

5472/19

I-5194/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 301784

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  
Crossipore, Dum Dum, 24-Pgs. District

20 JUN 2019

### DEVELOPMENT POWER OF ATTORNEY

NOW ALL MEN BY THESE PRESENTS, WE, (1) SRI. HARA KUMAR BASAK ( PAN AUIPB6979K ) by occupation – Retired, (2) SRI. DEB KUMAR BASAK ( PAN AHRPB8169K ) by occupation – Service both son of Late Dwaraka Nath Basak , and (3) SMT. KALYANI BASAK ( PANAUIPB6978J ) Daughter of Late Dwaraka Nath Basak, by occupation unmarried home maker all by faith Hindu, by Nationality Indian, all residing at 5A, Santra Para Lane , P.O. & P.S. Sinthee, Kolkata -700050, the EXECUTANTS

Hara Kumar Basak  
Deb Kumar Basak.  
Kalyani Basak.

Anubam Sanyal

20/6  
12-05pm  
1327/1405AK/19

**WE THE PRINCIPALS**, herein are the absolute law full owners and possessors of ALL THAT piece and parcel of land measuring 5 Cottahs 8 Chittacks 0 Sq. ft. more or less together with structure thereon lying and situated at Mouza Sinthee Dehi 55 Gram, Division -12, Sub Division 10 Touzi No.1298/2833 at Premises No. 5A, Santra Para Lane , P.S. Sinthee, Kolkata – 700 050, Ward No. 2, of the Kolkata Municipal Corporation, , under jurisdiction of Additional District Sub-Registry Office at Cossipore DumDum, more fully and particularly described in the schedule hereunder written.

**WHEREAS** with a view to develop the said land by constructing of a multi storied building We have made a Development Agreement on dated 20/06/2019 with **SRI. ANIRBAN SENGUPTA**, son of Late Dipak Sengupta, by occupation– Business, by faith-Hindu, by Nationality – Indian, residing at 11/A, Roy Para Road, P.S. – Sinthee, Kolkata – 700 050, said Development Agreement was duly registered before the Additional District Sub Registrar Cossipore DumDum and recorded in Book No– 1, Serial No- 150605460 being No. 150605184. , for the year 2019 under some terms and condition mentioned thereon and now We hereby appointed said **SRI. ANIRBAN SENGUPTA, (PAN. AXDPS5785N)** son of Late Dipak Sengupta, by occupation- Business, by faith-Hindu, by Nationality- Indian, residing at 11/A, Roy Para Road, P.S. – Sinthee, Kolkata – 700 050, as our true and lawful Constituted Attorney to do execute and perform all acts, deeds and things as follows –

*Anirban Sengupta*

*Haru Kumar Basak*

*Deb Kumar Basak.*

*Shalyani Basak.*

- 1) To look after and maintain the schedule mentioned properly.
- 2) To demolish the existing building standing in the schedule mentioned property and to construct the multi-storey's building upon the said land mentioned in the schedule herein below in accordance with the sanctioned plan in our names and to sign on our behalf in the proposed 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 Kolkata Municipal Corporation as per terms and condition of the Development Agreement.
- 3) To enter into agreement for sale/lease with prospective buyer or buyers on my behalf in respect of the Developer's allocation and to receive earnest money or part payments and full consideration money from the prospective buyers. To receive from the intending purchaser any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the purchaser without seeing the application of the money except my allocation as per development agreement. All these are subject to the terms and conditions as specified in the Development Agreement.
- 4) To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Kolkata Municipal Corporation and other appropriate authorities.
- 5) To sign and execute all other deeds, instruments and assurances which shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and

Anuban Singh

Hari Kumar Basak  
Debi Kumar Basak.

Lalayan Basak.

effectually conveying the flats of the said property out of the Developer's allocation as We could do ourselves, if personally present, subject to the time specification and condition mentioned in the Development agreement.

6) To present any such conveyance or lease deed for registration or lease deed and to admit execution and receipt of consideration before Additional District Sub-Registrar, District Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts deed and things which our said Attorneys shall consider necessary for conveying the said property to the said purchaser/lessee as fully and effectually in all respects as We could do the same ourselves except our allocation as per Development Agreement.

