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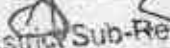
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District Sub-Registrar-II
Alipore, South 24 Parganas

29 MAY 2019

DEVELOPMENT POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME (A) SRI NIRMAL DAS (PAN No. - BIPPD1039L), s/o Late Santosh Kumar Das, aged about - 63 years, by profession - Business, by nationality - Indian, by faith - Hindu, residing at 18/10, Ustad Amir Khan Sarani, P.S. - Previously Thakurpukur and now Haridevpur, P.O. - Haridevpur, Ward No. - 122, District - South 24 Parganas, Kolkata - 700082, (B) SRI NANI GOPAL MAJHI (PAN No. - AUPPM0997H), s/o Sri Beni Madhab Majhi, aged about - 59 years, by profession - Service, by nationality - Indian, by faith -

Hindu, residing at 18/10 B, Ustad Amir Khan Sarani, Netaj Pally, P.S. – Previously Thakurpukur and now Haridevpur, P.O. – Haridevpur, Ward No. – 122, District – South 24 Parganas, Kolkata – 700082, (hereinafter referred to as the "PRINCIPALS/OWNERS"), which expression shall unless excluded by or repugnant to the subject or context thereof be deemed to mean and include their respective heirs, successors, executors, administrators, trustees, legal representatives and permitted assigns, of the ONE PART SEND GREETINGS:

WHEREAS:

1. Late Dharendra Nath Kole was the absolute owner of ALL THAT piece and parcel of the LAND admeasuring more or less about 80 Satak lying and situated in Mouza – Haridevpur, District – 24 Parganas, P.S. – Behala, within the jurisdiction of Sub Registrar's Office – Alipore, Pargana – Khaspur, Touzi No. - 40, R.S. No. - 35, J.L. No. - 25, under Khatian No. – 488, Dag No. - 420 along with all easements rights prevailing therein and continued to acquire peaceful possession of the said Land;
2. After the Revisional Settlement the aforesaid piece and parcel of 80 (Eighty) satak LAND lying and situated under Dag No. – 420, Khatian No. – 488, was divided into six Khatians i.e. Khatian No. – 904, 1013 1014 1015 1016 and 1017 respectively and the same was recorded in the name of Sri Dharendra Nath Kole under the above-mentioned different khatians.
3. Apart from the above-mentioned Land, the Said Sri Dharendra Nath Kole also purchased another land admeasuring more or less 1.42 (One point Four Two) Satak from one Nazru Sardar and his family lying and situated under the Khatian No. – 37, Dag No. – 418 and 419, Moza – Haridevpur, in the year of 1938, vide Registered Deed No. 2031, and acquired absolute ownership of the same Land. The said Land was also recorded in the name of Sri Dharendra Nath Kole after the Revisional Settlement under the same Khatian No. - 37.

4. The said Sri Dhirendra Nath Kole died intestate leaving behind his surviving wife Smt. Chandi Bala Kole, and his seven daughters and one son, as his only legal heirs. Now the said Smt. Chandi Bala Kole and their seven daughters and one son being the legal heirs of Late Sri Dhirendra Nath Kole as per the Hindu Succession Act acquired joint absolute ownership and enjoyed the peaceful possession thereof.
5. Now the five married daughters of Late Sri Dhirendra Nath Kole i.e. (a) Smt. Ankur Rani Paramanik (b) Smt. Naintara Senapali (c) Smt. Gita Rani Halder (d) Smt. Renuka Das and (e) Smt. Menoka Kole decided to gift their portion of property i.e. $1/9^{\text{th}}$ portion share of each, to their mother Smt. Chandi Bala Kole, by way of Gift made in the year of 1969 vide Registered Gift Deed No. 4710, and the same was registered in the office of Sub Registrar at Behala. So, the said Smt. Chandi Bala Kole acquired the absolute ownership of $6/9^{\text{th}}$ portion of share of the aforesaid total Land including her own share and started to enjoy peaceful possession with all easement rights prevailing therein. The three minor children, i.e. (i) Master Ananda Kumar Kole, (ii) Miss Minakshi Bala Kole and (iii) Miss Kanaka Bala Kole acquired absolute ownership of the $3/9^{\text{th}}$ portion of share in the total Land of Late Dhirendra Nath Kole.
6. Smt. Chandi Bala Kole being the single mother due to some financial crunch instituted a case vide case no. - 67 at the Alipore Judges Court in the year of 1969, to obtain permission to sale the portion of shares from the property of the above-mentioned minors. The said prayer has been grant by the said Learned Court according to Act 32, Order No. - 4, in the year of 6th January 1970.
7. Now the said SMT. CHANDI BALA KOLE as per the order of the Learned Judges Court divided the property under Dag no. - 418, 419, 420, Mouza - Haridevpur into small plots of land and started selling it to various intending purchasers at prevailing market price and/or mutually agreed sale consideration amount.

