

04439/19

I-4319/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for registration. The signature of the parties and the endorsement sheets attached with this document are the part of this document.

**DEVELOPMENT POWER OF ATTORNEY**

(after Supplementary Development Agreement)

District Sub-Registrar-II  
Alipore, South 24 Parganas

10 JUN 2019

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,  
SRI SUBRATA BHANDARI (having Income Tax PAN  
ADRPB9199B, Mobile No. 9836938252), son of Late Sanat  
Bhandari, by faith Hindu, by Nationality Indian, by occupation  
Business, residing at No.293, Jyotish Roy Road (Mailing  
Address 60/6, Jyotish Roy Road), Kolkata-700 053,  
Post Office New Alipore, Police Station Behala, hereinafter  
called and referred to as the **OWNER/PRINCIPAL** SEND  
GREETINGS :

Contd....

1349

06.6.18

Sold to..... Subrata Bhanderi  
at..... 293 Jyotish arj Rd  
Rupees..... ₹100 K1-5

SD  
Samiran Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kolkata



District Sub-Registrar-II  
Alipore, South 24 Parganas

10 JUN 2018

Chandul Sarker  
Advocate  
Son of Late Hari Kumar Sarker  
Alipore Judges' Court  
Kolkata - 700 027

**W H E R E A S :**

- A) I, am the absolute the Owner of ALL THAT the piece and parcel of 6(six) Cottahs 13 (thirteen) Chhitacks more or less of land together with Tile Shed structures of 300 Sq. ft. more or less standing thereon or on part thereof situated lying at **Mouza Punja Sahapur, J. L. No.9,** comprised in R. S. Dag No.349/643, 357, R. S. Khatian No.1084, 409, Police Station Behala within the District of South 24-Parganas being the **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053** under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) whereon or whereupon the proposed new Building is to be constructed and the said property was/is being assessed by the Kolkata Municipal Corporation bearing **Assessee No. 411170504748** (hereinafter referred to as the "**SAID PREMISES**") free from all encumbrances morefully and particularly described in the **S C H E D U L E** hereunder written.
- B) For the purposes of development of the said premises/property as and by way of construction of a new Residential building on the said plot of land/premises, I

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had entered into one Registered **Development Agreement** on 27<sup>th</sup> day of January, 2016, registered at the Office of the **District Sub-Registrar-II Alipore, South 24-Parganas** and recorded in its Book No. I, Volume No. 1602-2016, Page from 31288 to 31324, Being No. 160200922 for the year 2016 with **SRI ASIT DUTTA BANIK (having Income Tax PAN ADNPD7112Q)**, son of Late Anil Dutta Banik, by faith Hindu, by Nationality Indian, carrying on business as Developer/Contractor under the name and style of **DIPANITA ENTERPRISE** as Proprietor thereof having his place of residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Post Office New Alipore, Police Station Behala, as the Developer of the said property/premises on the terms, conditions, covenants therein contained.

- C) In terms of the said Registered Development Agreement 27<sup>th</sup> day of January, 2016, I the Owner/Principal herein had executed Development Power of Attorney dated 02<sup>nd</sup> day of February, 2016 in favour of said Asit Dutta Banik, Proprietor of Dipanita Enterprise appointing him as my

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Constituted Attorney to deal with all affairs of the proposed new building and also to sell the Developer's Allocations in the said proposed building as would be constructed as the said premises and the Development Power of Attorney dated 02-02-2016 was registered at the Office of the District Sub-Registrar-II Alipore, South 24-Parganas and recorded in its Book No. I, Volume No. 1602-2016, Page from 37754 to 37778, Being No. 160201194 for the year 2016.

- D) Subsequently, Sanction of the said building is proposed to be changed from Ground plus Four storied to Ground plus Five Storied by the Kolkata Municipal Corporation and thus the Developer's Allocations in the proposed new building as would be constructed at the aforesaid premises have been changed and thus we the Owner/Principal and the Developer have entered into Supplementary Development Agreement on 10<sup>th</sup> day of June, 2019 and the said Supplementary Development Agreement was registered at the Office of the District Sub-Registrar-II Alipore and recorded in its Book No.I, Being No.1602 ~~04314~~..... for the year 2019.

*Subroto. Bhattacharya*

**DIPANITA ENTERPRISE**

*Asst. Sub-Registrar*  
**Proprietor**

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E) Now, therefore in terms of the Principal Development Agreement dated 27-01-2016 followed by Supplementary Development Agreement dated 10<sup>th</sup> day of June, 2019 to facilitate the said **ASIT DUTTA BANIK**, Proprietor of **DIPANITA ENTERPRISE**, it is expedient on my part to grant and/or execute this Supplementary Development Power of Attorney in favour of said **ASIT DUTTA BANIK**, Proprietor of **DIPANITA ENTERPRISE** as aforesaid, in the manner hereinafter appearing.

