

10518/18

2-9925/2018



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AA 272086

Certified that the document is validly registered. The Signature Sheet and endorsement Form attached to the document are in conformity with the provisions of the Act.

Additional Project Registrar
Cantonment, Dum Dum, 24-Pis. District

20 NOV 2018

20/11

12-388

1006/1256367/18

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

क्र. ३४५ दि. ३१/१०/१८

पक्ष: My

विरुद्ध:

रामफते पा

P. L. SANDYOPADHYAY
Advocate
HIGH COURT, CAL - 1

कॉर्ट ऑफ़ दिसट्रिक्ट सब रेजिस्ट्रार

दिसट्रिक्ट सब रेजिस्ट्रार

दिसट्रिक्ट सब रेजिस्ट्रार

दिनांक: 29.11.2018

दिसट्रिक्ट सब रेजिस्ट्रार

६४००००

दिसट्रिक्ट सब रेजिस्ट्रार

Pradip Mallick
S/o. Late Suresh Ch. Mallick
Kalyandree Nagar
Kolkata, Kt-49



Additional District Sub-Registrar
Kolkata
20 NOV 2018

: 2 :

I, **MRS. PRITI AICH (PAN BLWPA9624A)**, wife of Mr. Binoy Kumar Aich, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 8/1/37/A, 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 **2 cottah 2 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No. 8/1/37A, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 151/A, S.P. No. 74/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 413, 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, MRS. PRITI AICH (PAN BLWPA9624A), wife of Mr. Binoy Kumar Aich, by faith Hindu, by occupation Housewife, by Nationality Indian, residing at 8/1/37/A, 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 **M/S. 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 **2 cottah 2 chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No. 8/1/37A, Arabinda Sarani, Kolkata – 700028**,

...3...

appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 151/A, S.P. No. 74/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 413, 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 or 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 20.11.2018 and the same was recorded in Book No. 1, Being No. 3911 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, Kolkata having authority

for and to have them registered according to law and to do all other acts and deeds in 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 20.11.2018 and the same was recorded in Book No. I, Being No. 3911, 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. 8/1/37A, 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.

...S...

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 **2 cottah 2 chittaks 0 sq.ft. more or less** along with R.T. Shed measuring **200 sq.ft. more or less** with **neat cement finished floor** standing thereon lying and situated at **Holding No. 8/1/37A, Arabinda Sarani, Kolkata - 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 151/A, S.P. No. 74/1, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 413, 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. The aforesaid property is butted and bounded as follows:-

Butted by

- On the North : By E.P. No. 150/B;
- On the South : By E.P. No. 151,
- On the East : By Arabinda Sarani (Colony Road),
- On the West : By E.P.No. 153/B.

: 6 :

IN WITNESS WHEREOF we, the Executant and Attorney have hereto set and subscribed their respective hands and seals on this the 20th day of November, Two Thousand Eighteen.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) Sonjay Nish
49/1 West Kamala pur
KOL - 28
- 2) Sangita Bagchi
408/1/2, Sarat Bose Rd.
KOL - 65

Punita Mishra

EXECUTANT

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

ATTORNEY

Prepared by :

P.K. Bandyopadhyay

Advocate

High Court, Calcutta.

File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 <i>Pooja Singh</i>					
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
	 <i>Rina Dhar</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)				



Suci Anshu



भारत सरकार
GOVERNMENT OF INDIA

रिना धार
RINA DHAR
RINA DHAR
RINA DHAR

BAZP02715K



आपका मतलब है कि आपकी कड़ी मेहनत का फल है।
कृपया इसे धारक के नाम पर रखें।
पता: 11, Sector 11, CBD, Gurgaon,
Haryana - 122002

आपका मतलब है कि आपकी कड़ी मेहनत का फल है।
कृपया इसे धारक के नाम पर रखें।
पता: 11, Sector 11, CBD, Gurgaon,
Haryana - 122002

