

17/01/24

I-16623/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 684002

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

District Sub-Register-III
Alipore, South 24-parganas

26-09-24

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, SRI ANINDYA BHATTACHARYA

(PAN- AFYPB0258E & Aadhaar No. 4710 1369 4091) son of Sri Adhir Kanta Bhattacharjee, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at P-25, Arcadia Extension, Post Office- Behala, Police Station- Behala, now Parnasree, Kolkata- 700034, District: South 24-

S.M. CONSTRUCTION

Subrata Sarker

Proprietor

Proprietor

Subrata Sarker
S.M. CONSTRUCTION

Anindya Bhattacharya

Parganas, West Bengal, hereinafter called and referred to as the
"OWNER/EXECUTANT", SEND GREETINGS:-

WHEREAS I, the executant herein, am the sole and absolute rightful owner of **ALL**
THAT piece and parcel of Bastu land measuring **4(four) Cottahs 0(zero) Chittak**
0(zero) Sq. ft. be the same or a little more or less, together with Two Storied
Building, measuring more or less 1600 Sq. ft. covered structural area (i.e. 800 Sq.
ft. on the Ground floor + 800 Sq. ft. on the First floor) standing thereon, lying
and situated at **Mouza- Joka**, J.L. No. 21, Touzi No. 4, R.S. No. 94, comprised in
R.S. & L.R. Dag No. 714, appertaining to R.S. Khatian No. 309 & 348, under **L.R.**
Khatian No. 7115, being **K.M.C. Premises No. 266, Diamond Park**, P.S.
Thakurpukur, now Haridevpur, (postal Premises No. B-20, Diamond Park),
Kolkata-700104, within the limits of the Kolkata Municipal Corporation, Ward No.
144, vide **Assessee No. 71-144-05-1604-3**, in the District of South 24-Parganas, as
more fully and particularly mentioned and described in the **Schedule** hereunder
written. I, the Owner/Executant hereto, have entered into a Development
Agreement dated 26/09/2024, duly registered in the office of the D.S.R. III
Alipore, South 24-Parganas and recorded in its book no. I, Being no.
160316587, for the year **2024**, with **S. M. CONSTRUCTION** a Proprietorship
Firm, having its office at 35B, Raja Ram Mohan Roy Road, P.O. Paschim Putiary,
P.S. Thakurpukur, now Haridevpur, Kolkata- 700041, District: South 24-Parganas,
West Bengal, represented by its sole Proprietor **SRI SUBRATA SARDAR** (PAN-
EFSPS4749B, & Aadhaar No. 7594 7270 1413) son of Sri Santosh Sardar, by faith-

S.M. CONSTRUCTION
Subrata Sardar
Proprietor

Subrata Sardar

Hindu, by Nationality- Indian, by occupation- Business, residing at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata-700060, District- South 24-Parganas, (therein referred to as the **Developer**) for construction of a New multi storied Building at the said premises with certain terms and conditions as set forth therein and to give effect of the said Agreement for smooth progress of construction and other related matter and things I feel it necessary and expedient to appoint the aforesaid **S. M. CONSTRUCTION** a Proprietorship Firm, having its office at 35B, Raja Ram Mohan Roy Road, P.O. Paschim Putiary, P.S. Thakurpukur, now Haridevpur, Kolkata-700041, District: South 24-Parganas, West Bengal, as my Attorney in my name and on my behalf and **hence I**, the Owner/Executant do hereby nominated, constituted and appointed **S. M. CONSTRUCTION** a Proprietorship Firm, having its office at 35B, Raja Ram Mohan Roy Road, P.O. Paschim Putiary, P.S. Thakurpukur, now Haridevpur, Kolkata-700041, District: South 24-Parganas, West Bengal, represented by its sole Proprietor **SRI SUBRATA SARDAR** (PAN-**EFSPS4749B**, & Aadhaar No. 7594 7270 1413) son of Sri Santosh Sardar, by faith-Hindu, by Nationality- Indian, by occupation- Business, residing at 34, Diamond Harbour Road, P.O. Parnasree Pally, P.S. Behala, now Parnasree, Kolkata-700060, District- South 24-Parganas, to be my true and lawful **ATTORNEY** for me in my name and on my behalf to do and execute and perform or cause to be done, executed and performed all or any of the following acts, deeds and things, that is to say:-