7) To represent us before the Kolkata Municipal Corporation and Calcutta Improvement Trust and sign submit and collect all necessary paper, Plan, Addition and alteration and renovation plan & paper and submit before the Kolkata Municipal Corporation for construction of the building on the said property and to collect the said completion Certificate on our behalf and to deposit money, fees, taxes, A.D.C. or other requisite fee or fees etc. on our behalf Constituted Attorney shall think fit and proper

8) To pay fees, obtain sanction and such other orders and permission from the authorities in our name as may be expedient for sanction, modification and/or alteration of any papers and documents as may be required by the necessary authorities.

9) To apply for and obtain the electricity water sewerage drainage telephone or any other service to the said newly constructed building

Hasa Kumar Basak  
Deb Kumar Basak

Halejani Basak.

Anil Kumar Basak

and or connect or disconnect the same and for those purpose to sign execute and submit all papers application documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney as per Development agreement.

10) To compromise suits, appeals or other legal proceedings in any court, tribunal, authority whatsoever and sign and verify applications thereof for the said property. The Developer will negotiate with the Tenant of the premises.

11) To execute, carry into effect and perform all agreements and contracts entered into by us in respect of the Developer's allocation with any other persons as our own act and deed as per terms and conditions of the Development agreement.

12) To appoint any Mason, Engineer, Architect, Planner, Revenue agent or any other legal practitioner relating to our said property on behalf of us and construct a building on our said property and sell the same to anybody except our allocated portion as per development agreement.

13) This Power of Attorney will cover all clauses or sub clauses of Development Agreement.

14) As per the Power of Attorney the Developer shall enjoy power for smooth running of construction work and other related activities Developer will show the sanction plan and will give feedback information to the Principal time to time regarding status of progress

*Hase Kumar Basak*  
*Deb Kumar Basak*  
*Chayari Basak*

*Ambar Kumar Basak*

of work, administrative details and situation which necessities application of this power of attorney. Be it informed power of attorney shall not be valid in anything which is beyond the scope of said Development Agreement.

15) Only Developer is authorized to exercise this power. However they are not authorized to delegate or transfer this Power to any third party.

16) To call the tender, quotation etc. from the supplier for supplying the construction materials viz, cement, iron rod, sand, wood, iron grill etc, and to appoint them as our constituted Attorney shall think fit and proper.

17) To deliver possession of flat / flats, Units, Spaces, etc. except owners Allocations as per said Development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete, finished or semi-finished condition which our Constituted Attorney shall think best, fit and proper in respect of Developer's Allocation.

18) To represent us before the Kolkata Municipal Corporation for Site Plan, Building Plan, Revised Plan and / or any modification plan or plans and to renew the plan if required and file and obtain the same from the Kolkata Municipal Corporation and to apply for Completion Certificate of the Building.

19) To represent us before the C.E.S.C. Authority for connection of electricity / electric meter and for any other work or works and deposit to the said Authority on our behalf and collect all receivables, vouchers etc. from it.

*Star Kumar Basak*  
*Deb Kumar Basak*  
*Sahajan Basak*

*Amban Singh*

(7)

We do hereby agree to ratify and confirm all and whatsoever other act which our said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the said as per Development agreement and under by virtue of this deed notwithstanding no express power in that behalf is hereunder provided which is part of this Power of Attorney for construction and sale of the said property.

**AND GENERALLY** to do all acts deeds and things and perform any other act or acts deed matter or thing whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our personal affairs engagements ancillary or incidental there to as fully effectually as we ourselves could do the same if we are personally present.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of land measuring **5 Cottahs 8 Chittaks 0 Sq. ft.** more or less together with cemented floor one storeys building having Covered area 500 square feet more or less thereon at Premises No. **5A, Santra Para Lane, P.S. Sinthee, Kolkata-700 050, Ward No. 2, Assessee No-110022300118**, within the local jurisdiction of Kolkata Municipal Corporation lying and situated at District North 24 Parganas, city-Kolkata, Division -1, Sub Division-10 Touzi No.1298/2833 under jurisdiction of Additional District Sub Registrar Cossipore DumDum together with all easement right and appertaining thereto butted and bounded in the manner following :-

