

779/18

I-713/2018



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 955664

Certified that the document is submitted to registration. The Signature Sheet and endorsement Sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Coochbehar, Dum Dum, 24-Pgs. (North)

31 JAN 2018

1506/1/31902/18

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

ক্রমিক নং: 492/18
স্মারক: 107
P.K. BANDYOPADHYAY
Advocate
HIGH COURT, CALCUTTA
সাইকেল প্রাপ্ত স্ট্যাম্প ভেঙে
রাশি 1/- মমদর এ.ডি.এস. আর অফিস
বি

ভেঙার নাম - রঞ্জিতা পাল

স্মারক নাম - কারাপুর
তারিখ: 19 JAN 2018
স্ট্যাম্প পরিদের তারিখ
এ.ডি. বি. নং মোট ক: টকার 360000
স্ট্যাম্প পরিদ করা হয়েছে।



31 JAN 2018
Addl. District Sub-Registrar
Gosaipore Dum-Dum 24 Pgs

Pradip Mallick
Sp. Late Sarat Ch. Mallick
Rabindra Nagar
Nirmta, Kot-49

: 2 :

I, MR. SHIBSANKAR BANERJEE (PAN – AGJPB6147J), son of Late Jnanandra Chandra Banerjee, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 8/1/38, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, **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 15 ¼ chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No.8/1/38, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150/B, S.P. No. 75/2, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 416, 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. SHIBSANKAR BANERJEE (PAN – AGJPB6147J), son of Late Jnanandra Chandra Banerjee, by faith Hindu, by occupation Retired, by Nationality Indian, residing at 8/1/38, Arabinda Sarani, P.O. & P.S. Dum Dum, Kolkata – 700028, District: North 24-Parganas, 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 15 ¼ chittaks 0 sq.ft. more or less** along with one storied building standing thereon lying and situated at **Holding No.8/1/38, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150/B,

...3...

: 3 :

S.P. No. 75/2, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 416, 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.

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 said property 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 31.01.2018 and the same was recorded in Book No. I, Being No. 709 ,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

...4...

: 4 :

authority for and to have them registered according to law and to do all other acts and deeds in respect of any portion of the property 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 31.01.2018 and the same was recorded in Book No. I, Being No. 709, 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, 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.

...5...

: 5 :

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.

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 we 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 15 ¼ chittaks 0 sq.ft. more or less** along with one storied building standing measuring **400 sq.ft. more or less with neat cement finished floor** standing thereon lying and situated at **Holding No. 8/1/38, Arabinda Sarani, Kolkata – 700028**, appertaining to Mouza Dum Dum Cantonment, J.L. No. 13, E.P. No. 150/B, S.P. No. 75/2, C.S./R.S. Dag No. 2027 (P), L.R. Dag No. 2027 under L.R. Khatian No. 416, 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, along with right of common passages and which is butted and bounded as follows:-

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

...6...

Shri Sankar Banerjee

: 6 :

IN WITNESS WHEREOF we, the Executant and Attorney have hereto set and subscribed their respective hands and seals on this the 31st day of January, Two Thousand Eighteen.

SIGNED SEALED AND DELIVERED

In the presence of :-

1) Sudipta Banerjee
50, Kamalapur, West, Dum Dum Cent.
Kolkata 700028

2) Pradip Mallick
Kalyandra Nagar
Kolkata, Kat- 49

Shri. Sankar Banerjee

EXECUTANT

For DHAR CONSTRUCTION

Rina Dhar

Proprietor

ATTORNEY

Prepared by :

P. K. Bandyopadhyay


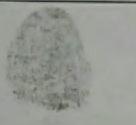
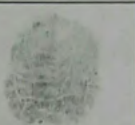
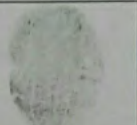
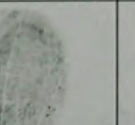



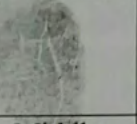
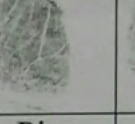








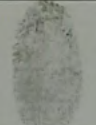



Advocate

High Court, Calcutta.

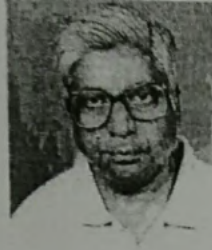
File No. WB/2653/1999

Page No. -

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
Shil Santhar Banerjee						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				
Rina Dhar						
		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)				

रबाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AGJPB6147J



नाम /NAME
SHIBSANKAR BANERJEE

पिता का नाम /FATHER'S NAME
JNANENDRA BANERJEE

जन्म तिथि /DATE OF BIRTH
10-06-1944

हस्ताक्षर /SIGNATURE

Shibsankar Banerjee

Shibsankar

आयकर आयुक्त, (कम्पु. अपा.), कोल.
COMMISSIONER OF INCOME-TAX(C.O.), KOLKATA

Shibsankar Banerjee

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RINA DHAR

SUDHIR KUMAR DAS

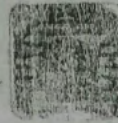
01/01/1970

Permanent Account Number

BAZPD3715K

Rina Dhar

Signature



Rina Dhar

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTH/PSI
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/सीटारें :
आपका पैन सेवा यूनिट, UTH/PSI
प्लॉट नं. 3, सेक्टर 11, सीडीबी बेलपुर,
नवी मुंबई-400 614.