8. SMT. CHANDI BALA KOLE being the true, lawful and absolute owner of the above-mentioned Said Land sold ALL THAT piece and parcel of BASTU LAND admeasuring more or less about 2 (Two) kathas 8 (Eight) Chattaks and 0 (Zero) square feet and 2 (Two) kathas 0 (Zero) Chattaks and 0 (Zero) square feet aggregating to 4 (four) kathas 8 (Eight) Chattaks and 0 (Zero) square feet lying and situated under Dag No. - 420, Mouza - Haridevpur, previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S - previously Behala then Thakurpukur and now Haridevpur, within the jurisdiction of District Sub-Registrar's Office Alipore, West Bengal with all easement rights to the SMT KANAN BALA DAS for a sale consideration vide Registered Deed of Conveyance dated 05th July, 1972, which was registered in the Office of District Sub Registrar, Alipore, and was recorded in Book No. - I, Volume No. - 66, Pages from 265 to 269, Being No. - 2598 for the year of 1972.

9. The said SMT KANAN BALA DAS mutated her name as Owner of the Said Land admeasuring more or less 4 (four) kathas 8 (Eight) Chattaks and 0 (Zero) square feet in Dag No. - 420, Mouza - Haridevpur previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S - previously Behala then Thakurpukur and now Haridevpur, in the records of the Kolkata Municipal Corporation and it was numbered as Premises No. 191, Ustad Amir Khan Sarani, Kolkata - 700082.

10. SMT. KANAN BALA DAS being the true, lawful and absolute owner of the above-mentioned Said Land sold ALL THAT piece and parcel of BASTU LAND admeasuring more or less about 2 (Two) kathas 3 (Three) Chattaks and 40 (Forty) square feet out of 4 (four) kathas 8 (Eight) Chattaks and 0 (Zero) square feet which actually after measurement came to 4 (four) kathas 7 (Seven) Chattaks and 36 (Thirty Six) square

feet lying and situated under Dag No. - 420, Mouza - Haridevpur, previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S - previously Behala then Thakurpukur and now Haridevpur, within the jurisdiction of District Sub-Registrar's Office Alipore, West Bengal with all easement rights to the SRI NANI GOPAL MAJHI for an appropriate sale consideration vide Registered Deed of Conveyance dated 16th May, 2006, which was registered in the Office of District Sub Registrar - II, Alipore, and was recorded in Book No. - I, Volume No. - 125, Pages from 112 to 124, Being No. - 06719 for the year of 2006.

11. The said SRI NANI GOPAL MAJHI mutated his name as Owner of the Said Land admeasuring more or less 2 (Two) kathas 3 (Three) Chattaks and 40 (Forty) square feet in Dag No. - 420, Mouza - Haridevpur previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S - previously Behala then Thakurpukur and now Haridevpur, in the records of the Kolkata Municipal Corporation and it was numbered as Premises No. 191A, Ustad Amir Khan Sarani, having Assessee No. 411220918987, and Mailing Address - 18/10B, Ustad Amir Khan Sarani, Netaji Pally, Haridevpur, Kolkata - 700082.

12. SMT. KANAN BALA DAS being the true, lawful and absolute owner of the above-mentioned Said Land out of true love and affection gifted ALL THAT piece and parcel of BASTU LAND admeasuring more or less about 2 (Two) kathas 3 (Three) Chattaks and 41 (Forty One) square feet out of 4 (four) kathas 8 (Eight) Chattaks and 0 (Zero) square feet which actually after measurement came to 4 (four) kathas 7 (Seven) Chattaks and 36 (Thirty Six) square feet lying and situated under Dag No. - 420, Mouza - Haridevpur, previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S - previously Behala then

Thakurpukur and now Haridevpur, within the jurisdiction of District Sub-Registrar's Office Alipore, West Bengal with all easement rights to the SRI NIRMAL DAS vide Registered Deed of Gift dated 22nd August, 2012, which was registered in the Office of District Sub Registrar - II, Alipore, and was recorded in Book No. - I, Volume No. - 11, Pages from 14013 to 14027, Being No. - 09418 for the year of 2012.

13. The said SRI NIRMAL DAS became the absolute Owner of the Said Land admeasuring more or less 2 (Two) kathas 3 (Three) Chattaks and 41 (Forty One) square feet in Dag No. - 420, Mouza - Haridevpur previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L. No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.S. - previously Behala then Thakurpukur and now Haridevpur, and mutated his name in the records of the Kolkata Municipal Corporation which was numbered as Premises No. 191, Ustad Amir Khan Sarani, having Assessee No. 411220901694, and Mailing Address - 18/10, Ustad Amir Khan Sarani, Netaji Pally, Haridevpur, Kolkata - 700082.

