRST PARTY**.

**-AND-**

**M/S DESIRE CONSTRUCTION** (PAN : AAQFD8846B) a Partnership Firm, having its registered office at Andul Purbapara, Andul - Mouri, P.S. - Sankrail, District - Howrah - 711302, West Bengal, India, Represented by its ~~two~~ Partners namely

**(1) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(2) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village

Contd.....

P.K. Saha



**District Sub-Registrar-II  
Howrah**

**15 MAY 2023**

(3)

Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District-  
Howrah-711302, as my **JOINT ATTORNEYS**;

**WHEREAS** the above named Principal/I am the absolute  
Owner and occupier in respect of the schedule noted property  
along with rights of easements attached thereto more fully and  
specifically described in the schedule written hereunder which  
is the subject matter of the present Development Power of  
Attorney.

**AND WHEREAS** I, the Principal/Owner duly seized and  
possessed of or otherwise was/am well and sufficiently possess-  
ing the schedule noted property peacefully uninterruptedly and  
with the knowledge of all concerned neighbors and free from all  
encumbrances.

**AND WHEREAS** due to some legal causes and for some  
unavoidable circumstances I am not in a position to conduct  
the following acts personally and it is now necessary for me to  
appoint attorney who could be able to do the said acts on my  
behalf in respect of the Schedule mentioned property and thus  
I have entered into a Development Agreement which was duly  
registered and recorded in the office of D.S.R-II. Howrah on  
vide Being No. 05130.39 34 for the year 2023.

Contd.....

P.K. Dutta

Handwritten scribbles and a signature on the right margin.



District **Sub-Registrar-II**  
**Howrah**

15 MAY 2023

(4)

I, the Principal/Owner do hereby nominate constitute and appoint **(1) KOUSHIK BHATTACHARYA** (PAN : ALMPB6615K) (AADHAR NO. 6123 7632 6720), son of Late Radha Kanta Bhattacharya, by faith - Hindu, by occupation - Business, residing at Village - Andul Purbapara, Post Office - Andul - Mouri, Police Station - Sankrail, District - Howrah, PIN - 711302, **(3) SMT. MITA DENRIA** (PAN : AUIPD3084B) (AADHAR NO. 5225 5568 4806), wife of Sri Rajkumar Denria, by faith- Hindu, by occupation - Business, residing at Village Jujarsaha Manna Para, P.O. Jujarsaha, P.S. Panchla, District- Howrah-711302, as my **TRUE AND LAWFUL ATTORNEYS** jointly and severally for myself and in my name or otherwise and/or on my behalf to do or commit or caused to be done or committed all or any of the several acts, powers, authorities, matters and things herein below mentioned that is to say :-

1. To look after interest and to do all acts, deeds and things in respect of the said properties as mentioned in the Schedule hereunder written.
2. To protect and safeguard right, title and interest in respect of the Schedule mentioned property.

*P.K. Antta*  


Contd.....

(5)

3. To enter into Agreement with the intending Purchaser/ Purchasers in respect of the Developer's Allocation share of the Schedule mentioned property and to receive any amount like Baina/Advance/part consideration or otherwise and even the entire consideration against proper receipts.
4. To execute any Amalgamation Agreement with the landlord .
5. That the money received towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance in respect of Developers' Allocation shall be deposited in my Bank Account and there are / shall be no monetary transaction between the Principal and the said Attorney as per the terms and conditions of the above referred Development Agreement.
6. To appear before any Registration Office for the purpose of execution and registration of the Deed of Conveyance, Sale, Gift, any amalgamation Deed with the other owners etc. or Agreement for Sale in respect of the Developer's Allocation and to share, sign, execute in the name of myself/the Principal on the said Deed of Conveyance or Agreement and also Sign in the Fee Receipt Book, in terms of the

*P.K. Dutt*  
Contd.....



(6)

Developer's Allocation share of the schedule property.