**NOW KNOWN YE BY THESE PRESENTS**, I, the said Owner/Principal, the Landowner of the said property situated at Municipal **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053**, i.e., the Principal/Owner herein do hereby nominate, constitute and appoint the said **ASIT DUTTA BANIK (having Income Tax PAN ADNPD7112Q)**, son of Late Anil Dutta Banik, Proprietor of **DIPANITA ENTERPRISE** having his place of residence at No.65D, Kailash Pandit Lane, Kolkata-700 053, Post Office New Alipore, Police Station Behala and Office at No. 334, Jyotish Roy Road, Kolkata-700 053, Post Office New Alipore, Police Station Behala, to be my true and lawful **ATTORNEY** to do, execute and perform all or any of the

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following acts, deeds, matters and things in connection with development of the said property situated at the said Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053 that is to say :

- a) To negotiate and/or to enter into Agreements with intending Purchaser/Purchasers for sale, transfer of **Developer's Allocations** in the proposed **Ground plus Five storied Building** on ownership basis in terms of the said Registered **Principal Development Agreement dated 27<sup>th</sup> day of January, 2016** followed by **Registered Supplementary Development Agreement dated 10<sup>th</sup> day of June, 2019** and to sell, transfer, convey, assign and assure the same including undivided share of land in the said premises to such intending Purchaser/Purchasers at and for such consideration/considerations and on such terms and conditions as may be agreed by and between the said Asit Dutta Banik, Proprietor of Dipanita Enterprise as Developer and such intending Purchaser/Purchasers from time to time.
- b) In respect of **Developer's Allocations**, to sign, execute all Agreements, Deeds, documents and papers including

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Agreements for Sale and Deeds of Conveyance in favour of the intending Purchaser/Purchasers and to present any or all of them for registration, before the relevant authority having jurisdiction, including the District Sub-Registrar-II Alipore, South 24-Parganas, Addl. District Sub-Registrar, Behala or Registrar of Assurances-I, Kolkata.

- c) To receive all money or monies that may be receivable as and by way of consideration including earnest and/or by way of part payment for sale of the constructed areas within Developer's Allocations in the New Building AND TOGETHER WITH the proportionate undivided share of the land comprised in the premises attributable to the said Flats and to appropriate the said money or monies in the credit of the Developer.
- d) To issue and deliver valid and effectual receipts and discharge for all money or monies which the said Attorney as Developer shall receive in the name of the Developer for the transfer of Flats out of Developer's Allotted portion (excluding Landowner's portion) as aforesaid and to appropriate all such monies so received

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by the said Attorney as Developer for his own use in terms of the said Registered Principal Development Agreement dated 27<sup>th</sup> day of January, 2016 followed by Registered Supplementary Development Agreement dated 10<sup>th</sup> day of June, 2019.

**THE SCHEDULE ABOVE REFERRED TO :**

*(Description of the property/premises)*

ALL THAT the piece and parcel of 6(six) Cottahs 13 (thirteen) Chhitacks more or less of land together with Tile Shed structures of 300 Sq. ft. more or less standing thereon or on part thereof situated lying at Mouza Punja Sahapur, J. L. No.9, comprised in R. S. Dag No.349/643, 357, R. S. Khatian No.1084, 409, Police Station Behala within the District of South 24-Parganas being the **Premises No. 293, Jyotish Roy Road (Mailing Address 60/6, Jyotish Roy Road), Kolkata-700 053** under Ward No.117 of The Kolkata Municipal Corporation (South Suburban Unit) whereon or whereupon the proposed new Building is to be constructed and the said property was/is being assessed by the bearing **Assessee No. 411170504748.**

The said premises is butted and bounded as follows :

**ON THE NORTH** : By 13'ft. wide KMC Road;  
**ON THE SOUTH** : By 24'ft. wide KMC Road ;

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**ON THE EAST** : By Premises Nos. 100/3,  
100/3A and 60/3B, Jyotish  
Roy Road ;

**ON THE WEST** : By Premises Nos. 291 and  
326, Jyotish Roy Road ;

IN WITNESS WHEREOF I, the  
Owner/Principal/Executant and the Developer/Attorney  
herein, have executed these presents on the 10<sup>th</sup> day of June,  
Two Thousand and Nineteen at Kolkata.

