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पश्चिम बंगाल WEST BENGAL

U 920636

Handwritten notes: 330180/16, 23/9/16, and a signature.

Handwritten number: 330180/16

**DEVELOPMENT POWER OF ATTORNEY**

Notarized by the undersigned & submitted to registration. The signature above / shown in the endorsement above / shown in the endorsement with the undersigned was the part of the document.

cont--2

Additional District Sub-Registrar  
Sodepur, North 24-Parganas

05 SEP 2016

Handwritten signature: Ashish

For Highway Construction  
Archan Prasad Nandi  
Proprietor



(2)

**I, SRI KAMAKHYA PRASAD CHOUDHURY**, son of Late Rohini Mohan Choudhury, by faith : Hindu, by Nationality - Indian, by occupation - Retired, residing at - Kalyan Nagar, P.O. Kalyan Nagar, via Panshila, P.S. Khardah, District - North 24 Parganas, Kolkata - 700112, being the **EXECUTOR SEND GREETINGS** :

**WHEREAS** Monorama Dey, wife of Late Shiba Prasad Dey of J. N. 2/9, New Jhil Road, P.S. Cossipore, Kolkata - 700002, purchased through a registered Deed of Sale, made on 12/11/1955 in the Sub-Registry Office Barrackpore, entering in Book No. I, Volume No. 96, Pages from 168 to 172, Being No. 8214 for the year 1955 a plot of land measuring 6.5 Decimal i.e. 3 Cottahas 10 Chittacks 23 Sft. in R.S. Khatian No. 65, R.S. Dag No. 228/410 and land measuring 4.5 Decimal i.e. 2 Cottahas 10 Chittacks in Dag No. 229/409 in total in two Dags 6 Cottahas 4 Chittacks 23 Sft. lying and situated in Mouza - Kerulia, J.L. No. 5, Re. Su. No. 11, Touzi No. 172, P.S. Khardah, A.D.D.S.R.O., Barrackpore within the limits of Khardah Municipality, Ward No. 7 from the then absolute owners Golam Ali Mistri and Chinu Banu Bibi.

**AND WHEREAS** said Monorama Dey sold the entire property to Kamakhya Prasad Choudhury the land owner herein through a registered Deed of Sale, made on 06/10/1980 in A.D.S.R.O., Barrackpore, entering in Book No. I, Volume No. 75, Pages from 160 to 166, Being No. 3701 for the year 1980 and Kamakhya Prasad Choudhury transferring a portion of the same recorded the remaining portion i.e. 8 Decimal in L.R. Settlement in his

For Highway Construction Contd....3  
Anchane Prasad Nanda  
Proprietor

Shrinivas  
Ad.

(3)

own name against Khatian No. 198, Dag No. 487 and his is now fully and lawfully seized and possessed of the same paying its taxes and rents property to the proper authorities.

**AND WHEREAS** the said property is free from all encumbrances, charges, liens, lispens, attachments, trusts, etc. whatsoever or howsoever and the OWNER has marketable title to the said property with right to assign and transfer his title to the third parties.

**AND WHEREAS** for the Development of the property through construction of a Multi storied building, the land owner has entered into a Development Agreement as per terms mention therein and the same has been registered in A.D.S.R.O. Sodepur on 5<sup>th</sup> Sept 2016 Vide deed No. 152404976/16.

**AND WHEREAS** due to some problem, said **SRI KAMAKHYA PRASAD CHOUDHURY**, son of Late Rohini Mohan Choudhury, being the Executor, Owner of the property as well as also suffering for distance, it is not possible to look after, maintain, managed the said below scheduled property at all required times for which we have decided to nominate & appointed and constituted Attorneys namely: **SRI ARCHANA PRASAD NANDI**, (PAN - ABQPN0762K), son of Late Birandra Lal Nandi, by faith : Hindu, by Nationality - Indian, by occupation - Business, of Kalyan Nagar, P.O. Rahara, P.S. Khardah, District - North 24 Parganas, the Proprietor of "**M/S. HIGHWAY CONSTRUCTION**", a proprietorship firm, having its

For Highway Construction

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*Archana Prasad Nandi*  
Proprietor

*For Highway Construction*



(4)

Registered Office at - Narmada Apartment, 32/1, B.T. Road, P.O. & P.S. Khardah, District -North 24 Parganas, Kolkata - 700117, do the inter-alia the following acts, deeds and things in respect of above mentioned and below scheduled property i.e. to say :-

1. To appear before the competent authority or Collector of North 24 Parganas and B.L. & L.R.O. and the local Khardah Municipal & W.B.S.E.D.C.L. authorities for the purpose of doing necessities in respect of my above mentioned and below scheduled property and to sign any documents or in prescribed form issued by the respective authority under the provisions of law and in respect thereof if any payments is to be required they will pay the same with my fund.