14. The said SRI NANI GOPAL MAJHI and SRI NIRMAL DAS decided to amalgamate the above-mentioned 2 (two) plots of Land admeasuring more or less 2 (Two) kathas 3 (Three) Chattaks and 40 (Forty) square feet and 2 (Two) kathas 3 (Three) Chattaks and 41 (Forty One) square feet into one plot of Land by way of gift.

15. The said SRI NIRMAL DAS gifted 02 (two) chattaks of land out of above-mentioned land admeasuring 2 (Two) kathas 3 (Three) Chattaks and 41 (Forty One) square feet to SRI NANI GOPAL MAJHI vide Registered Deed of Gift dated 08th July, 2014, which was registered in the Office of Additional District Sub Registrar, Behala, and was recorded in Book No. - I, Volume No. - 19, Pages from 1452 to 1467, Being No. - 05841 for the year of 2014.

16. The said SRI NANI GOPAL MAJHI gifted 02 (two) chattaks of land out of above-mentioned land admeasuring 2 (Two) kathas 3 (Three) Chattaks and 40 (Forty) square

feet to Sri Nirmal Das vide Registered Deed of Gift dated 08th July, 2014, which was registered in the Office of Additional District Sub Registrar, Behala, and was recorded in Book No. - I, Volume No. - 19, Pages from 1289 to 1304, Being No. - 05840 for the year of 2014.

17. The said SRI NIRMAL DAS and SRI NANI GOPAL MAJHI jointly became the absolute owners of ALL THAT piece and parcel of BASTU LAND admeasuring more or less about 4 (four) kathas 7 (Seven) Chattaks and 36 (Thirty Six) square feet lying and situated under Dag No. - 420, Mouza - Haridevpur, previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.O. - Haridevpur, P.S - previously Behala then Thakurpukur and now Haridevpur, within the jurisdiction of District Sub-Registrar's Office Alipore, West Bengal, along with all easement rights and it has now being numbered as Premises NO. 191, Ustad Amir Khan Sarani, Malling Address 18/10, Ustad Amir Khan Sarani, having Assessee No. - 411220901894, Kolkata - 700082.
18. For better accommodation and to get more benefit from the said LAND, the LANDOWNERS herein were desirous of constructing a multi-storied building on the said Land, and entered into a Registered Development Agreement dated 02nd September, 2016, with M/S. Sushovan Construction, a proprietorship firm, having its office at 11C, Naskar Para Road, Kolkata - 700041, duly represented by its sole Proprietor SRI PRADIP SAHA (PAN No. - ASBPS2103H), s/o Late Narayan Pada Saha, by nationality - Indian, ~~by faith - Hindu~~, by occupation - Business, residing at 2035, Mahatma Gandhi Road, Kolkata - 700082, P.O. - Haridevpur, P.S. - Haridevpur, Ward No. - 122, District - South 24 Parganas, and the same was registered in the Office of District Sub Registrar - II, Alipore, and was recorded in Book No. - I, Volume No. - 1602 - 2016, Pages from 263405 to 263441, Being No. - 160209004 for the year of 2016.

19. Subsequent to the above-mentioned DEVELOPMENT AGREEMENT dated 02nd September, 2016, the LANDOWNERS executed a REGISTERED POWER OF ATTORNEY bearing No. 160209008 dated 02nd September, 2016, in favour of M/S. SUSHOVAN CONSTRUCTION and the same registration was done in the Office of the D.S.R – II, Alipore and was recorded in Book No.1, Volume No. 1602-2016, Pages from 263532 to 263554.
20. But the said M/S. SUSHOVAN CONSTRUCTION could not develop the above-mentioned land of the LANDOWNERS within the stipulated period of time mentioned in the Registered Development Agreement dated 02nd September, 2016, and being unable to do so decided to cancel both the above-mentioned REGISTERED DEVELOPMENT AGREEMENT dated 02nd September, 2016, and also the REGISTERED POWER OF ATTORNEY dated 02nd September, 2016.
21. Since M/S. SUSHOVAN CONSTRUCTION has invested money for doing all the legal formalities and other purposes and also given money to the Landowners, so they demanded Rs. 11,00,000/- (Rupees Eleven Lacs only) as a refund money for cancelling both the above-mentioned Registered DEVELOPMENT AGREEMENT dated 02nd September, 2016, and also the REGISTERED POWER OF ATTORNEY dated 02nd September, 2016.
22. That WE the OWNERS have decided to pay Rs. 11,00,000/- (Rupees Eleven Lacs only) to M/S. SUSHOVAN CONSTRUCTION but since WE have financial crunch so approached M/S. DISHA CONSTRUCTION, a sole proprietorship firm, having its office at 335, Mahatma Gandhi Road, Kolkata – 700082, duly represented by its sole Proprietor SRI SATYABRATA DAS (PAN No. – AQRPD1413D), s/o Late Promod Kishore Das, by nationality – Indian, by faith – Hindu, by occupation – Business, aged about 49 years, residing at 433, Ustad Amir Khan Sarani, Kolkata – 700082, P.O. – Haridevpur, P.S. – Haridevpur, Ward No. – 122, District – South 24 Parganas, (herein

after referred to as "DEVELOPER") for paying the above-mentioned Rs. 11,00,000/- (Rupees Eleven Lacs only).