7. To receive total consideration at the time of execution and registration of the Deed of Conveyance for myself, in terms of the Development Agreement.
8. To sell, transfer the Schedule mentioned property and/or any part thereof at party price to be fixed by the said Attorney to any intending Purchaser/s or person (s), in terms of the Development Agreement of Developers' share allocation.
9. To manage, control, protect, work and supervise the Management and preservation of the property mentioned in the Schedule hereunder and to enter into contract, covenant and make Arrangement of any kind whatsoever in relation thereto.
10. To engage Advocate, Attorney, Moharar, etc. for the purpose of execution and registration of the respective Deed of conveyance / Deed of Agreement etc. and to defend suit, if any, in respect of the Schedule mentioned properties in compliance to the terms and conditions of the Development Agreement.

P.K. Antla

Contd.....

(7)

11. To appear and represent the Principals before any Magistrate Judges, Civil Judge and all Courts, Registration Offices or any other Government Office and/or Settlement Offices and Howrah Zilla Parishad, Police Station, Commissioner or Central or State Government Offices, or Public Body or Bodies, Corporate and other statutory authority / authorities in all matters and things relating to the aforesaid properties.
12. To file suits, cases, Misc. Appeal etc. and to sign and verify Plaint. Written Statement, petition, Objection, Miscellaneous Appeal, Revisions, swear Affidavit to sign and execute Vakalatnama and such other papers and documents and to file in Any Court or Offices in respect of the Schedule mentioned properties and also sign and execute such other papers and documents as the said Attorney shall think necessary and expedient on behalf of the Principal.
13. To issue and/or receive summons, notices, letters and to file and receive back, any documents in any court or offices and to compromise, compound or withdraw cases and to settle up the disputes, if any, in respect of the said properties and to sign the Petition of compromise and to

*Contd.....*

*P.K. Dutta*

(8)

adduce evidences for and on my behalf.

14. To appoint Arbitrator to settle up the dispute, if any, in Respect of the Schedule mentioned properties with the others any properties for and on behalf of the Principal/ Owner.

**Be** it mentioned here that this Power of Attorney will be cancelled automatically after the completion of this total process of Developer's Agreement.

**AND GENERALLY** to execute and perform any other act or acts, deed or deeds, matter or things whatsoever which are in the opinion of my said Attorney ought to be done, executed and performed relating to the Schedule mentioned property of the Developers' allocation and affairs, ancillary or incidental thereto.

**AND WHEREAS** the schedule noted property is totally free from all encumbrances and was/is never acquired by any Govt. and/or Semi Govt. authority or never served with any notice for Acquisition. *The Attorney will sell all portion, save and except owners' Allocation,*

**AND** the principal do hereby agree and undertake to ratify and confirm all acts, deeds and other things, that the said constituted attorneys may lawfully do, execute or perform by virtue of this Development Power Attorney subject to the pre-

*P.K. Sutha*

*P.K. Sutha*

(9)

ceding conditions as per terms and conditions of the aforesaid Development Agreement.

**--: SCHEDULE - 'A' ABOVE REFERRED TO :-**

**(ENTIRE PROPERTY)**

**(1) ALL THAT** piece and parcel of BASTU land measuring more or less about 2.76 sataks or 1 Cottah 10 Chittaks 32 sq.ft. in R.S. Dag No. 662, R.S. Khatian No. 433, Hal/L.R. Khatian No. 2864, L.R. Dag No. 742, within Mouza - Andul, J.L. No. - 29, P.S. - Sankrail, District - Howrah,

**(2) ALL THAT** piece and parcel of BASTU land measuring about 5 Cottahs 15 Chittaks 21 sq.ft. Bastu land comprised in R.S. Khatian No. 433, R.S. Dag No. 663, L.R. Khatian No. 2864, L.R. Dag No. 743 within Mouza- Andul, J.L. No. 29, P.S. Sankrail, District- Howrah,

In total measuring about 7 Cottahs 10 Chittaks 8 sq.ft. of BASTU land in One, being butted and bounded by metes and bounds as follows :-

**IN THE NORTH :** Land of Paresh Ghosh .

**IN THE SOUTH :** Land of Hari Har Saha.

**IN THE EAST :** Part of Dag No. 662.

**IN THE WEST :** B.S.N.L Telephone Tower .

*P.K. Saha*  
*on*

Contd.....

