

0110/18

J-8592/2018



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AA 266105

86/7
R-45T

~~150491/263262/18~~

Certified that the document is submitted in duplicate. The duplicate sheet and enclosures, where attached to the document are the part of the document.

Additional Member, Registrar
Circular, Dutt Circle, 26-Pgs. (North)

26 SEP 2018



DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

इम्प्लिक नं. 4817 डाटि 28/8/18
 मूला नं. 107 P.K. Banthapanyam
 नामः P.K. Banthapanyam
 पिनः Huma Colony
 ठेका नं. Receipt for
 महिसक प्रायु-संग्रहण 2018
 काशिपूर कानन ए.डि.एस. आर. आर.एस.
 वि.
 देवपरास नगर - अक्षिता भाग
 पुस्तक नं. 1- अक्षिता
 ति.दि. नं. 28/8/18
 महान अक्षिता अक्षिता
 2018 ति.दि. नं. 28/8/18
 कानन आर.एस. आर.एस. 8/31/18

Pradip Mallik
 S/o. Late Sarat C. Mallik
 Ralimha Nagar
 Nimta, Kol- 49



✓
 Addl. District Sub- Registrar
 Coasting Office - Dumraon 24 Parganas
 26 SEP 2018

: 2 :

I, MR. JAYANTA BANERJEE (PAN AGQPB6217N), son of Mr. Durgapada Banerjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 8/1/38/1, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, **DO HEREBY SENT BY GREETINGS** that I am absolutely seized and possessed of and sufficiently entitled **ALL THAT** piece and parcel of homestead land measuring **1 cottah 14 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No. 8/1/38/2, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150, S.P. No. 75, C.S. / R.S. Dag No. 2027(P), L.R. Dag No. 2027 under L.R. Khatian No. 414, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, more particularly described in the schedule hereunder written and hereafter referred to as the **SAID PROPERTY** free from all encumbrances and charges.

WHEREAS I am willing to develop the aforesaid property by constructing multi-storied building thereon, so I need some one to look after my aforesaid property for such construction.

AND I, MR. JAYANTA BANERJEE (PAN AGQPB6217N), son of Mr. Durgapada Banerjee, by faith Hindu, by occupation Business, by Nationality Indian, residing at 8/1/38/1, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, West Bengal, do hereby **NOMINATE CONSTITUTE APPOINT** in my name and on my behalf **DHAR CONSTRUCTION (PAN BAZPD3715K)**, a Proprietorship firm having its registered Office at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietress **MRS. RINA DHAR (PAN BAZPD3715K)**, wife of Sri Atanu Dhar, by faith Hindu, by occupation business, residing at 8/1/26D, Arabinda Sarani, (West Kamalapur), P.O. & P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, as my Attorney to do the following acts, deeds and things in respect of **ALL THAT** piece and parcel of homestead land measuring **1 cottah 14 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No. 8/1/38/2, Arabinda Sarani, Kolkata – 700028**,

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appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150, S.P. No. 75, C.S. / R.S. Dag No. 2027(P), L.R. Dag No. 2027 under E.R. Khatian No. 414, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, hereinafter called the 'SAID PROPERTY'.

- 1.... To negotiate on terms for and to agree and to enter into and to conclude any agreement/agreements for sale in respect of the Developer's/Promoter's allocation of the building to be constructed on the said property fully described in the schedule herein below with any intending Purchaser or Purchasers at such price or prices as may be agreed by me and/or to cancel and/or repudiate the same and to receive money and/or consideration against proper receipt.
- 2.. To receive from intending Purchaser or Purchasers any earnest money and/or advance or advances and also the balance of purchase money after executing or signing the such sale deed or deeds and to give good valid receipt and discharge of the same which will protect the intending purchaser or purchasers in my name and on my behalf in respect of the Developer's/Promoter's allocation.
- 3.. Upon such receipt as aforesaid in my name and as my act and deed to sign, execute and to deliver any Deed or Deeds of Conveyance and Conveyances of any one or more in respect of the Developer's/Promoter's allocation of the property in favour of such intending purchaser or purchasers or their nominee or nominees of assignee.
- 4.. To sign and to execute all Deed of Conveyances, instruments and assurances which my Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the Developer's/Promoter's allocation as I could do myself, if personally present, save and except owners' allocation as described in the Development Agreement which was executed and registered on 26.09.2018 and the same was recorded in Book No. 1, Being No. 8583, for the year 2018 at Addl. District Sub-Registration Office Cossipore Dum Dum, North 24-Parganas.
- 5.. To present any such Deed or Deeds of Sale, Conveyance or Conveyances or any other documents for registration when executed by her in my name and on my behalf to the Addl. District Sub-Registrar, District Registrar and Registrar of Assurances-IV, Kolkata having authority for and to have them registered according to law and to do all other acts and deeds in

