

1316/2020

I-1276/2020



पश्चिमबङ्गा पश्चिम बंगाल WEST BENGAL

AC 719900

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

Additional District Sub-Registrar
Coimbatore, Durgam Churni, 24-Pgs. (North)

12 FEB 2020

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 12/2
 12-57pm
 1506 P. / 2020 2666 / 2020



DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS,

...2...

স্মারক নং: 1226 17/10/19
কলা: 100/3
ক্রমিক নং: P. K. Bandyopadhyay (Adv)
ঠিকানা: High Court, Cal -
ভেদার: Paschim Paschim
লাহিন্দে: ...
কালিপুর লাহিন্দে ও ...

ভেদারের নাম: ...
স্মারকের নাম: ...
টি ভি নং: ...
স্ট্যান্ডার্ড বরিসের তারিখ: ...
ই.টি. ভি. নং মোট কত টাকায়: ...
স্ট্যান্ডার্ড বরিসের ক্রম নং: ...

16 OCT 2019
500 000



Prady Mallick
Go. Cate S. C. Mallick
Rohindra Nagar
Nisonta, Kal-49

Additional District Sub Registrar
Calcutta District Office

12 FEB 2020

: 2 :

I, **MR. ARINDAM DAS (PAN AJXPD8328G)** son of Late Binoy Bhushan Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at 32, Badra Baroatitala Road, P.S. Dum Dum, P.O. Italgacha, Kolkata – 700079, District : North 24-Parganas, West Bengal, **DO HEREBY SENT MY GREETINGS** that I am absolutely seized and possessed of and sufficiently entitled **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with structure lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, 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 Mr. Arindam Das, the Owner herein, absolutely seized and possessed **ALL THAT** piece and parcel of land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with structure lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, by mutating his name and by paying taxes to the competent authority. The aforesaid property is free from all encumbrances and charges.

AND 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. ARINDAM DAS (PAN AJXPD8328G) son of Late Binoy Bhushan Das, by faith Hindu, by occupation Business, by Nationality Indian, residing at 32, Badra Baroatitala Road, P.S. Dum Dum, P.O. Italgacha, Kolkata – 700079, District : North 24-Parganas, West Bengal, **NOMINATE CONSTITUTE APPOINT** in my name and on my behalf **RADIANT CONSTRUCTION**, having its' registered Office at 96/5, Dr. J.R. Dhar Road, P.O. Dum Dum, P.S. Dum Dum, Kolkata – 700028, District : North 24-Parganas, West Bengal, represented by its sole Proprietor **MR. RABIN DAS (PAN AUXPD7618N)**, son of

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Additional District Sub-Registrar
Cossbone Dum-Dum North 24 Parganas

12 FEB 2020

Rakhal Chandra Das, by faith Hindu, by occupation business, by Nationality Indian, residing at 96/5, Dr. J.R. Dhar Road, P.O. Dum Dum, 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 land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with structure lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, 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.



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Addl. District Sub- Registrar
Cosengore Dum-Dum 24 Parganas

1 2 FEB 2020

5.. To present any such Deed or Deeds of Sale, Conveyance or Conveyances or any other documents for registration when executed by him 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 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 12.02.2020 and the same was recorded in Book No. I, Being No. 1257, for the year 2020 at Addl. District Sub-Registration Office Cossipore Dum Dum.

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/s, to amalgamate with neighbour plot/plots and to do all acts before the Dum Dum Municipality in respect of property lying and situated at Holding No. 32, Badra Baroaritala Road, Kolkata – 700079, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, 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.



Adl. District Sub- Registrar
Dimapur Dist-Dim 24 Page 100

12 FEB 2020

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.

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 land measuring **3 Cottahs 2 Chittaks 17 sq.ft.** more or less along with R.T. Shed measuring **200 sq.ft.** more or less with **neat cement finished floor** lying and situated at **Holding No. 32, Badra Baroaritala Road, Kolkata – 700079**, appertaining to Mouza Badra, J.L. No. 9, R.S. No. 74, Touzi No. 1163, R.S. Dag No. 436 under R.S. Khatian No. 295, L.R. Dag No. 436 under L.R. Khatian No. 3, P.S. Dum Dum, within the municipal limits of Dum Dum Municipality, Ward No. 01, District : North 24-Parganas, Addl. District Sub-Registration Office Cossipore Dum Dum, along with all rights of easements and common passages which is butted and bounded by:

On the North by : 21'-0" wide Municipal Road;

On the South by : Property of Dinesh Poddar;

On the East by : Property of Joshna Rani Deb.

On the West by : 11'-0" wide Common Passage.

2019-2020

2019-20



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Adtl. District Sub-Registrar
Registration Department, North 24 Parganas
12 FEB 2020

: 6 :

IN WITNESS WHEREOF we, the Executant and Attorney have hereto set and subscribed their respective hands and seals on this the 12th day of February, Two Thousand Twenty.