23. The DEVELOPER herein has agreed to pay Rs. 11,00,000/- (Rupees Eleven Lacs only) vide RTGS to US and WE have agreed to handover the said LAND to the DEVELOPER for developing the said LAND and grant us a portion of the constructed area in the said STRAIGHT III STORIED BUILDING according to our choice with the liberty and authority for the DEVELOPER to dispose of or otherwise deal with the remaining portion of the constructed area according to his/their/its discretion, immediately only after cancellation of both the above-mentioned REGISTERED DEVELOPMENT AGREEMENT dated 02nd September, 2016, and also the REGISTERED POWER OF ATTORNEY dated 02nd September, 2016.

24. After the cancellation of the said REGISTERED DEVELOPMENT AGREEMENT dated 02nd September, 2016, vide CANCELLATION OF DEVELOPMENT AGREEMENT bearing No 160202826 dated 05th April, 2019, which was registered in the Office of the D.S.R – II, Alipore and was recorded in Book No - I, Volume No. – 1602-2019, Pages from 101568 to 101589, and also the REGISTERED POWER OF ATTORNEY dated 02nd September, 2016 vide DEED OF REVOCATION OF POWER OF ATTORNEY bearing No. 160200176 dated 05th April, 2019, which was registered in the Office of the D.S.R – II, Alipore and was recorded in Book No. IV, Volume No. – 1602-2019, Pages from 3485 to 3503, the DEVELOPER has agreed to construct a STRAIGHT III STORIED BUILDING on ALL THAT piece and parcel of BASTU LAND admeasuring

more or less about 4 (four) kathas 7 (Seven) Chattraks and 36 (Thirty Six) square feet *along with 750 (Seven hundred fifty) square feet tin shed structure* lying and situated under Dag No. – 420, Mouza - Haridevpur, previously C.S. Khatian *standing there on*

No. – 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. – 40, R.S. No. - 35, J.L No. – 25, Pargana – Khaspur, District – South 24 Parganas, P.O. – Haridevpur, P.S – previously Behala then Thakurpukur and now Haridevpur, within the jurisdiction of District Sub-Registrar's Office Alipore, West

Bengal, along-with all easement rights and being numbered as Premises NO. 191, Ustad Amir Khan Sarani, Mailing Address 18/10, Ustad Amir Khan Sarani, having Assessee No. – 411220901894, Kolkata - 700082.as per the BUILDING PLAN which is yet to be prepared and sanctioned from the Kolkata Municipal Corporation by the DEVELOPER, against the consideration agreed between us and to that effect 1 (one) Registered DEVELOPMENT AGREEMENT dated 29/05/2019, had been entered into and executed by and between the OWNERS and the DEVELOPER and registered the same in the office of the District Sub Registrar - II, Alipore, South 24 Parganas. vide Registered Being No. - 4046 for the year 2019, in relation to the proposed development/construction of STRAIGHT III STORIED BUILDING had been clearly written and/or specified;

25. As per the said DEVELOPMENT AGREEMENT dated 29/05/2019, WE have agreed to grant a Registered Development Power of Attorney in favour of the DEVELOPER in order to enable it to do all the acts, deeds and things necessary in connection with the development of the said LAND and construction of the proposed STRAIGHT III STORIED BUILDING thereon and its disposal as fully mentioned therein.

26. WE are desirous of appointing the DEVELOPER as our LAWFUL ATTORNEY to act for and represent us in all affairs and concerns relating to the construction and sale of the flats on the said LAND (more fully and particularly described in the SCHEDULE hereunder written) and investing it with full power and attorney.

NOW KNOW YE by this present that WE, the said PRINCIPALS herein do hereby nominate, appoint and constitute M/S. DISHA CONSTRUCTION, a sole proprietorship firm, having its office at 335, M.G. Road, Kolkata – 700082, duly represented by its sole Proprietor SRI. SATYABRATA DAS (PAN No. – AQRPD1413D), s/o Late Promod Kishore Das, by nationality – Indian, by faith – Hindu, by occupation – Business, aged about 49 years, residing at 433,

Ustad Amir Khan Sarani, Kolkata – 700082, P.O. – Haridevpur, P.S. – previously Thakurpukur and now Haridevpur, Ward No. – 122, District – South 24 Parganas, (herein after referred to as "DEVELOPER") duly represented by its sole Proprietor to be our true and LAWFUL ATTORNEY to act in our names and to make, perform and execute all or any of the several following acts, deeds powers, authorities, matters and things namely:

