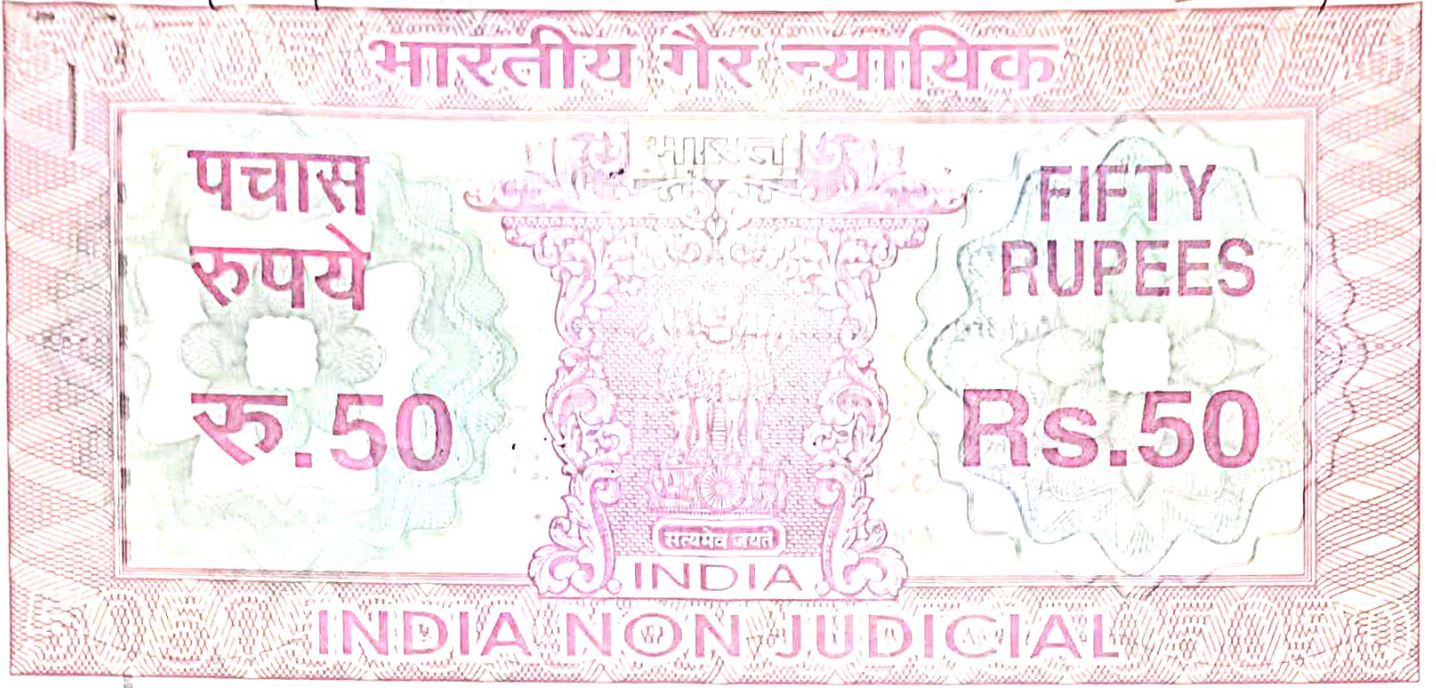


2023/23

T-4488/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 228108

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

District Sub-Register-ii
Alipore, South 24-Parganas

29 MAR 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

Know all men by these present that I, **SRI ARIJIT SEN (PAN-BULPS1508R) (AADHAAR NO- 5750 3389 4316)**, son of Sri Arun Chandra Sen, by faith Hindu, by nationality Indian, by occupation Service, residing at 21 Sarada Park, P.O. Garia, P.S. Bansdrone, Kolkata-700084, Dist- South 24 Parganas, do hereby nominate, constitute and appoint **MR. SOUMYAJIT MAITI (PAN-AYNPM6694H) (AADHAAR NO. 411907354656)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdrone, Kolkata-700084, District-South 24 Parganas, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its

office at T-21
District-South
and execute all
behalf.
WHP

28 MAR 2023

26832

No..... Rs.50/- Date.....