For DHAR CONSTRUCTION
Rina Dhar
Proprietor

Major Information of the Deed

Deed No :	I-1506-09925/2018	Date of Registration	20/11/2018
Query No / Year	1506-1000296367/2018	Office where deed is registered	
Query Date	20/11/2018 12:53:01 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 - 700048, 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. 43,09,999/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article 48(g))		Rs. 21/- (Article E, E)	
Remains	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 150609911/2018. Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip. (Urban area)		

Land Details :

District: North 24-Parganas, P S - Dum Dum, Municipality: DUM DUM, Road: Anindita Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No 5/1/37A

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-413	Bastu	Bastu	2 Katha 2 Chatak	1/-	42,49,999/-	Property is on Road
Grand Total :					3,5063Dec	1/-	42,49,999/-	

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/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor - 200 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1/-	60,000/-	

Major Information of the Deed - I-1506-09925/2018-20/11/2018


Principal Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mrs PRITI AICH Wife of Mr. Binoy Kumar Aich Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Office	 <small>20/11/2018</small>	 <small>LTI 20/11/2018</small>
Signature: <i>Priti Aich</i> <small>20/11/2018</small>			
B/1/37/A, Arabinda Sarani, 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: House wife, Citizen of: India, PAN No.: BLWPA9624A, Status :Individual, Executed by: Self, Date of Execution: 20/11/2018 , Admitted by: Self, Date of Admission: 20/11/2018 ,Place : Office			

Attorney Details :

Name,Address,Photo,Finger print and Signature	
SI No	Name,Address,Photo,Finger print and Signature
1	DHAR CONSTRUCTION 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 . PAN No. : BAZPD3715K. Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature			
SI No	Name	Photo	Signature
1	Mrs RINA DHAR (Presentant) Wife of Mr. Atanu Dhar Date of Execution - 20/11/2018, , Admitted by: Self, Date of Admission: 20/11/2018, Place of Admission of Execution: Office	 <small>Nov 20 2018 1:08PM</small>	 <small>LTI 20/11/2018</small>
Signature: <i>Rina Dhar</i> <small>20/11/2018</small>			
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 : 1-1506-09925/2018-20/11/2018

Transfer Details :

Name & address	
Pradip Mallick Son of Late Sarat Chandra Mallick Rabindra Nagar, P.O - Nimta, P.S - Nimta, District-North 24-Parganas, West Bengal, India. PIN - 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, Identifier Of Mrs PRITI AICH, Mrs RINA DHAR	
<i>Pradip Mallick</i>	20/11/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs PRITI AICH	DHAR CONSTRUCTION-3 50525 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs PRITI AICH	DHAR CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150609925 / 2018

On 20-11-2018

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 12:37 hrs. on 20-11-2018, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs RINA DHAR

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 43,09,999/-

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

Execution is admitted on 20/11/2018 by Mrs PRITI AICH, Wife of Mr Binoy Kumar Aich, 8/1/37/A, Arabinda Sarani, P.O: Dum Dum, Thana: Dum Dum, City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified 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 Business

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

Execution is admitted on 20-11-2018 by Mrs RINA DHAR, sole proprietor, DHAR CONSTRUCTION, 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

Identified 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 Business

Major Information of the Deed : I-1506-09925/2018-20/11/2018

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 3814, Amount: Rs. 100/-, Date of Purchase 31/10/2018, Vendor name: Ranjita Paul



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

Major information of the Deed - I-1506-09925/2018-20/11/2018

26/11/2018 Query No -15061000296367 / 2018 Deed No - I - 150609925 / 2018. Document is digitally signed.

Page 14 of 15

Certificate of Registration under section 60 and Rule 69,
Registered in Book - I
Volume number 1506-2018, Page from 449304 to 449318
being No 150609925 for the year 2018.



Digitally signed by SUMAN BASU
Date: 2018.11.26 12:21:04 +05:30
Reason: Digital Signing of Deed.

Suman

(Suman Basu) 26/11/2018 12:20:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)