Anindya Bhattacharya

S.M. CONSTRUCTION
Subrata Sardar

Proprietor

(1) To look after, manage, control, supervise and develop my property of which I, the executant herein, am the sole and absolute rightful owner in respect of **ALL THAT** piece and parcel of Bastu land measuring **4(four) Cottahs 0(zero) Chittak 0(zero) Sq. ft.** be the same or a little more or less, together with Two Storied Building, measuring more or less 1600 Sq. ft. covered structural area (i.e. 800 Sq. ft. on the Ground floor + 800 Sq. ft. on the First floor) standing thereon, lying and situated at **Mouza- Joka**, J.L. No. 21, Touzi No. 4, R.S. No. 94, comprised in **R.S. & L.R. Dag No. 714**, appertaining to R.S. Khatian No. 309 & 348, under **L.R. Khatian No. 7115**, being **K.M.C. Premises No. 266, Diamond Park**, P.S. Thakurpukur, now Haridevpur, (postal Premises No. B-20, Diamond Park), Kolkata- 700104, within the limits of the Kolkata Municipal Corporation, Ward No. 144, vide **Assessee No. 71-144-05-1604-3**, in the District of South 24-Parganas, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is more fully and particularly mentioned and described in the **SCHEDULE** hereunder written.

(2) To enter into the said Premises and to develop the same for construction of a New G+IV storied Building after demolishing the existing old structures at the said premises and to that effect to engage Engineer and/or Architect and thereby to prepare any Regularized Building plan through Engineer and sign & submit the same for necessary sanction before the Kolkata Municipal Corporation, and also to sign in the modified plan, D/sketch, and/or completion Building Plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation, in my name and on my behalf

S.M. CONSTRUCTION
Subrata Sanyal
Proprietor

Arindya Khatun

for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers and documents in respect thereof.

(3) To represent me before all concerned authorities including the Kolkata Municipal Corporation for water connection, drainage and sewerage connections etc. and to take New Electric Meter and service connection from the Calcutta Electric Supply Corporation Ltd. and/or West Bengal State Electricity Distribution Company Ltd. on behalf of the Owner of the said premises and in connection with all matters relating thereto for that purpose to sign and execute all necessary papers, applications forms and documents, as are reasonably required, in my name and on my behalf.

(4) To make sign and verify all applications or objections before the appropriate authority or authorities concerned for all and any license, permission, No-objection or etc. required by law in connection with the management and development of my aforesaid property.

(5) To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss and suspend them.

(6) That my said Attorney shall have the right to enter into any Agreement for sale with any intending purchaser or purchasers for sale of **Developer's share of Allocation**, as per terms of the said Development Agreement dated 26/09/2024, i.e. excepting the Owner's Allocation of the proposed New Building, all the remaining constructed area in the Proposed New Building comprising several flat or flats and space or spaces, together with undivided impartible proportionate share or interest in the land along with common rights,

S.M. CONSTRUCTION
Sutratu Sorelan
Proprietor

Arindya Bhattacharya

Arindya Bhattacharya

facilities and benefits in the common parts and service areas at the said premises and to that effect to receive earnest money, any part payment including the entire sale proceeds from the intending purchaser/purchasers and to give receipt(s) thereof and to discharge for the same and the entire sale proceeds shall be credited in the account of the Developer/Firm.

(7) That my Attorney shall sign and execute all Agreement(s) for sale, Deed(s) of Conveyance, any declaration, boundary declaration, Deed of Gift and/or any other Deed or Document and to admit execution and present all such Agreements, Deeds and Documents before the concerned Registration offices and to that effect to sign and execute all necessary papers and documents for complete registration unto and in favour of such intending purchaser or purchasers and to handover and/or deliver peaceful vacant possession of the Developer's Allocation only in my name and on my behalf.

(8) That by virtue of this power of Attorney my said appointed attorney shall have the absolute right and liberty to **sell the Developer's share of Allocation** or any part and portion thereof at any price or consideration as my said Attorney think fit and proper.

(9) That my said Attorney shall make, sign and verify all applications or objections, Vokatnama and Affidavits to appropriate authorities for all licenses, permissions or consents etc. required by law in connection with management of my aforesaid property.

(10) To appear and represent me before all courts, either Civil, Criminal, original or revenue, Revisional or appellate and also before Registration

S.M. CONSTRUCTION
Subrata Sarker

Proprietor

Aindya Nath

Offices/authorities concerned and all departments of the Govt. or Semi Govt. and to sign and verify all applications, petitions, Vokatnamas, Powernamas etc. to file complaints, petitions, applications written statements, appeals, or objections statements before any Magistrate or before any sub-Judge, Sessions Judge, District Judge, High Court etc. in my name and on my behalf and to that effect to sign and execute all such papers, petitions, documents, applications etc. as and when shall be reasonably required relating to my said property as and when my said Attorney shall deem fit and necessary at his absolute discretion.