1. To apply to the Kolkata Municipal Corporation for sanction of STRAIGHT III STORIED BUILDINGPLAN and/or alteration and/or modification of plans and execute and sign requisite documents for the same.
2. To enter upon the said LAND either alone or along with others for the purpose of the proposed development work and construction of the as per the STRAIGHT III STORIED BUILDING SANCTIONED BUILDING PLAN.
3. To supervise the development work in respect of the said construction and to carry out and/or to get, carried out through Contractors, Sub-Contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed STRAIGHT III STORIED on the said LAND in accordance with the Sanctioned Building Plan and specifications sanctioned by the appropriate authorities.
4. To enter into and sign and contract with the contractor or contractors for construction as well as contractors for labours and to sign such agreements.
5. To carry on correspondence with and represent us before all concerned Authorities in connection with the development of the said LAND.
6. To appoint engineer(s), contractor(s) and labours for construction of the said STRAIGHT III STORIED BUILDING on the said LAND and to make payments to them.
7. To spend money for such construction of the STRAIGHT III STORIED on the said LAND according to its discretion and at its own costs and expenses.

8. To pay various deposits to the Kolkata Municipal Corporation and other concerned Authorities as may be necessary for the purpose of carrying out the development work on the said LAND and construction of the STRAIGHT III STORIED BUILDING thereon and to claim refund of such deposits so paid by our LAWFUL ATTORNEY and to give valid and effectual receipts in our name and on our behalf in connection with the refund of such deposits.
9. To approach different authorities and Offices for the purpose of obtaining various permissions and other service connections including water and electricity for carrying out and completing the development of the said LAND and construction of the STRAIGHT III STORIED BUILDING thereon.
10. If required, then to apply, execute and sign modifications of the sanctioned Building Plan in respect of the STRAIGHT III STORIED BUILDING to be constructed on the said LAND from time to time.
11. To give such letters and writings and/or undertakings and also sign the same as may be required from time to time by the Kolkata Municipal Corporation and/or other concerned Government Authorities for the purpose of carrying out the development work in respect of the said LAND as also in respect of the construction work of the STRAIGHT III STORIED BUILDING.
12. To approach the Government Departments as also the Kolkata Municipal Corporation and all other concerned Authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regards to carrying out of the construction of the STRAIGHT III STORIED BUILDING and completion thereof.
13. To do all other acts, deeds, matters and things in respect of the said LAND for the purpose of the development work.

14. To apply for, sign and execute and obtain permission for water supply, electricity supply, laying down drainage and for other amenities as are generally required for the STRAIGHT III STORIED BUILDING.
15. To pay all the municipal and other taxes relating to the said property payable until the completion of the STRAIGHT III STORIED BUILDING and transfer.
16. To do generally all other acts and things as are necessary or seem to be required to be done for the development of the said LAND by constructing a STRAIGHT III STORIED BUILDING consisting of flats on ownership basis in all respects.
17. To negotiate for sale and transfer of flats or any portion of the said building described as DEVELOPER'S ALLOCATION in the said DEVELOPMENT AGREEMENT dated 29/05/ 2019, and to enter into Agreements for such purposes with such persons and on such terms and conditions as the said Attorney may in its absolute discretion think fit and proper.
18. To collect and receive from the prospective buyers or transferees of such flat or flats, covered area or parking space, if any, the price or premium or such other moneys that may be payable by such person or persons.
19. To execute from time to time Agreements or Agreement for Sale or transfer of such flats or covered area, and conveyance or conveyances or any other instrument or instruments in respect of transfer of the said flats, covered area or any part thereof and to present such document or documents for registration and admit the execution thereof before the appropriate Registering Authority.
20. To appear for us and on our behalf in all Courts, Civil, Criminal, and before any Statutory body or Authority in connection with any matters pertaining to the development and construction of the proposed STRAIGHT III STORIED BUILDING upon the said LAND.

21. To make sign and execute, verify present and file all applications, plaints, petitions, written statement, warrant of attorney, vakalatnama or any other documents expedient or necessary in the opinion of our said ATTORNEY or be made signed executed verified presented or filed any such documents and again to receive back the same.
22. To appoint Pleaders, Solicitors, Advocates or Attorney or Lawyers to appear and act in any Court or before Revenue or other Officer or Officers of any State or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
23. GENERALLY, TO DO AND PERFORM all acts, deeds matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the Authorities hereinbefore contained as fully and effectually as WE could in persons do.
24. For the better doing performing and executing all the matters and things aforesaid, WE hereby further grant unto the said ATTORNEY full power and absolute authority to substitute and appoint in its place and stead on such terms as it shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorney as the said ATTORNEY shall from time to time think fit and proper.
25. AND WE HEREBY DECLARE that this Power of Attorney is given in favour of the said LAWFUL ATTORNEY ATTORNEY and accordingly the said ATTORNEY shall be entitled to exercise independently the Power conferred upon it.
26. AND WE HEREBY AGREE to ratify and confirm whatsoever the said LAWFUL ATTORNEY shall do in the premises by virtue of these presents.
27. AND WE HEREBY DECLARE that the powers and authorities hereby granted pursuant to the DEVELOPMENT AGREEMENT dated 29/05/2019, by way of security and for valuable consideration as fully mentioned thereon, create interest of the DEVELOPER

in the said LAND and therefore the same will be irrevocable till the time of completion of construction of the STRAIGHT III STORIED BUILDING and registered sale / transfer of DEVELOPER/LAWFUL ATTORNEY'S ALLOCATION to the intended Purchasers.