Major Information of the Deed

Deed No :	I-1506-00713/2018	Date of Registration	31/01/2018
Query No / Year	1506-1000031402/2018	Office where deed is registered	
Query Date	31/01/2018 11:51:18 AM	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. : 9830260862, 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. 42,06,249/-		
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]:- 150600709/2018 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: Arabinda Sarani, Mouza: Dumdum cantt, Ward No: 14, Holding No:8/1/38

Sch No	Plot Number	Khatian Number	Land Use		Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-2027	RS-416	Bastu	Bastu	1 Katha 15 Chatak 11.25 Sq Ft	1/-	39,06,249/-	Property is on Road Adjacent to Metal Road,
Grand Total :					3.2227Dec	1 /-	39,06,249 /-	


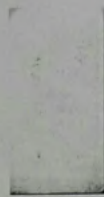
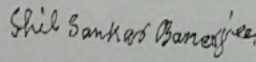
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	1/-	3,00,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	1 /-	3,00,000 /-	

Major Information of the Deed :- I-1506-00713/2018-31/01/2018

01/02/2018 Query No:-15061000031402 / 2018 Deed No : I - 150600713 / 2018, Document is digitally signed.



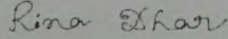
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	Mr SHIBSANKAR BANERJEE Son of Late Jnanandra Chandra Banerjee Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office			
		31/01/2018	LTI 31/01/2018	31/01/2018
8/1/38, 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: Retired Person, Citizen of: India, PAN No.:: AGJPB6147J, Status :Individual, Executed by: Self, Date of Execution: 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018 ,Place : Office				

Attorney Details :

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

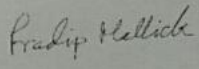
Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs RINA DHAR (Presentant) Wife of Mr Atanu Dhar Date of Execution - 31/01/2018 , Admitted by: Self, Date of Admission: 31/01/2018, Place of Admission of Execution: Office			
		Jan 31 2018 12:17PM	LTI 31/01/2018	31/01/2018
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 :- I-1506-00713/2018-31/01/2018

01/02/2018 Query No:-15061000031402 / 2018 Deed No :I - 150600713 / 2018, Document is digitally signed.

Particulars :

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: Others, Citizen of: India, Identifier Of Mr SHIBSANKAR BANERJEE, Mrs RINA DHAR	
	31/01/2018

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBSANKAR BANERJEE	DHAR CONSTRUCTION-3.22266 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr SHIBSANKAR BANERJEE	DHAR CONSTRUCTION-400.00000000 Sq Ft

Endorsement For Deed Number : I - 150600713 / 2018**On 31-01-2018****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 11:58 hrs on 31-01-2018, 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 42,06,249/-

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

Execution is admitted on 31/01/2018 by Mr SHIBSANKAR BANERJEE, Son of Late Jnanandra Chandra Banerjee, 8/1/38, 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 Retired Person

Indetified 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

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

Execution is admitted on 31-01-2018 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

Major Information of the Deed :- I-1506-00713/2018-31/01/2018

...ed by Pradip Mallick, , Son of Late Sarat Chandra Mallick, Rabindra Nagar, P.O: Nimta, Thana: Nimta, , North
Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by profession Others

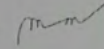
Payment of Fees

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 4192, Amount: Rs.100/-, Date of Purchase: 25/01/2018, Vendor name: R Paul



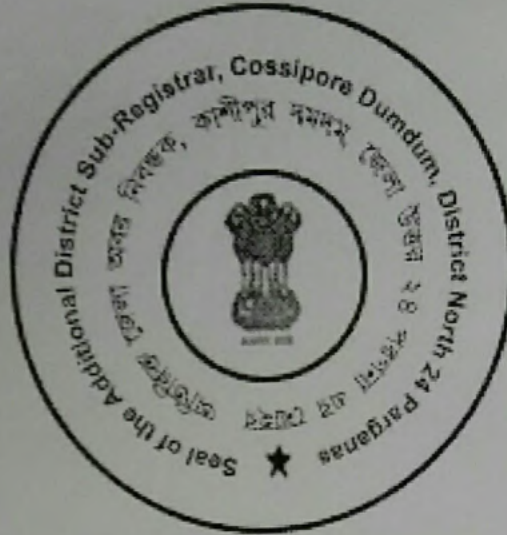
Mohul Mukhopadhyay
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

Major Information of the Deed :- I-1506-00713/2018-31/01/2018

01/02/2018 Query No:-15061000031402 / 2018 Deed No :I - 150600713 / 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 40560 to 40574
being No 150600713 for the year 2018.



Mm
Digitally signed by MOHUL
MUKHOPADHYAY
Date: 2018.02.01 12:29:07 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 01/02/2018 12:28:38
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)