



पश्चिम बंगाल WEST BENGAL

AC 720647

25/1

Stamp and text area with a signature and date.

30 DEC 2019

**DEVELOPMENT POWER
OF ATTORNEY**

Contd.....P/2

nationality- Indian, residing at 22, K.C. Roy Lane, P.O.-Ichapore-
Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144,

Contd...P-3.

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১৪. মাঃ
 জমিদার সোনা ভৌমিক
 টি ডি নং ১০৮৮/১০৮৮
 সাল ১০৮৮
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Addl Dist Sub-Registrar
 Barrackpore North 24 Pgs
 30 DEC 2019

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SRITARAK DEY (PAN-AGBPD0905C)** son of Late Ajit Dey, by faith-Hindu, by occupation- Business, by nationality- Indian, residing at Antarik, Palta, P.O. Bengal Enamel, P.S. Noapara, District- North 24 Parganas, Pin-743122, West Bengal, (2) **SRI JOYDEB CHAKRABORTY (PAN-AEHPC2223C)** son of Late Jagannath Chakraborty, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at Sangramgarh, Badamtala, P.O.- Bengal Enamel, P.S.- Noapara, District- North 24 Parganas, Pin-743122, West Bengal, **SEND GREETINGS.**

WHEREAS We have entered into a Development Agreement on 30.12.2019 executed by ourselves as the **LAND OWNERS** of the **ONE PART** and "**SHELTER CONSTRUCTION**" (PAN-ADNFS0120R), a Partnership firm, having its office at 36(29), E-Road, Anandapuri, P.O.- Nona Chandanpukur, P.S.- Titagarh, District- North 24 Parganas, Kolkata- 700 122, represented by its partners namely (1) **SRI PRABIR DEBNATH (PAN-AIXPD3697F)** son of Sri Mirnal Debnath, by faith- Hindu, by occupation- Business, residing at 36/39, Central Road, P.O.-Nona Chandanpukur, P.S.- Titagarh, District- North 24 Parganas, Kolkata- 700 122, West Bengal, (2) **SRI TAPAS ROY (PAN-AFAPR5502F)** son of Late Paresh Chandra Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 22, K.C.Roy Lane, P.O.-Ichapore- Nawabganj, P.S.- Noapara, District- North 24 Parganas, Pin-743144,

Contd...P-3.

West Bengal, as the **DEVELOPER** of the **OTHER PART** on the plot of land, morefully and particularly described in the **FIRST SCHEDULE** of the said Development Agreement dated 30.12.2019 upon the terms and conditions contained in the said agreement, duly registered at A.D.S.R.O., Barrackpore and recorded in Book No.I, being No.150506/15 for the year 2019.

AND WHEREAS as per the said agreement dated 30.12.2019 We have agreed to give a power of attorney in favour of the Developer as it may direct to enable it to get the necessary building plan sanctioned by the North Barrackpore Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

NOW KNOW YE AND THESE PRESENTS WITNESS that We, the **LAND OWNERS** herein do hereby nominate, constitute and appoint (1) **SRI PRABIR DEBNATH (PAN-AIXPD3697F)** son of Sri Mirnal Debnath, by faith- Hindu, by occupation- Business, residing at 36/39, Central Road, P.O.-Nona Chandanpukur, P.S.- Titagarh, District- North 24 Parganas, Kolkata- 700 122, West Bengal, (2) **SRITAPAS ROY (PAN-AFAPR5502F)** son of Late Paresh Chandra Roy, by faith- Hindu, by occupation- Business, by nationality- Indian, residing at 22, K.C.Roy Lane, P.O.-Ichapore-Nawabganj, P.S.- Noapara, District- North 24

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Parganas, Pin-743144, West Bengal,, the partners of " **SHELTER CONSTRUCTION** " (PAN-ADNFS0120R). a Partnership firm, having its office at 36(29), E-Road, Anandapuri, P.O.-Nona Chandanpukur, P.S.-Titagarh, District- North 24 Parganas, Kolkata- 700 122, to be our true and lawful attorneys to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same.
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorneys, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities.
3. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the said portion of the property.
4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the propose of carrying

Contd...P-5.

out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by us said attorney and to give valid and effectual receipts in our behalf in connection with the refund of such deposits.

5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon.

6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property.

7. To appear the Government department as also the Municipal Corporation and B.L. & L.R.O. and all concerned authorities for the purpose of obtaining necessary " No-Objection Certificate " and/or permission and/or mutation and/or sanction in regard to the carrying out construction of the said building and completion thereof.

8. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building

Contd...P-6.

on the said plot of land, which is morefully described in the schedule hereunder written.

9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several units to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge for the same save and except the owner allocation stated in the agreement dated 30.12.2019.

