

05845

I-5281/18



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 467362

9/11
237329/18

WARNING: This stamp is not valid unless it is registered. The signature of the person to whom the stamp is issued must be in accordance with the provisions of the Act.

[Signature]
 District Sub-Registrar-IV
 Alipore South 24-P. 26a
 24.08.18

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI SANKAR KUMAR GHOSAL, SON OF Late Baidyanath Ghosal, by faith Hindu, by Occupation: Service, by nationality: Indian and residing at Manकुण्डु Station Road (Kamarshala), Post Office and Police Station: Chandannagar, Hooghly-712136, state as follows:-

[Handwritten mark]

20 AUG 2018

17646

No.....Rs-100/- Date.....

Name:..... Sonkar Kumar Chosal

Address:..... Mankunda station Road

Vendor:..... P.O.P.S- Chandanmoy
Alipur Collectorate, 24 Pgs. (S) Hooghly- 712136

SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kal-27



District Sub-Registrar
Registrar (S 7(2) of
Registration Act 1908
Alipore, South 24 Parganas
20 AUG 2018

Nilesh Mondal
Sd/- Late C. L. Mondal
Alipore Police Court
P.O. Alipore
P.S. Alipore
Kal-27

Dyuman Samadder
Sankar Kumar Ghosal

THAT I am the Owner of Premises bearing Holding No. 184, R. S. No. 185, K. C. Dutta Road, Mouza-Rajpur, Distt. South 24 Parganas.

I have already entered into an Agreement for Development of said Premises bearing Holding No. 184, R. S. No. 185, K. C. Dutta Road, Mouza-Rajpur, Distt. South 24 Parganas with Mr. Dyuman Samadder, Proprietor of RDS Realtors, having its office at 32, Dr. B C Roy Road (Rajpur), Kolkata- 700149, 24 Parganas (South), on 24-08-2018 under certain terms and conditions mentioned therein, which has been registered on 24-08-2018 in the office of D.S.R. IV at Alipore and recorded in Book No. I, being No. 05271 for the year 2018.

In pursuance to the said Development Agreement I hereby nominate, appoint and constitute said Mr. Dyuman Samadder, son of Late Ranajit Kumar Samadder, (PAN: AXKPS9881Q), by faith Hindu, of 32, Dr. B C Roy Road (Rajpur), Kolkata- 700149, 24 Parganas (South), as my true and lawful attorney to do the following acts, deeds and things in my name and on my behalf,-

1. To look after, supervise and take care of all the affairs in respect of my property described in schedule below.
2. To pay all rents and taxes to the Office of the Rajpur-Sonarpur Municipality and to other Local Authority, which may be required in respect of the said property, against receipt.
3. To execute sign and present for registration of Boundary Declaration, Deed of Gift of splay corner in favour of the Rajpur-Sonarpur Municipality and also to enter into Agreement for Sale with the intending purchaser/s upon receipt of the entire consideration or part thereof.
4. To represent me in the office of Rajpur-Sonarpur Municipality and to attend all hearings, submit applications, etc., in my name and on my behalf.
5. To obtain sewerage, drainage, water and electric connection in the said property by signing all applications or forms in the respective departments in my name and on my behalf, to construct Building on the said land and for that purpose to obtain Sanction of Building Plan from Rajpur-Sonarpur Municipality and sign to the said Plan in my name and on my behalf and also to take delivery of the approved plan from the Rajpur-Sonarpur Municipality.

Sankar Kumar Ghosal
Dyuman Samadder

6. To submit any modified or amended building plan at the said Rajpur-Sonarpur Municipality and to obtain approval in my name and on my behalf.
7. To execute Deeds of Conveyance in favour of the purchasers of the flats or spaces of the said building from the Developer's allocation with undivided proportionate share of the land at the said holding morefully described in Schedule below upon receipt of the entire consideration from them and present for registration of the said deeds before the Registrar in my name and on my behalf.
8. To advertise for the sale of the flats and spaces of the said building and for that purpose to negotiate with the interested parties in this regard.
9. To take all steps in every litigation which may be initiated by you or against me, and to sign all plaints, applications, memorandums of appeal, objections, verifications, sworn affidavits, depositions, etc., before the courts, tribunals, etc., submit and withdraw documents and for that purpose to appoint advocate by signing *vakalatnama* in my name and on my behalf.
10. To take all steps which will be required to protect my interest in respect of the said property and to transfer his portion of the Building with proportionate share in the land at the said premises by executing proper Deed of Conveyance upon receipt of consideration.

AND GENERALLY to do all other acts, deeds and things, which will be required to do in respect of my share in the said property and I hereby ratify and confirm and agree to ratify and confirm the acts to be done by my said Attorney and same shall be construed as acts done by me being personally present.