SIGNED SEALED AND DELIVERED

In the presence of :-

- 1) Pradip Hallick
Rajendra Nagar
Nimta, Kol-49
- 2)

Arindam Bas

EXECUTANT

For Radiant Construction

Raj. 73
Proprietor

ATTORNEY

Prepared by:

P. K. Bandyopadhyay

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



























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Additional District Sub-Registrar
Cossiguda
12 FEB 2020

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl. No.	Signature of the Executants/Presentants					
	 <i>Arindam Das</i>					
		(Left Hand)				
						
		(Right Hand)				
	 <i>Raj</i>					
		(Left Hand)				
						
		(Right Hand)				
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
		(Right Hand)				

104

103



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Additional District Sub-Registrar
Dum-Dum, North 24 Parganas
12 FEB 2020

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ARINDAM DAS

BINOY BHUSHAN DAS

17/06/1974

Permanent Account Number

AJXP0898G

Arindam Das
Signatures



01092006

Arindam Das

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RABIN DAS

RAKHAL CHANDRA DAS

10/11/1967

Permanent Account Number
AUXPD7618N

Signature



02042010

Rabin Das

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटारें :

आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंज़ील, सफायर चेंबर्स,
बानेर टेलिफोन एक्स्चेंज के नजदीक,
बानेर, पुना - 411 045.

*If this card is lost / someone's lost card is found,
please inform / return to :*

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in



भारत सरकार
GOVERNMENT OF INDIA



Rabin Das
Year of Birth : 1967
Male



7233 9484 7058

आम — आम आदमी का अधिकार

R. Das

भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

Address:

S/O Late Rakhal Chandra Das, H no 96/5,
Dr.Jiban Ratan Dhar Road, Dumdum S.O,
Kolkata, West Bengal, 700028

1801 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No.1947
Bengaluru-560 001

DRIVING LICENCE

Licence No. WB- 24.026592

Date of issue

28-10-2002

Valid Upto

27-10-2021



Name PRADIP MALLICK

S/D/W Sarat Ch. Mallick

Address Rabindra Nagar. Po: Per Nimta
Kolkata: 49.

Blood Group

LICENSING AUTHORITY
NORTH PARAGANAS
BARRACKPORE

Major Information of the Deed

Deed No :	I-1506-01276/2020	Date of Registration	12/02/2020
Query No / Year	1506-1000263366/2020	Office where deed is registered	
Query Date	12/02/2020 1:08:18 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. 43,57,856/-		
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]:- 150601257/2020 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: Badra Banawaritala Bye Lane, Mouza: Badra, , Ward No: 01, Holding No:32 Pin Code : 700079

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-436	RS-294	Bastu	Bastu	3 Katha 2 Chatak 17 Sq Ft	1/-	42,97,856/-	Width of Approach Road: 21 Ft., , Project Name :
Grand Total :					5.1952Dec	1 /-	42,97,856 /-	

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 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARINDAM DAS Son of Late Binoy Bhushan Das Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office	 <small>12/02/2020</small>	 <small>LTI 12/02/2020</small>	 <small>12/02/2020</small>
32, Badra Baroatitala Road, P.O:- Italgacha, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700079 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJXPD8328G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/02/2020 , Admitted by: Self, Date of Admission: 12/02/2020 ,Place : Office				


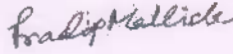
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RADIANT CONSTRUCTION 96/5, Dr. J.R. Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028 , PAN No.:: AUXPD7618N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr RABIN DAS (Presentant) Son of Rakhal Chandra Das Date of Execution - 12/02/2020 , , Admitted by: Self, Date of Admission: 12/02/2020, Place of Admission of Execution: Office	 <small>Feb 12 2020 2:27PM</small>	 <small>LTI 12/02/2020</small>	 <small>12/02/2020</small>
96/5, Dr. J.R. Dhar Road, 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.:: AUXPD7618N,Aadhaar No Not Provided Status : Representative, Representative of : RADIANT CONSTRUCTION (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Pradip Mallick Son of Late S C Mallick Rabindra Nagar, P.O:- Nimta, P.S:- Nimta, District:-North 24-Parganas, West Bengal, India, PIN - 700049			
	12/02/2020	12/02/2020	12/02/2020

Identifier Of Mr ARINDAM DAS, Mr RABIN DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM DAS	RADIANT CONSTRUCTION-5.19521 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ARINDAM DAS	RADIANT CONSTRUCTION-200.00000000 Sq Ft

Endorsement For Deed Number : I - 150601276 / 2020

C: 12-02-2020

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 12:57 hrs on 12-02-2020, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mr RABIN DAS ,

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 43,57,856/-

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

Execution is admitted on 12/02/2020 by Mr ARINDAM DAS, Son of Late Binoy Bhushan Das, 32, Badra Baroatitala Road, P.O: Italgacha, Thana: Dum Dum, , City/Town: DUM DUM, North 24-Parganas, WEST BENGAL, India, PIN - 700079, by caste Hindu, by Profession Business

Indetified by Pradip Mallick, , , Son of Late S C 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 12-02-2020 by Mr RABIN DAS, Proprietor, RADIANT CONSTRUCTION, 96/5, Dr. J.R. Dhar Road, P.O:- Dum Dum, P.S:- Dum Dum, Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Indetified by Pradip Mallick, , , Son of Late S C 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 1226, Amount: Rs.100/-, Date of Purchase: 17/10/2019, Vendor name: Ranjita Paul



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1506-2020, Page from 62534 to 62550
being No 150601276 for the year 2020.**



Digitally signed by SUMAN BASU
Date: 2020.02.14 14:31:33 +05:30
Reason: Digital Signing of Deed.

Suman

**(Suman Basu) 2020/02/14 02:31:33 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.**

(This document is digitally signed.)