(10)

**IN WITNESS WHEREOF** We, the Executants/Owners/Principal hereto have set our hands, seals and signature on this the 15<sup>th</sup> day of May, 2023.

**WITNESSES :**

1. *Sanku Mondal*  
87/1, Ashinath Bhadracharya Lane  
Howrah.
2. *Tanmoy Manna*  
Tujersaha Panchla,  
Howrah - 711302.
3. *Debabrata Manna,*  
Tujersaha, Panchla  
Howrah - 711302

*Pankaj Kumar Dutta*

**SIGNATURE OF THE 1ST PARTY / OWNER**

We accept this Power

DESIRE CONSTRUCTION

*Kaushik Bhattacharya*  
Partner

DESIRE CONSTRUCTION

*Kaushik Bhattacharya, Nita Deneria*  
Partner Partner

Drafted by me and  
prepared in my office.

Pankaj Kumar Dutta  
*Pankaj Kumar Dutta*  
Advocate

**SIGNATURE OF THE 2ND PARTIES /  
ATTORNEYS**





Howrah Judges' Court

Registration No. WB - 679/1991

Computerized by me :





*Dipankar Samanta*

## FORM FOR TEN FINGER IMPRESSION

	<b>Left Hand</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
						
	<b>Right Hand</b>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
						





Signature

*Ravi Kumar Derrni*

	<b>Left Hand</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
						
	<b>Right Hand</b>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
						

Signature

*Kaushik Bhattacharya*

	<b>Left Hand</b>	<b>Little</b>	<b>Ring</b>	<b>Middle</b>	<b>Fore</b>	<b>Thumb</b>
						
	<b>Right Hand</b>	<b>Thumb</b>	<b>Fore</b>	<b>Middle</b>	<b>Ring</b>	<b>Little</b>
						

Signature

*Mita Derrni*

## Major Information of the Deed




Deed No :	I-0513-03945/2023	Date of Registration	15/05/2023
Query No / Year	0513-8001233533/2023	Office where deed is registered	
Query Date	15/05/2023 3:01:19 PM	D.S.R. - II HOWRAH, District: Howrah	
Applicant Name, Address & Other Details	Santu Nandi Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9748799284, Status :Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3,00,000/-	Rs. 44,16,930/-		
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]:- 051303934/2023		

### Land Details :

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-742	LR-3864	Bastu	Bastu	2.76 Dec	1,00,000/-	6,95,520/-	Property is on Road , Project Name :
L2	LR-743	LR-2864	Bastu	Bastu	5 Katha 15 Chatak 21 Sq Ft	2,00,000/-	37,21,410/-	Property is on Road Adjacent to Metal Road, , Project Name :
		<b>TOTAL :</b>			<b>12.605Dec</b>	<b>3,00,000 /-</b>	<b>44,16,930 /-</b>	
	<b>Grand Total :</b>				<b>12.605Dec</b>	<b>3,00,000 /-</b>	<b>44,16,930 /-</b>	




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Rajkumar Denria</b> <b>(Presentant )</b> Son of Late Niranjana Denria Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office	 <small>15/05/2023</small>	 <small>LTI 15/05/2023</small>	 <small>15/05/2023</small>
Village:- Sitaramchhak, P.O:- Jatani, P.S:-JATNI, District:-Khordha, Orissa, India, PIN:- 752050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGxxxxxx9D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023 ,Place : Office				




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Desire Construction</b> Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302 , PAN No.:: AAxxxxxx6B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			



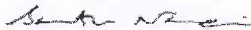
**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Koushik Bhattacharya</b> Son of Late Radha Kanta Bhattacharya Date of Execution - 15/05/2023 , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office	 <small>May 15 2023 3:12PM</small>	 <small>LTI 15/05/2023</small>	 <small>15/05/2023</small>
Block/Sector: Andul Mouri, Village:- Andul Purbapara, P.O:- Andul Mouuri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx5K,Aadhaar No Not Provided Status : Representative, Representative of : Desire Construction (as Partner)				