WITNESSES :

- 1) *Chanchal Santra*  
Advocate
- 2) *Miron Mohan Sen*  
Alipore Police Const  
No. 27

*Subrata Bhattacharya*

(Signature of the  
Owner/Principal/Executant)

**DIPANITA ENTERPRISE**

*Asit Kumar Sen*  
Proprietor

(Signature of the ATTORNEY)

Drafted by me.

*Chanchal Santra*

**(Chanchal Santra )**

Advocate












Regn. No. WB/496/1984

Alipore Judges' Court.












Typed by :

*Sunil Kr. Dey*  
(Sunil Kr. Dey)

513, Chittaranjan Colony,  
Baghajatin, Kolkata-700 092;

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... SUBRATA BHANDARI  
 Signature... Subrata Bhandari

	Thumb	1st finger	middle finger	ring finger	small finger	
	left hand					
	right hand					

Name... ASIT DUTTA BANIK  
 Signature... Asit Dutta Banik

	Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand				
	right hand				

Name.....  
 Signature.....

### Major Information of the Deed

Deed No :	I-1602-04319/2019	Date of Registration	10/06/2019
Query No / Year	1602-1000130585/2019	Office where deed is registered	
Query Date	10/06/2019 11:46:32 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Chanchal Santra Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830031694, Status : Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,54,52,455/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160204314/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Jyotish Roy Road, Premises No: 293, , Ward No: 117 Pin Code : 700053




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	6 Katha 13 Chatak	1/-	1,53,62,455/-	Width of Approach Road: 20 Ft., , Project Name :
<b>Grand Total :</b>				<b>11.2406Dec</b>	<b>1 /-</b>	<b>153,62,455 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>1 /-</b>	<b>90,000 /-</b>	

Major Information of the Deed :- I-1602-04319/2019-10/06/2019




## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Subrata Bhandari</b> Son of Mr Sanat Bhandari Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office			
	10/06/2019	LTI 10/06/2019		10/06/2019
293 Jyotish Roy Road, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADRPB9199B, Status :Individual, Executed by: Self, Date of Execution: 10/06/2019 , Admitted by: Self, Date of Admission: 10/06/2019 ,Place : Office				

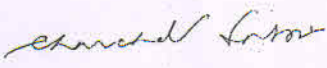
## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Dipanita Enterprise</b> 65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053 , PAN No.: ADNPD7112Q, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Asit Dutta Banik (Presentant)</b> Son of Late Anil Dutta Banik Date of Execution - 10/06/2019, , Admitted by: Self, Date of Admission: 10/06/2019, Place of Admission of Execution: Office			
	Jun 10 2019 12:22PM	LTI 10/06/2019		10/06/2019
65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADNPD7112Q Status : Representative, Representative of : Dipanita Enterprise (as proprietor)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Chanchal Santra</b> Son of Mr . Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027			

Major Information of the Deed :- I-1602-04319/2019-10/06/2019

11/06/2019 Query No:-16021000130585 / 2019 Deed No :I - 160204319 / 2019, Document is digitally signed.

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhandari	Dipanita Enterprise-11.2406 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Subrata Bhandari	Dipanita Enterprise-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 160204319 / 2019**

On 10-06-2019

**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 12:16 hrs on 10-06-2019, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS, by Shri Asit Dutta Banik .

**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 1,54,52,455/-

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

Execution is admitted on 10/06/2019 by Shri Subrata Bhandari, Son of Mr Sanat Bhandari, 293 Jyotish Roy Road, P.O: New Alipore, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession Business

Identified by Mr Chanchal Santra, , Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-06-2019 by Shri Asit Dutta Banik, proprietor, Dipanita Enterprise, 65d Kailash Pandit Lane, P.O:- New Alipore, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700053

Identified by Mr Chanchal Santra, , Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

Major Information of the Deed :- I-1602-04319/2019-10/06/2019

**ment of Stamp Duty**

ertified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
escription of Stamp

Stamp: Type: Impressed, Serial no 1349, Amount: Rs.100/-, Date of Purchase: 06/06/2019, Vendor name: S Das

*S-a*

**Samar Kumar Pramanick  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-  
PARGANAS  
South 24-Parganas, West Bengal**



Major Information of the Deed :- I-1602-04319/2019-10/06/2019

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2019, Page from 151570 to 151591

being No 160204319 for the year 2019.



*Samar*

Digitally signed by SAMAR KUMAR PRAMANICK

Date: 2019.06.11 11:19:50 +05:30

Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 11/06/2019 11:19:39

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)