28. To negotiate the sale of flats with members of the Government body, Company, or with any other person/persons or organization as the said ATTORNEY may think fit and proper.
29. To sign and execute conveyances, leases and/or other documents in favour of the Purchasers.
30. To signs and enter into an Agreement(s) for the absolute sale of the entire area/ flats under DEVELOPER'S ALLOCATION, save and except OUR/OWNERS' ALLOCATION in the said STRAIGHT III STORIED BUILDING as more fully and particularly mentioned in the said Development Agreement dated 29/05/2019, and registered the same in the office of the District Sub Registrar II, Alipore, South 24 Parganas including proportionate share of common passage and common facilities in the ground floor provided to the said STRAIGHT III STORIED BUILDING and also together with undivided proportionate share of the said LAND.
31. To sign and appear and represent us before the Registrar or Sub-Register of Assurance Kolkata, District Sub-Registration Office, Alipore, Additional District Sub-Registration Office, Behala or other registration offices of the Government having authority in respect of conveyance or conveyances, sale deed or deeds, instrument or instruments, writing whatsoever so executed as aforesaid in our name and our my behalf for the purpose of registration of the same in respect of the flats and any other areas or part of it out of the DEVELOPER'S ALLOCATION as mentioned above along with proportionate share of LAND and other common areas and to receive all amount of sale proceeds of flats/ units, or covered spaces, and any other constructed area of DEVELOPER'S ALLOCATION and shall enjoy the said consideration money by the DEVELOPER/LAWFUL

ATTORNEY on its desecration and or has every right deposit the said amount in its bank account.

32. And generally, to act as our attorney or agent in relation to all matters to which WE now or may hereafter be interested or concerned and on our behalf to execute and do all instruments, acts, matters and things as fully and effectually as WE could do if personally present. WE hereby for ourselves and our heirs, executors and administrators ratifying and confirming and agreeing to ratify and confirm whatsoever our said ATTORNEY or any substitute or substitutes.

SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF LAND)

Nirmal Das.

Nani gopal Chakraborty

Satyabrati Das

ALL THAT piece and parcel of BASTU LAND admeasuring more or less about 4 (four) along with 750 (seven hundred fifty) square feet tin shed structure kathas 7 (Seven) Chattaks and 36 (Thirty Six) square feet, lying and situated under standing the record

Dag No. - 420, Mouza - Haridevpur, previously C.S. Khatian No. - 488 and after Revisional Settlement now Khatian No. - 1015, 1016 respectively, Touzi No. - 40, R.S. No. - 35, J.L. No. - 25, Pargana - Khaspur, District - South 24 Parganas, P.O. - Haridevpur, P.S - previously Behala then Thakurpukur and now Haridevpur, Ward No. - 122, within the jurisdiction of Additional District Sub Registrar's Office - Behala, District Sub-Registrar's Office II - Alipore, West Bengal, along-with all easement rights and it has now being numbered as Premises NO. 191, Ustad Amir Khan Sarani, Mailing Address 18/10, Ustad Amir Khan Sarani, having Assessee No. - 411220901894, Kolkata - 700082;

Butted and Bounded BY:

On the North: 10 ft KMC Road;

On the South: Others Land;

On the East: Land and House of Arun Sarkar and Dipali Das;

On the West: Land and House of Bakul Rani Sarkar.

IN WITNESSESS WHEREOF, the Parties herein have affixed their respective signatures to this DEVELOPMENT POWER of ATTORNEY at Kolkata, on this 29th day of MAY, 2019, in presence of the witnesses:

WITNESSES:

1. Nabakumar Majhi
18/10B, Dsteed Anur Chow
Sarami, Kolkata-700082

2. Prosenjit Das
S/o NIRMAL DAS
18/10 Haridevputi. Kol-82

Nirmal Das

.....
SRI NIRMAL DAS

Nani gopal Majhi
SRI NANI GOPAL MAJHI

(SIGNATURES OF LANDLORDS/PRINCIPALS)

Satyabrata Das

.....
SRI. SATYABRATA DAS

(SIGNATURE OF DEVELOPER/LAWFUL ATTORNEY)

DRAFTED AND PREPARED BY:

Anindita Bhattacharjee

ANINDITA BHATTACHARJEE, ADVOCATE,
AT CALCUTTA HIGH COURT,
ENROLMENT NO. F/280/2017;
Mob: 7278334978.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..NIRMAL...DAS
Signature Nirmal Das.