2	Name	Photo	Finger Print	Signature
	<b>Smt Mita Denria</b> Wife of Mr Rajkumar Denria Date of Execution - 15/05/2023, , Admitted by: Self, Date of Admission: 15/05/2023, Place of Admission of Execution: Office	 May 15 2023 3:13PM	 LTI 15/05/2023	 15/05/2023
Village:- Jujarsaha Manna Para, P.O:- Jujarsaha, P.S:-Panchla, District:-Howrah, West Bengal, India, PIN:- 711302, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AUxxxxxx4B,Aadhaar No Not Provided Status : Representative, Representative of : Desire Construction (as Partner)				

#### Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Santu Nandi</b> Son of Late Felu Nandi 87/1, Abinash Banerjee Lane, Block/Sector: P. S.- Chatterjeehat, City:- Howrah, P.O:- Shibpur, P.S:-Shibpur, District:-Howrah, West Bengal, India, PIN:- 711102			
	15/05/2023	15/05/2023	15/05/2023
Identifier Of Mr Rajkumar Denria, Mr Koushik Bhattacharya, Smt Mita Denria			

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Rajkumar Denria	Desire Construction-2.76 Dec

#### Transfer of property for L2

SI.No	From	To. with area (Name-Area)
1	Mr Rajkumar Denria	Desire Construction-9.845 Dec

### Land Details as per Land Record

District: Howrah, P.S:- Sankrail, Gram Panchayat: ANDUL, Mouza: Andul, Pin Code : 711302

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 742, LR Khatian No:- 3864		Owner Name not selected by applicant.
L2	LR Plot No:- 743, LR Khatian No:- 2864	Owner:রাজকুমার দেড়িয়া, Gurdian:নিরঞ্জন , Address:উড়িয়া ৭৫২০৫০ , Classification:ডাঙ্গা, Area:0.10000000 Acre,	Owner Name not selected by applicant.

**Endorsement For Deed Number : I - 051303945 / 2023**

**On 15-05-2023**

**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 13:57 hrs on 15-05-2023, at the Office of the D.S.R. - II HOWRAH by Mr Rajkumar Denria ,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 44,16,930/-

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

Execution is admitted on 15/05/2023 by Mr Rajkumar Denria, Son of Late Niranjan Denria, P.O: Jatani, Thana: JATNI, Khordha, ORISSA, India, PIN - 752050, by caste Hindu, by Profession Business

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, 87/1, Abinash Banerjee Lane, Sector: P. S.- Chatterjeehat, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-05-2023 by Mr Koushik Bhattacharya, Partner, Desire Construction, Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, 87/1, Abinash Banerjee Lane, Sector: P. S.- Chatterjeehat, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, by caste Hindu, by profession Law Clerk

Execution is admitted on 15-05-2023 by Smt Mita Denria, Partner, Desire Construction, Village:- Andul Purbapara, P.O:- Andul Mouri, P.S:-Sankrail, District:-Howrah, West Bengal, India, PIN:- 711302

Indetified by Mr Santu Nandi, , , Son of Late Felu Nandi, 87/1, Abinash Banerjee Lane, Sector: P. S.- Chatterjeehat, P.O: Shibpur, Thana: Shibpur, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711102, 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 1910, Amount: Rs.50.00/-, Date of Purchase: 11/05/2023, Vendor name: Soumya Banerjee



**Panchali Munshi**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**Howrah, West Bengal**

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 0513-2023, Page from 109555 to 109571**

**being No 051303945 for the year 2023.**



Digitally signed by Panchali Munshi  
Date: 2023.05.19 14:35:00 +05:30  
Reason: Digital Signing of Deed.

*Panchali Munshi*

**(Panchali Munshi) 2023/05/19 02:35:00 PM**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - II HOWRAH**  
**West Bengal.**

**(This document is digitally signed.)**