10. To sign and execute Sale Deed and Agreement for Sale or any other deed of deeds in respect of our under mentioned schedule of property **SAVE AND EXCEPT THE OWNER'S ALLOCATION** stated in the said Developer's Agreement, dated 30.12.2019 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

11. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file plaints, written statements and petitions, appeals, revision and review petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate our appointments.

Contd...P-7.

12. To appear and to present the Sale deed and Agreement for Sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar, Barrackpore, North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying our under mentioned schedule of property as fully and effectually as We could do the same ourselves **SAVE AND EXCEPT THE OWNERS' ALLOCATION AS STATED IN THE DEVELOPER'S AGREEMENT**, dated 30.12.2019.

13. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

14. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

Contd...P-8.

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

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of a residential land measuring an area more or less 4 (Four) Cottahas togetherwith R.T.Shed structure measuring 100 Sq.ft. standing thereon togetherwith all easements rights appertaining thereto, lying and situated at Mouza- Ichapore, J.L.No.3, R.S.No.89, Touzi No.617 of the Collector of North 24 Parganas, comprised and contained in R.S.Dag No.6427(P) & 6337 (P), L.O.P.No.328, corresponding to L.R.Khatian No.23280 & 23266, under L.R.Dag No.9792, under the local limits of North Barrackpore Municipality being Municipal Holding No.453 of Sangramgarh Bye Lane, under Ward No.12 and within the jurisdiction of A.D.S.R.O., Barrackpore, under P.S.-Noapara, District-North 24 Parganas, which is butted and bounded as under:

ON THE NORTH : Property of Sachindra Nath Debnath.

ON THE SOUTH : Property of Nityananda Debnath.

Contd...P-9.

ON THE EAST : 10 ft. wide Municipal Road.
ON THE WEST : 20 ft. wide Sangramgarh Bye Lane.

IN WITNESSES WHEREOF, We have hereunto put our respective hands and seals on 30th day of DECEMBER 2019.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF:

1. Sudip Chakraborty
patta, Badamtala
P/S - Noapara

Took of

Sudip Chakraborty.

2. Sanat Kr Sin.
Schapur, Nandigram
P/S:- Noapara.

Signature of the EXECUTANTS.

Bhaban Debbarth.

Sapan Ray

Signature of the ATTORNEY.

Drafted and prepared by

Kalyaneswar Ghosh.

(Sri Kalyaneswar Ghosh)

Deed Writer.

A.D.S.R.O. Barrackpore.

License No. W.R.-D.W.-X-38/1990

Typed by:

Subinoy Biswas

(Sri Subinoy Biswas)

A.D.S.R.O. Barrackpore.

OFFICES OF THE A.D.S.R. - DIST. NORTH 24 PARGANAS
D.S.R.-BARASAT & R.A.-KOLKATA

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME Tor 474

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Tor 474

2. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Dyesh Chakraborty

3. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Pashan Debbarth

4. LEFT HAND FINGER PRINT NAME

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE



RIGHT HAND FINGER PRINT

SIGNATURE Dadinay

Major Information of the Deed

No / Year	1505-1000272313/2019	Date of Registration	30/12/2019
Date	30/12/2019 1:14:49 PM	Office where deed is registered	A D S R. BARRACKPORE, District North 24-Parganas
Applicant Name, Address Other Details	Kalyaneswar Ghosh Sastitala Ichapore, Thana : Noapara, District : North 24-Parganas, WEST BENGAL, Mobile No. 9330923505, Status Deed Writer		
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 27 00 000/-	Rs 37 26 000/-		
Stamp duty 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] - 150506115/2019 Received Rs 50/- (FIFTY only) from the applicant for issuing the assement slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S. - Noapara, Municipality: NORTH BARRACKPORE, Road: Sangram Garh, Mouza: Ichapur, Ward No: 12, Holding No:453 Pin Code : 743144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-6427	RS-328	Bastu	Bastu	2 Katha	13,35,000/-	18,48,000/-	Width of Approach Road 20 Ft , Adjacent to Metal Road , Project Name
L2	RS-6337	RS-328	Bastu	Bastu	2 Katha	13,35,000/-	18,48,000/-	Width of Approach Road 20 Ft , Adjacent to Metal Road , Project Name
		TOTAL :			6.6Dec	26,70,000 /-	36,96,000 /-	
	Grand Total :				6.6Dec	26,70,000 /-	36,96,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Selforth 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 /-	
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Registration under section 60 and Rule 69.
In Book - I
Number 1505-2019, Page from 188466 to 188497
No 150506129 for the year 2019.



Digitally signed by ASIS KUMAR DUTTA
Date: 2019.12.31 16:32:00 +05:30
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2019/12/31 04:32:00 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARRACKPORE
West Bengal.

(This document is digitally signed.)