**ON THE NORTH** : Santra Para Lane KMC Road  
**ON THE SOUTH** : Partly 5B/1 & 5B/5 Santra Para Lane  
**ON THE EAST** : 4 No- Santra Para Lane  
**ON THE WEST** : Santra Para Lane KMC Road

*Itana Kumar Basak*  
*Deb Kumar Basak.*  
*Shilpani Basak.*

*Anubam Sanyal*

IN WITNESS WHERE OF we here to put our signature on this

..... 20th ..... day of ..... June ..... , 2019

SIGNED, SEALED AND DELIVERED

at Kolkata in presence of:

WITNESSES:

1. Sujit Shaw  
24/2/72, M.P. Lane  
Kol-90

Haran Kumar Basak

Deb Kumar Basak.

Kalyan Basak.

\_\_\_\_\_  
Signature of the EXECUTANTS/  
PRINCIPALS

2.

Shyamal Das  
600, Dakshin Darip Road  
Kolkata-48

*Shyamal Das*

\_\_\_\_\_  
Signature of the ATTORNEY




























Draft & Prepared by : -

Kalyan Ghosh.  
Advocate











Sealdah Civil Court  
NB/663/557/95



**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl No	Signature of the Executants / Presentants						
	 <i>Hari Kumar Basak</i> <i>Hari Kumar Basak</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Deb Kumar Basak</i> <i>Deb Kumar Basak</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							
	 <i>Salyani Basak</i> <i>Salyani Basak</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)					
							
		Thumb	Fore	Middle	Ring	Little	
		(Right Hand)					
							

**SPECIMEN FORM FOR TEN FINGERPRINTS**

Sl No	Signature of the Executants / Presentants					
1	 <i>Anubam Singh</i> <i>Anubam Singh</i>	Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
2		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
3		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HARA KUMAR BASAK  
DWARAKA NATH BASAK  
18/01/1952

Permanent Account Number  
AUFB6979K

*Hara Kumar Basak*  
Signature



*Hara Kumar Basak*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

DEBKUMAR BASAK  
DWARKA NATH BASAK

05/09/1957  
Permanent Account Number  
AHRPB8169K

Debkumar Basak  
Signature



Debkumar Basak.

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

KALYANI BASAK  
DWARAKA NATH BASAK  
19/07/1949

Permanent Account Number  
AUIPB6978J

*Kalyani Basak*  
Signature



*Kalyani Basak.*

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

ANIRBAN SENGUPTA  
DIPAK SENGUPTA  
17/01/1978

Permanent Account Number  
AXDPS5785N

*Anirban Sengupta*  
Signature



*Anirban Sengupta*



সুজিত শাউ  
**Sujit Shaw**  
 পিতা : কার্তিক চ. শাউ  
 Father : Kartick Ch. Shaw

জন্মতারিখ / DOB: 24/09/1986  
 পুরুষ / Male



**9417 3599 0632**

**আধার - সাধারণ মানুষের অধিকার**



ব্রাহ্মণা, মন্ডল পাড়া এলাকা  
 বরাদপুর (এম), নতপাড়া, উত্তর ২৪ পরগণা  
 পশ্চিম বঙ্গ,

Address: 24/272, MONDAL  
 PARA LANE, Baranagar (m),  
 North 24 Parganas,  
 Naopara, West Bengal,  
 700090

**9417 3599 0632**

1547  
 1800 300 1947

help@uidai.gov.in

www.  
 www.uidai.gov.in

Sujit Shaw

### Major Information of the Deed

Deed No :	I-1506-05194/2019	Date of Registration	20/06/2019
Query No / Year	1506-1000140896/2019	Office where deed is registered	
Query Date	20/06/2019 12:10:56 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	ANIRBAN SENGUPTA Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9230567390, Status :Buyer/Claimant		
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. 98,39,262/-		
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]:- 150605184/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santrapara Lane, Premises No: 5A, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 8 Chatak	1/-	94,64,262/-	Property is on Road , Project Name :
Grand Total :			-	9.075Dec	1 /-	94,64,262 /-	