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ..NANI.GOPAL...MAJHI
Signature Nani.gopal Majhi



Thumb 1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

NameSATYABRATA.DAS
Signature ..Satyabrata Das

PHOTO	left hand					
	right hand					

Name
Signature



ভারত সরকার
Unique Identification Authority of India
ভারত সরকার

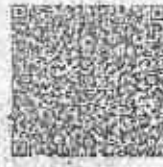
ভালিকাঙ্কিত আই ডি / Enrollment No.: 1040/1955/93439

To
 ননী গোপাল মাঝি
 NANI GOPAL MAJHI
 18/108 OSTAD AMIR KHAN SARANI
 NETAJI PALLY
 Haridevpur
 Haridevpur
 South Twenty Four Parganas
 West Bengal 700082

18003/2013
 706977



MN007069776FT



আপনার আধার সংখ্যা / Your Aadhaar No. :
9752 1586 6375

আধার - সাধারণ মানুষের অধিকার



~~ভারত সরকার~~
~~Government of India~~



ননী গোপাল মাঝি
 NANI GOPAL MAJHI
 পিতা : বেনি মাধব মাঝি
 Father : BENI MADHAB MAJHI
 জন্ম সাল / Year of Birth : 1960
 লিঙ্গ / Male



9752 1586 6375

আধার - সাধারণ মানুষের অধিকার

"Nani gopal illegit"

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

NANI GOPAL MAJHI
BENI MADHAB MAJHI
22/12/1960

Permanent Account Number
AUPPM0997H

Nani gopal Majhi

Signature



Nani gopal Majhi

आयकर विभाग
INCOME TAX DEPARTMENT
NIRMAL DAS



भारत सरकार
GOVT. OF INDIA

SANTOSH DAS

01/01/1956

BIPPD1039L

Nirmal Das



04942012

Nirmal Das



ভারত সরকার
Government of India



নাম
NIRMAL DAS
পিতা : সত্যজিৎ কুমার দাস
Father : SATYAJIT KUMAR DAS
জন্ম তারিখ / Year of Birth : 1956
সুন্দর / Male



2129 6493 7313

আধার - সাধারণ মানুষের অধিকার



ভারতীয় পরিচয়-প্রমাণকরণ
Unique Identification Authority of India

ঠিকানা:
১৮/১০, ওস্তাদ আমির খান
সরানী, হরিদেবপুর, হরিদেবপুর,
দক্ষিণ ২৪ পরগনা, পশ্চিমবঙ্গ,
700082

Address:
18/10, OSTAD AMIR KHAN
SARANI, Haridevpur, Haridevpur,
South Twenty Four Parganas,
West Bengal, 700082

2129 6493 7313



1800 300 1947



help@uidai.gov.in



www.uidai.gov.in

Nirmal Das



ভারত সরকার
Unique Identification Authority of India
Government of India

আধার কার্ডের আইডি / Enrollment No. : 1040/90017/07221

To
Satyabrata Das
সত্যব্রত দাস
S/O: Promod Kishor Das
433
ostad amir khan sarani
haridevpur
Haridevpur
Haridevpur, South 24 Parganas
West Bengal - 700082
9550788554

25/01/2018



KH633959275FT
83398597



আপনার আধার সংখ্যা / Your Aadhaar No. :

2510 5838 5024

আমার আধার, আমার পরিচয়



ভারত সরকার
Government of India



সত্যব্রত দাস
Satyabrata Das
পিতা : প্রমোদ কিশোর দাস
Father: Promod Kishor Das
সংস্কারক / ID: 1040/90017/07221
লিঙ্গ / Male

2510 5838 5024



আমার আধার, আমার পরিচয়

Satyabrata Das



আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
পরিচয়ের প্রমাণ অনলাইন প্রমাণীকরণ দ্বারা লাভ
করুন।

INFORMATION

Aadhaar is proof of identity, not of citizenship.
To establish identity, authenticate online.

আধার সারা দেশে মান্য
সার্বভৌম ভাষায় সরকারি ও বেসরকারি পরিষেবা
প্রাপ্তির সহায়ক হবে।
Aadhaar is valid throughout the country.
Aadhaar will be helpful in availing Government
and Non-Government services in future.