2. To appear and act either personally or through Agent in the Courts of Civil, Revenue or Criminal Court and before all authorities, Government Bodies, Local Authorities any Statutory Body and authority, Municipal Authority, Companies, firms and also before the Arbitrators and necessary payments will made by him.

3. To give letters and writings and/or undertaking as may be required from time to time by the local Khardah Municipal authority and/or other concerned authorities in respect of my above mentioned and below scheduled property.

4. To negotiate on terms and enter into agreement for sale of mentioned land absolutely with the intending buyer or buyers and to accept earnest

For Highway Construction

Contd....5

*Anshu Prasad Nanda*  
Proprietor

*Ans. Prasad Nanda*

(5)

money from the intending buyer or buyers and to receive valid receipts for the same by way of putting signature on behalf of me.

5. To appear and present the Sale Deed for registration and admit execution before the appropriate Registration Authority concern to have the said Deeds registered and to do all acts, deeds and things which my said Attorney shall consider necessary for conveying my scheduled below property as fully and effectually.

6. To sign and verify plaints, written statements, petitions and applications of all kinds and to file them in any such Court or Office in my names and on my behalf.

7. To appoint Pleadings, Solicitors, Advocates to appear and act in any court or any Government Departments and local Khardah Municipal authority concern and to revoke such appointments and to substitute any other in my place and stead.

8. GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and covenant for all or any of the purpose aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as I could do the same.

9. That my said attorney has every right to construct the proposed multi storied building as per the Development Agreement, over the said property according to the building plan sanctioned by the Khardah Municipality, by the force of this Deed.

*[Handwritten signature]*  
Att.

For Highway Construction Contd....6

*Archana Prasad Nandi*  
Proprietor



(6)

10. That my said Attorney is on power to sale any Flat/Flats or shop, Garage of the multi storied building which is built of in the said premises given below as the head of under schedule of land excluding the my allocated portion which is mentioned in the said Development Agreement

AND I, hereby agree that all the acts, deeds and things fully and morefully described in the foregoing paragraphs will lawfully done by our said Attorney and shall be constructed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done by my virtue of the power hereby given.

**SCHEDULE REFERRED TO ABOVE**

**(Description of the Total land)**

**ALL THAT** piece and parcel of Bastu land measuring about **8 (eight) Decimal i.e. 5 (Five) Cottahas** more or less togetherwith pucca structure thereon lying and situated in Mouza - Kerulia, J.L. No. 5, Re. Su. No. 11, Touzi No. 172, R.S. Khatian No. 65, L.R. Khátian No. 198, R. S. Dag No. 228/410 & 229/409, L.R. Dag No. 487, within the limits of Khardah Municipality, Ward No. 7, within the Jurisdiction of A.D.S.R.O., Sodepur, under P.S. Khardah, District - North 24 Parganas which is butted and bounded as follows :-

ON THE NORTH	:	Property of Saraswati Dey.
ON THE SOUTH	:	Property of Putul Rani Das.
ON THE EAST	:	Property of Jiban Bose.
ON THE WEST	:	30'-0" wide of Old Calcutta Road.

For Highway Construction

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Archana Prasad Nandi  
Proprietor

Adm.

IN WITNESS WHEREOF I, the Executor herein put my own signature by this DEVELOPMENT POWER OF ATTORNEY on this the 5<sup>th</sup> day of Sept 2016 (Two Thousand Sixteen).

1. Snabanti Chowdhury  
Kalyan Nagar via - Panshila  
P.S - Khardah Pin - 700112

2. Dilip Kumar Bora  
Rahara-24/8 (a)

2 Swifta parv  
Sodepur, 24 pgs (M)

**DRAFTED & PREPARED BY :**

Christina

## Advocate

Sealdah Civil Court.