Name : Bodhisatwa Basu

Address : Advocate
Alipur Police Court
Kolkata- 27

Vendor :
Alipore Collectorate 24Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court Kol-27



Identified by me
Mounita Chowdhury
d/o Lt. PooSanki Chowdhury
occupation - other
Brahmapur, Kol-96

DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS, ALIPORE
29 MAR 2023

office at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdronei, Kolkata-700084, District-South 24 Parganas, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdronei, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdronei, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas, the description of which is fully and particularly referred in the Schedule hereunder;

AND WHEREAS I have executed an Agreement for Development registered in D.S.R.-II of South 24 Pgs at Alipore, South 24 Parganas on 29.08.2023 vide Deed No. 4475 /2023 of my property known as **ALL THAT** piece and parcel of land measuring about **3 Cottah 9 Chittak** more or less together with two storied building measuring about 652 sq.ft. more or less on the Ground Floor and 474 sq.ft. more or less on the First Floor and also made asbestos shed one storied structure measuring about 520 sq.ft. more or less, situated at Mouza-Kamdahari, R.S. & L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No. 200, P.S. Tollygunge, then Regent Park, now Bansdronei, being **K.M.C. Premises No. 281 Atabagan**, Mailing address-21 Sarada Park, P.O. Garia, P.S. Bansdronei, Kolkata-700084, Ward No.111, **Assessee No. 31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas, with **MR. SOUMYAJIT MAITI (PAN AYNPM6694H)**, son of Sri Ranjit Kumar Maity, by Religion-Hindu, by Occupation-Business, by Nationality Indian, residing at T-21, Subhash Pally, P.O.-Garia, P.S. Bansdronei, Kolkata-700084, District-South 24 Parganas, sole Proprietor of **M/S. SOUMYA CONSTRUCTION**, having its office at T-21, Subhash Pally, P.O.-

Soumyajit Maity

Garia, P.S. Bansdroni, Kolkata-700084, District-South 24 Parganas, developer herein.

AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in my name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with

the sanctioned plan and construction of the new building at the said premises on account of the owner of the said premises without making any liability upon the owner.

7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

12. To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated **29.02.2023**.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development dated **29.02.2023**.

18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hands and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of land measuring about 3 Cottah 9 Chittak be the same a little more or less alongwith two storied building and separated one storied asbestos shed structure standing thereon as follow :-

<u>FLOOR</u>	<u>TYPE OF USE</u>	<u>FLOOR TYPE</u>	<u>ROOF</u>	<u>AGE</u>	<u>AREA</u>
Ground	Residential	Cemented	Asbestos	33 years	520 sq.ft.
Ground	Residential	Cemented	Pucca	33 years	652 sq.ft.
First	Residential	Tiles	Pucca	33 years	474 sq.ft.

situated at Mouza-Kamdahari, R.S. and L.R. Dag No.726, R.S. Khatian No.106 corresponding L.R. Khatian No. 983, Touzi No.14, J.L. No.49, R.S. No.200, being K.M.C. Premises No. 281, Atabagan, Mailing address- 21 Sarada Park, P.O. Garia, P.S. Bansdroni, Kolkata-700084, Ward No.111, Assessee No. **31-111-01-0860-0**, within the limits of the Kolkata Municipal Corporation, in the District South 24-Parganas and the property is butted and bounded as follows:

ON THE NORTH : House of Subrata Dey;
ON THE SOUTH : House of Nepal Bhowmick;
ON THE EAST : House of Amal Majundar,
ON THE WEST : 12' feet wide common passage

WITNESS WHEREOF I hereby execute this Development Power of Attorney
on this the ^{29th} day of ^{March} 2023.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Mounika Choudhury
Brahmapur, Kol-96

Amit Sen

EXECUTANT

2. *Bodhisatwa Banerjee*
(Advocate)
Alipore Police Court
Wf-27

SOUMYA CONSTRUCTION

Soumyajit Maiti

Proprietor

ATTORNEY

Drafted and Typed at my office & I read over &
Explained in Mother Languages to all parties to
this deed and all of them admitted that the same
has been correctly written as per their
instruction.

