

09404/L9

I-8850/2019



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AC 030029

Certified that the document is eligible
 to registration. Fee, Signature Sheet and
 endorsement Stamp Attached to the
 document on the date of the document.

Additional District Sub-Registrar
 Criminal, Dum Dum, 24-Pop. Ward

25 SEP 2019

Handwritten notes:
 25/9
 2-07/9
 1502/1/2/2023/9

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, I, SRI SWADESH RANJAN RAY (having Pan AWKPR6588C) (Aadhaar No. 730403959721), son of Late Amaresh Chandra Ray, by faith – Hindu, by occupation – Business, by Nationality – Indian, residing at 65, Gopeswar Mandir Lane, Badra, Barowaritala, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, is the absolute owners and possessors of ALL THAT piece and parcel of a plot of land measuring an area of 1 (one) Cottah 7 (seven) Chittacks 5 (five) sq. ft. more or less together with 200 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Badra, J. L. No. 9, R. S. No. 74, Touzi No. 1163, comprised in R. S. & L. R. Dag No. 513, under R. S. Khatian No. 24, L. R. Khatian No. 884, being Holding No. 65, Gopeswar Mandir Lane (Badra), Kolkata – 700079, under Ward No. 1, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, morefully and particularly described in the Schedule hereunder written.

WHEREAS with a view to develop said land by constructing of Multi-storied Building, I have entered into a Development Agreement on 25.09.19 with RAINBOW CONSTRUCTION, having PAN AAMFR0335D, a Partnership firm, having its office at 2 No. Tarun Sen Pally Lane, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, represented by its Partners namely (1) SRI SANDIP HALDER (having PAN ABBPH9876K) (Aadhaar No. 635002262629), son of Late Motilal Halder, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Badra, Ghosh Bagan, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas and (2) SRI SHAMVU PAL (having PAN ANJPP5643A) (Aadhaar No. 255290971516), son of Late Benimadhab Paul, by faith – Hindu, by Nationality – Indian, by Occupation – Business, residing at Badra, Tinpukur, P.O. Italgacha, P.S. Dum Dum, Kolkata – 700 079, Dist. North 24-Parganas, duly registered in the office of the A.D.S.R.O. Cossipore Dum Dum and recorded in Book No. I, Being No. 8805/19 — for the year 2019, under some terms and conditions mentioned thereon and now I, hereby appoint said RAINBOW CONSTRUCTION as my true and lawful Constituted Attorney in my name on my behalf to do execute and perform all acts, deeds and things as follows –

- 1) To look after and maintain the Schedule mentioned property.
- 2) To construct a Multi-Storied Building upon the said Land mentioned in the Schedule hereinbelow in accordance with the sanctioned plan and amended plan thereto and sign with me in the proposed Site Plan, Building Plan, revised Plan and/ or any modifications plan or plans if required and to file and obtain the same from the Dum Dum Municipality.
- 3) To negotiate on terms and to agree and to enter into and conclude any agreement for sale and sell Developer's Allocated portion of building consisting of different flats,

- 4) garages, shops, space; units, etc. and the part thereof mentioned in the schedule. The Developer shall free to contact intending Purchaser or Purchasers at such price which agreed upon and/ or cancel or repudiate the same in the manner it deems fit and proper from the Developers allocation portion.
- 5) To allow the intending Purchaser or Purchasers to inspect the Developers Allocation and the documents relating to the said portion except Owner's allocation.
- 6) To receive from the intending Purchaser or Purchasers any earnest money and/or advances and also the balance of purchase money and to give good valid receipt and discharge for the same in respect of Developer's Allocation.
- 7) Upon such receipt as aforesaid in Developer name in respect of Developers Allocation and as acts and deeds, to sign, execute and deliver any conveyances, Lease Deeds of the said property in favour of the Purchaser or Purchasers, Lessees, Mortgages or their nominees in respect of Developer's allocation.
- 8) To receive and accept any consideration against aforesaid by cash or bank drafts, pay orders, cheques or in any other from whatsoever in regards to Developers Allocation Portion of the properties in Developers Name and to give receipt thereof in full or partial discharges of the receipt of such consideration and to negotiate, endorse, discount or otherwise in any manner whatsoever for the purpose of collection or realization of the money in respect of such instrument regarding Developer's allocation.
- 9) To do all acts, deeds, things and execute all deeds or assurances as may be necessary in order to effectuate the aforesaid purpose and which my Constituted Attorney shall think best fit and proper in respect of Developer's Allocation.
- 10) To institute, commence, prosecute carry on or defend or resist of all suits and other legal actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which I, may be parties in any court in Civil, Criminal, Revenue Appellate or Revisional Jurisdiction of the High Court, under Article 226 of the Constitution of India, etc. before Income Tax Authorities and to sign and verify all plaints, written statements, Accounts, Inventories to accept service of all Summon, Notice and other judicial process to execute any judgment process to execute any judgment Decree or order and to appoint and engage any Solicitor, Advocate and to sign and execute any Vakalatnama or any Kind of Affidavit.
- 11) To settle, adjust compound, compromise or submit arbitration all actions, suits, accounts claims and disputes relating to the said property between myself and any other person or persons except Developer and compounds or compromise the same.