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respect of the Developer's/Promoter's allocation which my said Attorney shall consider necessary for the transferring and/or conveying any portion of the property to such Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself, **save and except owners' allocation as described in the Development Agreement which was executed and registered on 26.09.2018 and the same was recorded in Book No. 1, Being No. 8583, for the year 2018 at Addl. District Sub-Registration Office Cossipore Dum Dum, North 24-Parganas.**

6. To effect mutation of holding in the office of the BLRO and/or Municipal records and to sign and submit site plan, building plan, etc. and to obtain the same from the Dum Dum Municipality, to engage masons, labours for construction of building on the aforesaid property and to obtain completion certificate in respect of the building, and to amalgamate with neighbor plot/plots and to do all acts before the Dum Dum Municipality in respect of property situated at **Holding No. 8/1/38/2, Arabinda Sarani, Kolkata - 700028**, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas., which is fully described in the Schedule herein below before the Dum Dum Municipality.
7. To appear for and represent me before any Officer, Collector, Magistrate, Judge, Munsif and in all Government Offices, Municipality in all matters and things relating to my aforesaid property which is fully described in the schedule herein below or its affairs.
8. To appear for and represent me in all the Courts, Civil, Criminals or Revenues, Original Revisional or Appellate and to sign, execute, verify and file plaint, written statement and petitions and also to present appeals in any Courts and to accept services of all summons notices and other process of law.
9. To appoint engage on my behalf Pleaders, Advocates or Solicitors, whenever my said Attorney shall think proper to do so and to disturb and /or terminate his or their appointment.
10. To sign verify and file applications for execution of decree or order of any Court.
11. To withdraw and receive documents or money from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any of such cases.
12. To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.

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13.. To do all acts and things which are necessary and which will deem fit by my aforesaid Attorney.

Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney without any consideration and no interest or right of the Attorney is created on the property which is the subject matter of this Development Power of Attorney.

A N D I do hereby by this Development Power of Attorney agree to ratify and confirm all and whatever other act or acts my said Attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with the sale of Developer's/Promoter's allocation of the said property and other acts under and by virtue of this Development Power of Attorney shall be valid and binding on me to all intents and purposes as if done by me personally.

SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of homestead land measuring 1 cottah 14 chittaks 0 sq.ft. more or less along with one storied building standing measuring 200 sq.ft. more or less with neat cement finished floor standing thereon lying and situated at Holding No. 8/1/38/2, Arabinda Sarani, Kolkata - 700028, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150, S.P. No. 75, C.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 414, within the municipal limits of Dum Dum Municipality, Ward No. 14, P.S. Dum Dum, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum which is butted and bounded as follows:-

On the North	: By Common Passage;
On the South	: By E.P. No. 150/A,
On the East	: By Road (Arabinda Sarani),
On the West	: By Common Passage.