Bodhisatwa Banerjee

Advocate
Enrolment No. WB/2138/2009
Alipore Police Court,
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS



Soumyajit Mohi

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

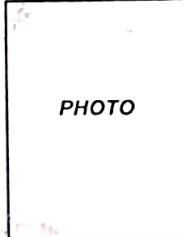


Anil Sr

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Major Information of the Deed

Deed No :	I-1602-04488/2023	Date of Registration	29/03/2023
Query No / Year	1602-8000835481/2023	Office where deed is registered	
Query Date	29/03/2023 11:34:21 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	B BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 37,27,115/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160204475/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



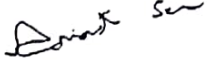
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Atabagan, ,
Premises No: 281, , Ward No: 111 Pin Code : 700084

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	3 Katha 9 Chatak	1/-	27,41,345/-	Width of Approach Road: 12 Ft., , Project Name :
Grand Total :				5.8781Dec	1 /-	27,41,345 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1126 Sq Ft.	1/-	8,45,370/-	Structure Type: Structure
Gr. Floor, Area of floor : 652 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 474 Sq Ft., Residential Use, Tiles Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
S2	On Land L1	520 Sq Ft.	1/-	1,40,400/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		1646 sq ft	2 /-	9,85,770 /-	



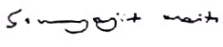
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ARIJIT SEN Son of Mr ARUN CHANDRA SEN Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office			
	29/03/2023	LTI 29/03/2023		29/03/2023
21, SARADA PARK, City:- , P.O:- GARIA, P.S:-Bansdronei, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BUxxxxxx8R, Aadhaar No: 57xxxxxxxx4316, Status :Individual, Executed by: Self, Date of Execution: 29/03/2023 , Admitted by: Self, Date of Admission: 29/03/2023 ,Place : Office				



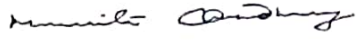
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	MS SOUMYA CONSTRUCTION T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: ayxxxxxx4h,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SOUMYAJIT MAITI (Presentant) Son of Mr RANJIT KUMAR MAITY Date of Execution - 29/03/2023, , Admitted by: Self, Date of Admission: 29/03/2023, Place of Admission of Execution: Office			
	Mar 29 2023 12:06PM	LTI 29/03/2023		29/03/2023
T-21, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AYxxxxxx4H, Aadhaar No: 41xxxxxxxx4656 Status : Representative, Representative of : MS SOUMYA CONSTRUCTION (as SOLE PROPRIETOR)				

Details :

	Photo	Finger Print	Signature
MITA CHOWDHURY Late P CHOWDHURY AHMAPUR, City:- , P.O:- AHMAPUR, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096			
	29/03/2023	29/03/2023	29/03/2023
Identifier Of Mr ARIJIT SEN, Mr SOUMYAJIT MAITI			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-5.87813 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-1126.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Mr ARIJIT SEN	MS SOUMYA CONSTRUCTION-520.00000000 Sq Ft

Endorsement For Deed Number : I - 160204488 / 2023

2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Presented for registration under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 12:03 hrs on 29-03-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr SOUMYAJIT MAITI ,

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 37,27,115/-

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

Execution is admitted on 29/03/2023 by Mr ARIJIT SEN, Son of Mr ARUN CHANDRA SEN, 21, SARADA PARK, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

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

Execution is admitted on 29-03-2023 by Mr SOUMYAJIT MAITI, SOLE PROPRIETOR, MS SOUMYA CONSTRUCTION, T-21, SUBHASH PALLY, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by MOUMITA CHOWDHURY, , , Son of Late P CHOWDHURY, BRAHMAPUR, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 228108, Amount: Rs.50.00/-, Date of Purchase: 28/03/2023, Vendor name: Subhankar Das



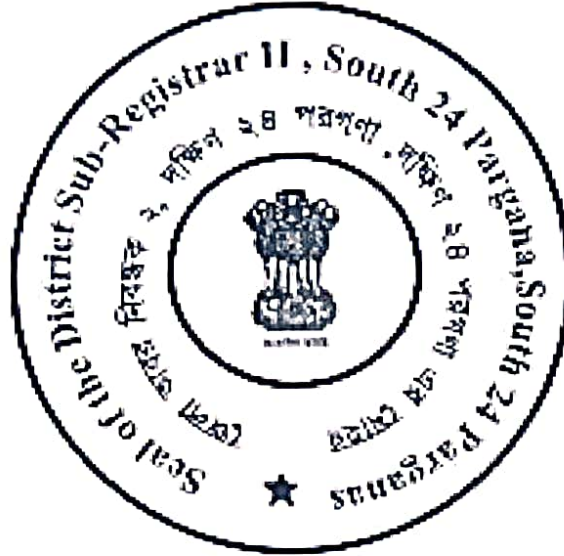
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 164159 to 164173

being No 160204488 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.04.13 13:23:47 -07:00
Reason: Digital Signing of Deed.

(Suman Basu) 2023/04/13 01:23:47 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)