- 12) To sign and execute any deed or deeds, declarations, instruments and assurance which my said Attorney shall consider necessary and to enter into such covenants as may be required for fully and effectually conveying the said property in respect of Developers allocation.
- 13) To present any such conveyance or conveyances, Amalgamation Deed or Declarations for registration before the Additional District Sub-Registrar, District Sub- Registrar or Registrar of Assurances in Kolkata having authority for unto have the said Conveyance registered and to do all acts, deeds and things which my said Attorney shall consider necessary after discussing with myself for conveying the said property to the said Purchaser or Purchasers as fully and effectually in all respect of Developer's Allocation.
- 14) To attend any Court of Law either Civil or Criminal and to represent us, after informing myself, in all Government Offices on my behalf in connection with the construction of the proposed building upon the said property mentioned in Schedule below.
- 15) To appoint Architect, Civil Engineer, Structural Engineer, Labour, Labour Contractor (Rajmistri), Carpenter, Electric Contractor, Plumbing and Sanitary Contractor or other person or persons as may be required for the smooth construction of the said proposed building.
- 16) To appear in any suit, proceedings, motion, L.A. Office, I.T. Office, etc. on my behalf and to represent me before the B.L & L.R.O. for mutation, conversion, etc. and to file the statement or objection, affidavit- in- opposition, etc., if required, in connection with the land mentioned in the Schedule hereinbelow.
- 17) To call the Tender, quotation, etc, from the Supplier for supply of Cement, Iron Rod, Sand, Wood, Iron Grill, etc. and to appoint them as my Constituted Attorney shall think fit and proper.
- 18) To ask for demand, recover receivable and collect all money due and payable in connection with the construction of the said proposed building or construction and to settle, compromise or compound any debt or claim whatsoever in respect of Developer's Allocation.
- 19) To deliver possession of Flat/Flats, Shops, Units Spaces, Garages, etc. except Owner's Allocation as per said Development Agreement with undivided proportionate share of land alongwith other amenities relating thereto either in complete or incomplete finished or semi-finished condition which my Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.
- 20) To represent us before the Concerned Municipality and to sign Site Plan, Building Plan, Revised Plan and/or any modifications plan or plans and to renew the plan if required and to file and obtain the same from the Concerned Municipality and to apply for Completion

Certificate of the Building and to collect the said Completion Certificate on my behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on my behalf as my Constituted Attorney shall think fit and proper.

21) To represent me before the Competent Authority for connection of Transformer, installation of Lift, Electric Meter and for any other Work and deposit money to the said authority on my behalf and collect all receivables, vouchers, etc. from it.