Enrolment No. WB/501/1979

**Printed By :-**

A R on the

Amar Routh  
(Sodepur)

## For Highway Construction

Archan Prasad Nandi  
Proprietor



## Major Information of the Deed

No :	I-1524-04982/2016	Date of Registration	9/5/2016 12:30:29 PM
Query No / Year	1524-1000330080/2016	Office where deed is registered	
Query Date	05/09/2016 12:09:22 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	D K Biswas Sealdah Civil Court, Thana : Entaly, District : Kolkata, WEST BENGAL, Mobile No. : 9830923708, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 82,80,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

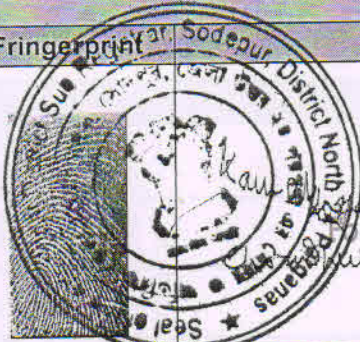
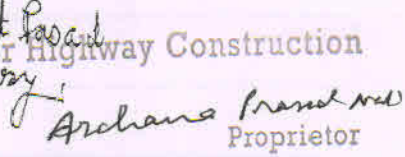
District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-487	LR-198	Bastu	Bastu	5 Katha	9,70,000/-	82,50,000/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total :					8.25Dec	9,70,000 /-	82,50,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	30,000/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	30,000 /-	30,000 /-	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger print	Signature
	Mr Kamakhya Prasad Choudhury Son of Late Rohini Mohan Choudhury Executed by: Self, Date of Execution: 05/09/2016 , Admitted by: Self, Date of Admission: 05/09/2016 ,Place : Office			
		05/09/2016	LTI 05/09/2016	05/09/2016

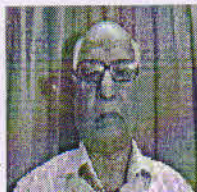




Kalyan Nagar, P.O:- Kalyan Nagar Via Panshila, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700112 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, Status :Individual


#### Journey Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>M/s Highway Construction</b> 32/1 B T Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 Status :Organization

#### Representative Details :

Representative Details				
SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Archana Prasad Nandi</b> Son of Late Birendra Lal Nandi Date of Execution - 05/09/2016, , Admitted by: Self, Date of Admission: Sep 5 2016 , Place of Admission of Execution: Office			
		Sep 5 2016 12:37PM	LTI Sep 5 2016 12:37PM	Sep 5 2016 12:38PM
Kalyan Nagar, P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ABQPN0762K, Status : Representative, Representative of : M/s Highway Construction				

#### Identifier Details :

Name & address	
Smt Sudipta Parui Wife of Late Samir Parui Sodepur, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, , Identifier Of Mr Kamakhya Prasad Choudhury, Shri Archana Prasad Nandi	
	05/09/2016

#### Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr Kamakhya Prasad Choudhury	M/s Highway Construction-8.25 Dec

#### Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr Kamakhya Prasad Choudhury	M/s Highway Construction, 100 Sq

06/09/2016 Query No:-15241000330080 / 2016 Deed No :- 152404982 / 2016 Document is digitally signed.

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For Highway Construction

Archana Prasad Nandi

Proprietor



**Endorsement For Deed Number : I - 152404982 / 2016**

**05-09-2016**

**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 12:22 hrs on 05-09-2016, at the Office of the A.D.S.R. SODEPUR by Shri Archana Prasad Nandi ,.

**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 82,80,000/-

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

Execution is admitted on 05/09/2016 by Mr Kamakhya Prasad Choudhury, Son of Late Rohini Mohan Choudhury, Kalyan Nagar, P.O: Kalyan Nagar Via Panshila, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700112, by caste Hindu, by Profession Retired Person

Indetified by Smt Sudipta Parui, Wife of Late Samir Parui, Sodepur, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession House wife

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

Execution is admitted on 05/09/2016 by Shri Archana Prasad Nandi

Indetified by Smt Sudipta Parui, Wife of Late Samir Parui, Sodepur, P.O: Sukchar, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700115, By caste Hindu, By Profession House wife

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid by Cash Rs 21/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 644, Amount: Rs.100/-, Date of Purchase: 15/03/2016, Vendor name: S Dey

*L*

**Trideeb Kumar Acharjee**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

06/09/2016 Query No:-15241000330080 / 2016 Deed No :I - 152404982 / 2016, Document is digitally signed.

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**For Highway Construction**

*Archana Prasad Nandi*  
**Proprietor**



of Registration under section 60 and Rule 69.

red in Book - I

Number 1524-2016, Page from 147909 to 147924

g No 152404982 for the year 2016.



Digitally signed by TRIDEEB KUMAR  
ACHARJEE

Date: 2016.09.06 16:27:11 +05:30

Reason: Digital Signing of Deed.

*L*

(Trideeb Kumar Acharjee) 06-09-2016 16:27:11

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SODEPUR

West Bengal.

(This document is digitally signed.)

06/09/2016 Query No:-15241000330080 / 2016 Deed No :I - 152404982 / 2016, Document is digitally signed.

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For Highway Construction

*Archana Prasad Nanda*  
Proprietor