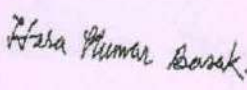


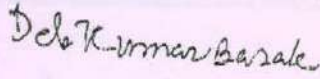


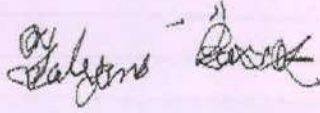
#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,75,000 /-	





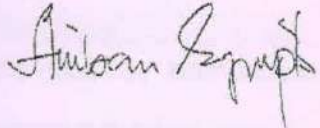
Details :

Name, Address, Photo, Finger print and Signature

1	Name	Photo	Finger Print	Signature
	<b>Shri Hara Kumar Basak</b> Son of Late Dwaraka Nath Basak Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019
5A, Santra Para Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AUIPB6979K, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	<b>Shri Deb Kumar Basak</b> Son of Late Dwaraka Nath Basak Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019
5A, Santra Para Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AHRPB8169K, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office				
3	Name	Photo	Finger Print	Signature
	<b>Smt Kalyani Basak</b> Daugther of Late Dwaraka Nath Basak Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019
5A, Santra Para Lane, P.O:- Sinthee, P.S:- Sinthi, District:-North 24-Parganas, West Bengal, India, PIN - 700050 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUIPB6978J, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office				

**Details :**

**Name,Address,Photo,Finger print and Signature**

Name	Photo	Finger Print	Signature
<b>Shri Anirban Sengupta (Presentant)</b> Son of Late Dipak Sengupta Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office	 20/06/2019	 LTI 20/06/2019	 20/06/2019
Son of Late Dipak Sengupta Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXDPS5785N, Status :Individual, Executed by: Self, Date of Execution: 20/06/2019 , Admitted by: Self, Date of Admission: 20/06/2019 ,Place : Office			

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>SUJIT SHAW</b> Son of AKRTICK CH SHAW 24/2/72 MONDAL PARA LANE, P.O:- NOAPARA, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700090	 20/06/2019	 20/06/2019	 20/06/2019
Identifier Of Shri Hara Kumar Basak, Shri Deb Kumar Basak, Smt Kalyani Basak, Shri Anirban Sengupta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Hara Kumar Basak	Shri Anirban Sengupta-3.025 Dec
2	Shri Deb Kumar Basak	Shri Anirban Sengupta-3.025 Dec
3	Smt Kalyani Basak	Shri Anirban Sengupta-3.025 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Hara Kumar Basak	Shri Anirban Sengupta-166.66666700 Sq Ft
2	Shri Deb Kumar Basak	Shri Anirban Sengupta-166.66666700 Sq Ft
3	Smt Kalyani Basak	Shri Anirban Sengupta-166.66666700 Sq Ft

**Endorsement For Deed Number : I - 150605194 / 2019**

**Date 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 12:05 hrs on 20-06-2019, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Anirban Sengupta, Claimant.

**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 98,39,262/-

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

Execution is admitted on 20/06/2019 by 1. Shri Hara Kumar Basak, Son of Late Dwaraka Nath Basak, 5A, Santra Para Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Retired Person, 2. Shri Deb Kumar Basak, Son of Late Dwaraka Nath Basak, 5A, Santra Para Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Service, 3. Smt Kalyani Basak, Daughter of Late Dwaraka Nath Basak, 5A, Santra Para Lane, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession House wife, 4. Shri Anirban Sengupta, Son of Late Dipak Sengupta, 11/A, Roy Para Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by SUJIT SHAW, , Son of AKRTICK CH SHAW, 24/2/72 MONDAL PARA LANE, P.O: NOAPARA, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700090, by caste Hindu, by profession Business

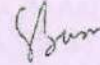
**Payment of Fees**

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 3238, Amount: Rs.100/-, Date of Purchase: 18/06/2019, Vendor name: Ranjita Paul



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

(This document is digitally signed)

Deed of Registration under section 60 and Rule 69.

Recorded in Book - I

Volume number 1506-2019, Page from 253390 to 253410  
being No 150605194 for the year 2019.



Digitally signed by SUMAN BASU  
Date: 2019.06.24 14:29:53 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 24/06/2019 14:29:02  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)