AND I do hereby agree to ratify and confirm whatsoever all acts, deeds and things lawfully and bonafide done by my said Attorney which shall be construed my acts, deeds and things done by me to all intents and purpose and if I personally present even not withstanding the facts that no special power in that behalf is contained in these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a plot of land measuring an area of 1 (one) Cottah 7 (seven) Chittacks 5 (five) sq. ft. more or less together with 200 sq. ft. R.T.S. standing thereon, lying and situated at Mouza - Badra, J. L. No. 9, R. S. No. 74, Touzi No. 1163, comprised in R. S. & L. R. Dag No. 513, under R. S. Khatian No. 24, L. R. Khatian No. 884, being Holding No. 65, Gopeswar Mandir Lane (Badra), Kolkata - 700079, under Ward No. 1, within the jurisdiction of Dum Dum Police Station, within the local limits of Dum Dum Municipality, under A.D.S.R. Cossipore Dum Dum, in the District of North 24-Parganas, which is butted and bounded as follows :-

<u>ON THE NORTH</u>	:	Others land and house.
<u>ON THE SOUTH</u>	:	Property of Basanti Rani Ghosh
<u>ON THE EAST</u>	:	10' ft. wide Common Passage and
<u>ON THE WEST</u>	:	Land of Nitya Nanda Majumder

IN WITNESSES WHEREOF I hereunto set and subscribed my hand and seal on the
day of *September* Two Thousand Nineteen.

SIGNED, SEALED & DELIVERED

at Kolkata in the presence of
following WITNESSES :-

1. *Bipin Mitra*
Chandernagar
Kol-79

2. *K. Brahmananda*
Belgharia
Kol-76




Swadesh Ranjan Ray
SIGNATURE OF THE EXECUTANT

For RAINBOW CONSTRUCTION
Sandip Halder
Partner

For RAINBOW CONSTRUCTION
Shamru Pal Partner
SIGNATURE OF THE ATTORNEY

Drafted by -
Subrata Mallik
Subrata Mallik
(Adv.)
Barasat Court
Enroll No-F31/31 of 1987

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
	 <i>Swadesh Ranjan Ray</i> <i>Swadesh Ranjan Ray</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
	 <i>Sandip Halder</i> <i>Sandip Halder</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb
	 <i>Shamu Pal</i> <i>Shamu Pal</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
		Little	Ring	Middle	Fore	Thumb

Major Information of the Deed

No :	I-1506-08850/2019	Date of Registration	25/09/2019
Query No / Year	1506-1000212023/2019	Office where deed is registered	
Query Date	25/09/2019 2:45:48 PM	A.D.S.R. COSSIPORE DUMDUM, District North 24-Parganas	
Applicant Name, Address & Other Details	Bablu Kar Thana : Dum Dum, District : North 24-Parganas, WEST BENGAL, PIN - 700080, Mobile No. : 8335849136, Status :Others		
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. 2/-	Rs. 19,37,778/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 150608805/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District North 24-Parganas, P.S.- Dum Dum, Municipality: DUM DUM, Road: Badra Banawaritala Bye Lane, Mouza: Badra, Pin Code : 700079

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	RS-513	RS-24	Bastu	Bastu	1 Katha 7 Chatak 5 Sq Ft	1/-	18,77,778/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :					2.3833Dec	1/-	18,77,778/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

al Details :



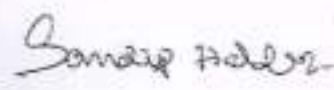


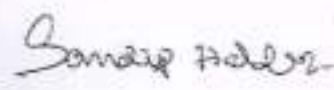


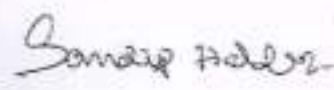
Name,Address,Photo,Finger print and Signature



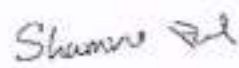
Name	Photo	Finger Print	Signature
Mr SWADESH RANJAN RAY Son of Late Amaresh Chandra Ray Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office	 25/09/2019	 LTI 25/09/2019	 25/09/2019
65, Gopeswar Mandir Lane, Barowaritala, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AWKPR6588C,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 25/09/2019 , Admitted by: Self, Date of Admission: 25/09/2019 ,Place : Office			

Attorney Details :



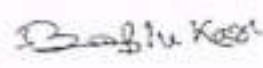
SI No	Name,Address,Photo,Finger print and Signature
1	RAINBOW CONSTRUCTION 2 No. Tarun Sen Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700079 , PAN No.:: AAMFR0335D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr SANDIP HALDER Son of Late Motilal Halder Date of Execution - 25/09/2019 , , Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office </td> <td>  Sep 25 2019 5:44PM </td> <td>  LTI 25/09/2019 </td> <td>  25/09/2019 </td> </tr> <tr> <td colspan="4"> Badra, Ghosh Bagan, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABBPH9876K,Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as Partner) </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Mr SANDIP HALDER Son of Late Motilal Halder Date of Execution - 25/09/2019 , , Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office	 Sep 25 2019 5:44PM	 LTI 25/09/2019	 25/09/2019	Badra, Ghosh Bagan, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABBPH9876K,Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as Partner)			
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Badra, Ghosh Bagan, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ABBPH9876K,Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as Partner)													