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Vijayanta Banerjee

IN WITNESS WHEREOF we, the Executants and Attorney have hereto set and subscribed their respective hands and seals on this the 26th day of September, Two Thousand Eighteen.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) *Durga Pada Banerjee*
50, Kamalapur, West,
Dum Dum,
Kolkata 700028.
- 2) *Balip Hallick*
Bahindra Nagar
Nimta, Kal-49

Vijeta Das

EXECUTANT

For DHAR CONSTRUCTION
Rina Dhar
Proprietor

































ATTORNEY

Prepared by :

P.K. Banerjee
Advocate
High Court, Calcutta.
File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 <i>Vijay Kumar</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Rina Khan</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				



Jayanta Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RINA DHAR
SUDHIR KUMAR DAS
01/01/1970

Permanent Account Number
BAZPD3715K

Rina Dhar
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RINA DHAR
SUDHIR KUMAR DAS
01/01/1970

Permanent Account Number
BAZPD3715K

Rina Dhar
Signature



Rina Dhar

Major Information of the Deed

Deed No :	I-1506-08592/2018	Date of Registration	26/09/2018
Query No / Year	1506-1000263768/2018	Office where deed is registered	
Query Date	26/09/2018 12:54:39 PM	A.D.S.R. COSSIPORE DUMDUM District North 24 Parganas	
Applicant Name, Address & Other Details	Pradip Mallick Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No: 7003991277, 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. 38,99,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:4B(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150608583/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assentment slip (Urban area)		

Land Details :

District: North 24-Parganas, P.S.:- Dum Dum, Municipality: DUM DUM, Road: Arabinda Sarani, Mouza: Dumdum cantt. Ward: No. 14, Holding No.8/1/38/2

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-2027	RS-414	Bastu	Bastu	1 Katha 14 Chatak	1/-	37,49,999/-	Property is on Road
Grand Total :					3.0938Dec	1/-	37,49,999/-	

Structure Details :



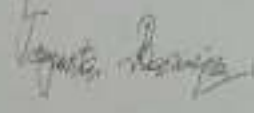
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft. Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1/-	1,50,000/-	

Major Information of the Deed - I-1506-08592/2018-26/09/2018

03/10/2018 Query No:-15061000263768 / 2018 Deed No : I - 150608592 / 2018, Document is digitally signed.

Page 11 of 15




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr JAYANTA BANERJEE Son of Mr Durgapada Banerjee Executed by: Self, Date of Execution: 26/09/2018 , Admitted by: Self, Date of Admission: 26/09/2018 ,Place : Office	Photo 	Fingerprint 	Signature 
	26/09/2018	26/09/2018	26/09/2018	
8/1/38/1, Arabinda Sarani, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AGQP86217N, Status :Individual, Executed by: Self, Date of Execution: 26/09/2018 , Admitted by: Self, Date of Admission: 26/09/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DHAR CONSTRUCTION 8/1/25D, Arabinda Sarani, West Kamalapur, P.O - Dum Dum, P.S - Dum Dum, Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700028 . PAN No. : BAZPD3715K, Status :Organization, Executed by Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 26/09/2018, , Admitted by: Self, Date of Admission: 26/09/2018, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	26/09/2018	26/09/2018	26/09/2018	
8/1/26D, Arabinda Sarani, West Kamalapur, P.O - Dum Dum, P.S - Dum Dum, Dum Dum, District -North 24-Parganas, West Bengal, India, PIN - 700028 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No - BAZPD3715K Status : Representative, Representative of DHAR CONSTRUCTION (as sole proprietor)				

Major Information of the Deed - 1-1506-08592/2018-26/09/2018

03/10/2018 Query No-15061000263768 / 2018 Deed No. 1 - 150608592 / 2018. Document is digitally signed.

Page 17 of 15.

Executed by Pradip Mallick, . . Son of Late Sarat Chandra Mallick, Rabindra Nagar, P.O: Nimta, Thana: Nimta, . North 24 Parganas, WEST BENGAL, India. PIN - 700049. 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 4817, Amount: Rs 100/-, Date of Purchase: 28/08/2018. Vendor name: Ranjita Paul



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2018, Page from 394733 to 394747
being No 150608592 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.10.03 14:22:04 +05:30
Reason: Digital Signing of Deed

Suman

(Suman Basu) 03/10/2018 14:21:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)