(11) To engage appoint and constitute any pleader, Advocate or any other legal practitioner or any Agent whenever my said Attorney shall think fit and proper.

(12) To defend and contest all cases, suits and proceedings if institute by any person or persons, authority against me relating to my said property.

(13) To receive and acknowledge any summons or notices relating to the said property and to reply thereof in my name and on my behalf.

(14) My said Attorney shall take all initiative to mutate the said property in my name before the Kolkata municipal Corporation, B.L. & L.R.O. or before any other appropriate authority concerned, and also to obtain necessary permission, consent and no-objection in any matter relating to my property from the Kolkata Municipal Corporation, K.M.D.A., K.I.T., C.E.S.C. Ltd., W.B.S.E.D.C. Ltd., B.L. & L.R.O. concerned and/or any other Govt. or Semi-Govt.

S.M. CONSTRUCTION
Subrata Sardar
Proprietor

Arindam Bhattacharya

office/authority concerned etc. for all purposes relating to development of my said property by constructing a New Building thereon.

(15) To appoint and engage on my behalf Pleaders, Lawyers, Advocate or Solicitors whenever my said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment.

(16) To sign and execute the Building Plan and also submit the same before the Kolkata Municipal Corporation authority concerned, in my name and on my behalf.

(17) That by virtue of this power of Attorney my said appointed Attorney shall have the absolute right and liberty to issue No-Objection certificate on my behalf to mortgage the Developer's share of Allocation before any Nationalized Bank, Private Bank or any other Financial Institution.

(18) That this Development Power of Attorney is still valid up-to the completion of the project in the said premises.

AND GENERALLY to do all acts, deeds, things and matters which are in the opinion of my said Attorney ought to be done and all acts, deeds and things lawfully done by my said Attorney shall be construed as acts, deeds and things done by me as if I were present and done the same by myself.

AND I do hereby ratify and confirm and agreed all act or acts, deed or deeds of my said Attorney which they shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

S.M. CONSTRUCTION

Subrata Sen

Proprietor

Arindya Bhattacharya

- 9 -

SCHEDULE AS REFERRED TO ABOVE

ALL THAT piece and parcel of Bastu land measuring **4(four) Cottahs 0(zero) Chittak 0(zero) Sq. ft.** be the same or a little more or less, together with Two Storied Building, measuring more or less 1600 Sq. ft. covered structural area (i.e. 800 Sq. ft. on the Ground floor + 800 Sq. ft. on the First floor) standing thereon, lying and situated at **Mouza- Joka**, J.L. No. 21, Touzi No. 4, R.S. No. 94, comprised in **R.S. & L.R. Dag No. 714**, appertaining to R.S. Khatian No. 309 & 348, under **L.R. Khatian No. 7115**, being **K.M.C. Premises No. 266, Diamond Park**, P.S. Thakurpukur, now Haridevpur, (postal Premises No. B-20, Diamond Park), Kolkata- 700104, within the limits of the Kolkata Municipal Corporation, Ward No. 144, vide **Assessee No. 71-144-05-1604-3**, in the District of South 24-Parganas, together with all user and easement rights on path and passages and all other rights, benefits, privileges, facilities and appurtenances etc. attached therein and thereto and to take drainage and sewerage connections, electric line, Cable line, telephone line, water pipe lines etc. over, through or underneath the said common passages and/or road, which is butted and bounded as follows:-

ON THE NORTH : 27' ft. wide K.M.C. Road.

ON THE SOUTH : Diamond Tower.

ON THE EAST : Land with Building .

ON THE WEST : Ownership Building.

Road Zone : (Premises Not Located On D.H. Road --) ,

S.M. CONSTRUCTION

Sudanta Sanyal

Proprietor

Arindya Nath

IN WITNESS WHEREOF the Owner/Executant hereto have set and subscribed my hand and signature on this the 26th day of **September, 2024** (Two Thousand and Twenty Four).

In Presence of
WITNESSES:-

1. Anishet Kumar
Ad: 26/L Birsa Raj Road,
East, Kolkata - 700008.

Anish Kumar

SIGNATURE OF THE OWNER/
EXECUTANT

The Power hereby conferred is gladly
accepted by me.

2. Sanjay Kumar Das
P-29 Arcadia Est'm
Behala Kol- 700034

S.M. CONSTRUCTION

Subrata Sardar

Proprietor

SIGNATURE OF THE ATTORNEY










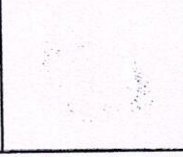
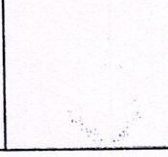
Drafted by me as per instructions and
documents supplied by the parties hereto:-

Alakes Das Advocate

Alipore Police Court, Kolkata-700027.