Name	Photo	Finger Print	Signature
SHAMVU PAL (Representant) Son of Late Benimadhab Paul Date of Execution - 25/09/2019, Admitted by: Self, Date of Admission: 25/09/2019, Place of Admission of Execution: Office	 Sep 25 2019 8:45PM	 L1 25/09/2019	 25/09/2019
Badra, Tinpukur, P.O:- Italgacha, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ANJPP5643A, Aadhaar No Not Provided Status : Representative, Representative of : RAINBOW CONSTRUCTION (as Partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Bablu Kar Son of Late G C Kar 194 K B Sarani, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700080	 25/09/2019	 25/09/2019	 25/09/2019
Identifier Of Mr SWADESH RANJAN RAY, Mr SANDIP HALDER, Mr SHAMVU PAL			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SWADESH RANJAN RAY	RAINBOW CONSTRUCTION-2.38333 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SWADESH RANJAN RAY	RAINBOW CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150608850 / 2019

On 25-09-2019

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 (g) of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 14:07 hrs on 25-09-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by M SHAMVU PAL ..

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 19,37,778/-

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

... is admitted on 25/09/2019 by Mr SWADESH RANJAN RAY, Son of Late Amaresh Chandra Ray . 65,
war Mandir Lane, Barowaritala, P.O: Italgacha, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India,
700079, by caste Hindu, by Profession Business

Identified by Bablu Kar, . . . Son of Late G C Kar, 19/4 K B Sarani, P.O: Dum Dum, Thana: Dum Dum, , North 24-
ganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

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

Execution is admitted on 25-09-2019 by Mr SANDIP HALDER, Partner, RAINBOW CONSTRUCTION, 2 No. Tarun
Sen Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700079

Identified by Bablu Kar, . . . Son of Late G C Kar, 19/4 K B Sarani, P.O: Dum Dum, Thana: Dum Dum, , North 24-
Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Execution is admitted on 25-09-2019 by Mr SHAMVU PAL, Partner, RAINBOW CONSTRUCTION, 2 No. Tarun Sen
Pally Lane, P.O:- Italgacha, P.S:- Dum Dum, District-North 24-Parganas, West Bengal, India, PIN - 700079

Identified by Bablu Kar, . . . Son of Late G C Kar, 19/4 K B Sarani, P.O: Dum Dum, Thana: Dum Dum, , North 24-
Parganas, WEST BENGAL, India, PIN - 700080, by caste Hindu, by profession Others

Payment of Fees

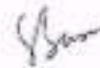
Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees
paid by Cash Rs 21/-

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 5356, Amount: Rs.100/-, Date of Purchase: 29/08/2019, Vendor name: Ranjita
Paul



Suman Basu
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Deed of Registration under section 60 and Rule 69.
Registered in Book - I
Deed number 1506-2019, Page from 426436 to 426449
Deed No 150608850 for the year 2019.



Digitally signed by SUMAN BASU
Date: 2019.10.01 14:31:10 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 01/10/2019 14:29:16
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)



भारत सरकार
Government of India



नाम / Name
BABLU KAR
पिता - गोपाल चंद्रा कार
Father: GOPAL CHANDRA KAR

आधार संख्या / Aadhaar Number
4729 1047 7824



সাধারণ মানুষের অধিকার

Bablu Kar



भारतीय अतिरिक्त-परिचय प्राधिकरण
Unique Identification Authority of India

एनएआर / एन डी नोए, एनएआर
नएआर (एनएआर) एन डी नोए, एनएआर
एनएआर नए,

Address: 18/A, K. S. SARANI,
RAILROAD, Dumka (m),
North 24 Parganas, West
Bengal, 761030

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1000 300 1047

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http://uaid.gov.in

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www.uai.gov.in