ভারত সরকার
Unique Identification Authority of India

সত্যব্রত দাস
Satyabrata Das
পিতা : প্রমোদ কিশোর দাস
Father: Promod Kishor Das
সংস্কারক / ID: 1040/90017/07221
লিঙ্গ / Male

Address: S/O. Promod
Kishor Das, 433, ostad amir
khan sarani, haridevpur,
Haridevpur, South 24
Parganas, Haridevpur, West
Bengal 700082

2510 5838 5024



http://aaid.gov.in

Major Information of the Deed

Deed No :	I-1602-04057/2019	Date of Registration	29/05/2019
Query No / Year	1602-1000123606/2019	Office where deed is registered	
Query Date	29/05/2019 11:42:57 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANINDITA BHATTACHARJEE ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027 Mobile No. : 7278334978, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 24,68,748/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160204046/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ustad Amir Khan Sarani, Road Zone : (Kalipur Road -- Haridebpur Adarsha Vidyapith (Ward 122)) , Premises No: 191, , Ward No: 122 Pin Code : 700082

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	4 Katha 7 Chatak 36 Sq Ft	1/-	22,43,748/-	Width of Approach Road: 10 Ft., , Project Name
Grand Total :				7.4044Dec	1 /-	22,43,748 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	1/-	2,25,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 750 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		750 sq ft	1 /-	2,25,000 /-	

Major Information of the Deed :- I-1602-04057/2019-29/05/2019

Principal Details :



Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Nirmal Das Son of Late Santosh Kumar Das Executed by: Self, Date of Execution: 29/05/2019 , Admitted by: Self, Date of Admission: 29/05/2019 ,Place : Office			
	29/05/2019	LTI	29/05/2019	29/05/2019
18/10, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BIPPD1039L, Status :Individual, Executed by: Self, Date of Execution: 29/05/2019 , Admitted by: Self, Date of Admission: 29/05/2019 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Mr NANI GOPAL MAJHI Son of Mr Beni Madhab Majhi Executed by: Self, Date of Execution: 29/05/2019 , Admitted by: Self, Date of Admission: 29/05/2019 ,Place : Office			
	29/05/2019	LTI	29/05/2019	29/05/2019
18/10 B, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AUPPM0997H, Status :Individual, Executed by: Self, Date of Execution: 29/05/2019 , Admitted by: Self, Date of Admission: 29/05/2019 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	DISHA CONSTRUCTION 335, Mahatma Gandhi Road, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082 , PAN No.:: AQRPD1413D, Status Organization, Executed by: Representative			

Major Information of the Deed :- I-1602-04057/2019-29/05/2019

representative Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Name Photo Finger Print Signature
1	<p>Mr SATYABRATA DAS (Presentant) Son of Late Promod Kishore Das Date of Execution - 29/05/2019, , Admitted by: Self, Date of Admission: 29/05/2019, Place of Admission of Execution: Office</p>   <p><i>Satyabrata Das</i></p> <p>May 29 2019 12:26PM L1 29/05/2019 29/05/2019</p>
<p>433, Ustad Amir Khan Sarani, P.O:- Haridevpur, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN - 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AQRPD1413D Status : Representative, Representative of : DISHA CONSTRUCTION (as Sole Proprietor)</p>	

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Smt ANINDITA BHATTACHARJEE Wife of Mr K MUKHERJEE ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027</p>   <p><i>Anindita Bhattacharjee</i></p> <p>29/05/2019 29/05/2019 29/05/2019</p>	<p>Identifier Of Mr Nirmal Das, Mr NANI GOPAL MAJHI, Mr SATYABRATA DAS</p>		

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nirmal Das	DISHA CONSTRUCTION-3.70219 Dec
2	Mr NANI GOPAL MAJHI	DISHA CONSTRUCTION-3.70219 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nirmal Das	DISHA CONSTRUCTION-50.00000000 Sq Ft
2	Mr NANI GOPAL MAJHI	DISHA CONSTRUCTION-50.00000000 Sq Ft

Endorsement For Deed Number : I - 160204057 / 2019

Major Information of the Deed :- I-1602-04057/2019-29/05/2019

29-05-2019

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 29-05-2019, at the Office of the D.S.R. - I | SOUTH 24-PARGANAS by Mr SATYABRATA 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 24,68,748/-

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

Execution is admitted on 29/05/2019 by 1. Mr Nirmal Das, Son of Late Santosh Kumar Das, 18/10, Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 2. Mr NANI GOPAL MAJHI, Son of Mr Beni Madhab Majhi, 18/10 B, Ustad Amir Khan Sarani, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Service

Identified by Smt ANINDITA BHATTACHARJEE, , Wife of Mr K MUKHERJEE, ALIPORE POLICE 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 29-05-2019 by Mr SATYABRATA DAS, Sole Proprietor, DISHA CONSTRUCTION, 335, Mahatma Gandhi Road, P.O:- Haridevpur, P.S:- Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN - 700082

Identified by Smt ANINDITA BHATTACHARJEE, , Wife of Mr K MUKHERJEE, ALIPORE POLICE 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/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no:6427, Amount: Rs.50/-, Date of Purchase: 13/05/2019, Vendor name: S Das


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-1602-04057/2019-29/05/2019

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2019, Page from 142438 to 142469
being No 160204057 for the year 2019.



[Handwritten signature]

Digitally signed by SAMAR KUMAR PRAMANICK
Date: 2019.05.30 13:02:12 +05:30
Reason: Digital Signing of Deed.

(Samar Kumar Pramanick) 30/05/2019 13:02:02
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.



(This document is digitally signed.)