Enrolment No. WB- 135/2003.

11

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- ANINDYA BHATTACHARYA

Signature.....*Anindya Bhattacharya*.....

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name :- SUBRATA SARDAR

Signature.....*Subrata Sardar*.....

Major Information of the Deed

Deed No :	I-1603-16623/2024	Date of Registration	26/09/2024
Query No / Year	1603-8002557471/2024	Office where deed is registered	
Query Date	26/09/2024 1:37:12 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ALOKE BISWAS Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748887252, Status :Advocate		
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. 95,15,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160316587/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



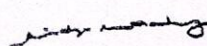
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Diamond Park (Joka), Road Zone : (Premises Not Located On D.H. Road --) , , Premises No: 266, , Ward No: 144 Pin Code : 700104

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		83,99,998/-	Width of Approach Road: 27 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				6.6Dec	0 /-	83,99,998 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1600 Sq Ft.	0/-	11,16,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 800 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 19 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1600 sq ft	0 /-	11,16,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri ANINDYA BHATTACHARYA Son of Shri Adhir Kanta Bhattacharjee Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office	Photo  26/09/2024	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
P-25, Arcadia Extension, City:- , P.O:- Behala, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: AFxxxxxx8E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 26/09/2024 , Admitted by: Self, Date of Admission: 26/09/2024 ,Place : Office				



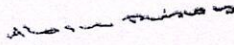
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S. M. CONSTRUCTION 35B, Raja Ram Mohan Roy Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: EFxxxxxx9B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri SUBRATA SARDAR (Presentant) Son of Shri Santosh Sardar Date of Execution - 26/09/2024, , Admitted by: Self, Date of Admission: 26/09/2024, Place of Admission of Execution: Office	Photo  Sep 26 2024 1:41PM	Finger Print  Captured LTI 26/09/2024	Signature  26/09/2024
34, Diamond Harbour Road, City:- , P.O:- Parnasree Pally, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: EFxxxxxx9B,Aadhaar No Not Provided Status : Representative, Representative of : S. M. CONSTRUCTION (as sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr ALOKE BISWAS Son of Mr A C BISWAS ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	26/09/2024	26/09/2024	26/09/2024
Identifier Of Shri SUBRATA SARDAR, Shri ANINDYA BHATTACHARYA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri ANINDYA BHATTACHARYA	S. M. CONSTRUCTION-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri ANINDYA BHATTACHARYA	S. M. CONSTRUCTION-1600.00000000 Sq Ft

Endorsement For Deed Number : I - 160316623 / 2024

On 26-09-2024

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 13:39 hrs on 26-09-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri SUBRATA SARDAR ,.

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 95,15,998/-

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

Execution is admitted on 26/09/2024 by Shri ANINDYA BHATTACHARYA, Son of Shri Adhir Kanta Bhattacharjee, P-25, Arcadia Extension, P.O: Behala, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by Profession Business

Indetified by Mr ALOKE BISWAS, , Son of Mr A C BISWAS, 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 26-09-2024 by Shri SUBRATA SARDAR, sole Proprietor, S. M. CONSTRUCTION, 35B, Raja Ram Mohan Roy Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr ALOKE BISWAS, , Son of Mr A C BISWAS, 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 134464, Amount: Rs.100.00/-, Date of Purchase: 12/09/2024, Vendor name: S DEY

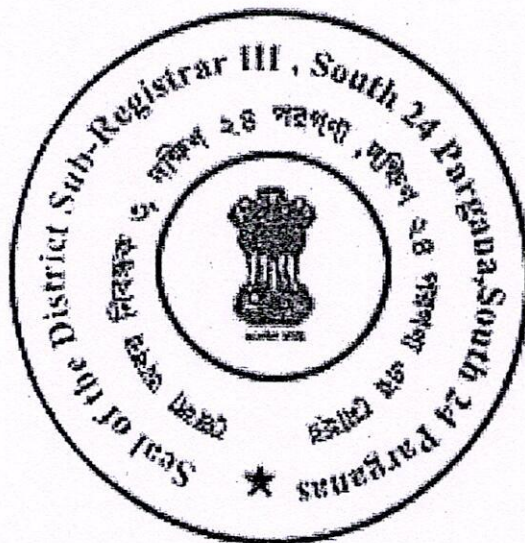


Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 448335 to 448351
being No 160316623 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.10.21 15:59:01 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 21/10/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.