THE SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF THE SAID PROPERTY)

Bastu

ALL THAT piece or parcel of land measuring about 4 (Four) Cottahs 15 Chhitaks 39 sq. ft. more or less lying in Mouja Rajpur, Pargana Medanmallah, J.L no. 55, R.S. Khatian no. 251, Touji no. 109, being portion of R.S. Dag no. 185, under R.S. Khatian no. 1279, 1308, 1323, together with tile shed structure of 400 sq. ft. ^{Common floor} Thereon at present, within Ward No. 17, Holding no. 184, K. C. Dutta Road of Rajpur-Sonarpur Municipality, Police Station- Sonarpur, Dist.- South 24 Parganas, being butted & bounded by :-

- ON THE NORTH :** Plot bearing R. S. No. 188;
- ON THE SOUTH :** 10' ft wide common passage;
- ON THE EAST :** 16' Feet wide K. C. Dutta Road;
- ON THE WEST :** Portion of land in R.S. Dag no. 185

IN WITNESS WHEREOF the Executants herein put their respective hands and seals on this the 24th Day of August, 2018.

SIGNED, SEALED & DELIVERED BY: -

The Parties in the presence of: -

Witness: -

1.

Nilu Mondal
 At Police Court
 Kal- 27

Sankar Kumar General
 (SIGNATURE OF THE EXECUTANT)

2.

Mrinal Kanti Ghosh
Advocate
 Kal- 27

(the power accepted by me)

Drafted by me.

Parvina Parveen Nazim
 112/743/BP. A.D.C.
 Judge's Court, A.P.M.
 Typed by.

Amir D.

Ayuman Samadhin
 (SIGNATURE OF THE ATTORNEY)

Ayuman Samadhin
Sankar Kumar General

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Sankar Kumar Ghosal*

Signature *Sankar Kumar Ghosal*



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *Dyuman Samadder*

Signature *Dyuman Samadder*

Thumb 1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	1-1604-05281/2018	Date of Registration	24/08/2018
Query No / Year	1604-1000237329/2018	Office where deed is registered	
Query Date	24/08/2018 12:40:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Nilu Mondal Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231853711, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 34,14,500/-		
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]:- 160405271/2018 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: K. C. Dutta Road, Mouza: Rajpur, Ward No: 17, Holding No:184


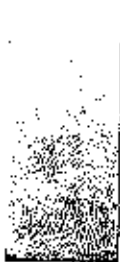
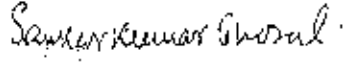
Sch No	Plot Number	Khatian Number	Land Use		Area of Land	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Proposed	ROR				
L1	RS-185	RS-1279	Bastu	Bastu	4 Katha 15 Chatak 39 Sq Ft	1/-	32,94,500/-	Property is on Road Adjacent to Metal Road.
Grand Total :					8.2363Dec	1/-	32,94,500/-	

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/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		400 sq ft	1/-	1,20,000/-	

Major Information of the Deed :- 1-1604-05281/2018-24/08/2018



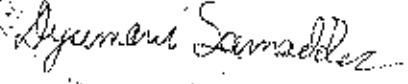
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	FingerPrint	Signature
	Shri Sankar Kumar Ghosal (Presentant) Son of Late Baidyanath Ghosal Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office	 <small>24/08/2018</small>	 <small>LTI 24/08/2018</small>	 <small>24/08/2018</small>
Mankundu Station Road Kamarshala, P.O:- Chandannagar, P.S:- Chandannagar, District:-Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ACWPG3169Q, Status :Individual, Executed by: Self, Date of Execution: 24/08/2018 , Admitted by: Self, Date of Admission: 24/08/2018 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	RDS Realtors 32, Dr B C Roy Road Rajpur, P.O:- Rajpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN - 700149 , PAN No.:: AXKPS9881Q, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	FingerPrint	Signature
	Shri Dyumani Samadder Son of Late Ranajit Kumar Samadder Date of Execution - 24/08/2018, , Admitted by: Self, Date of Admission: 24/08/2018, Place of Admission of Execution: Office	 <small>Aug 24 2018 3:00PM</small>	 <small>LTI 24/08/2018</small>	 <small>24/08/2018</small>
R-166, Kamdahari Purba Para, P.O:- Garia, P.S:- Banskroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AXKPS9881Q Status : Representative, Representative of : RDS Realtors (as proprietor)				

Major Information of the Deed :- I-1604-05281/2018-24/08/2018

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2018, Page from 153013 to 153028

being No 160405281 for the year 2018.



Sati Prosad Bandopadhyay

Digitally signed by SATIPRASAD
BANDYOPADHYAY
Date: 2018.08.27 18:32:23 +05:30
Reason: Digital Signing of Deed.

(Sati Prosad Bandopadhyay) 27/08/2018 18:32:
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)