

05254/22

1-5080/22

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE
HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AM 822407

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

District Sub-Registrar-V
Alipore, South 24 Parganas

21 OCT 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that, BAISALI DUTTA (PAN AOSPD1384C) (AADHAAR NO. 9406 8848 6359), Daughter of Late Bimalendu Dutta, by faith - Hindu, Indian, by occupation - Housewife, residing at 2F, Raipur Road, P.S. Regent Estate, P.O. Naktala, Kolkata - 700092 and referred to as the PRINCIPALS SEND GREETINGS:

187107

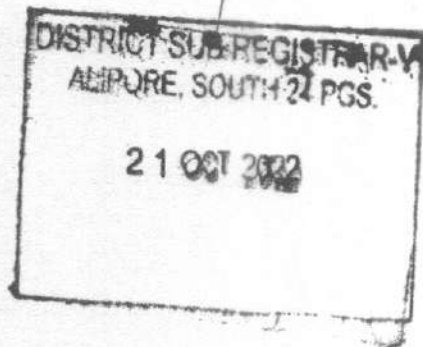
No.
Name
Address
GOBINDA CHARAN BAUK
ADVOCATE
HIGH COURT CALCUTTA

Rs. 100/-

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Amal/Kr. Saha
Licensed Stamp
Vendor

07 OCT 2022



Sudipta Sen
s/o Lt C.M. Sen
2/65 Viveknagar
KOL - 75

WHEREAS I am the absolute owner of ALL THAT piece and parcel of land measuring an 3 (three) Cottahs 4 (four) Chittaks 12 (twelve) Sq.ft. which is lying and situated at Dist. South 24 Parganas, P.S. Jadavpur, Pargana - Khaspur, Touzi No. 56, Dag No. 296, Khatian No. 385/1, being the K.M.C. Premises No. 2/F, Raipur Road, Ward No. 98, Br. No. X under Assessee No. 21-098-08-0220-6, together with all easement right, title interest, profits, possession whatsoever morefully and clearly described in the First Schedule hereunder mentioned (hereinafter referred to as the "SAID PROPERTY").

AND WHEREAS I have entered into a Development agreement on 21st Oct with SRI AJOY CHOWDHURY (PAN AESPC7315N) (AADHAAR NO. 4204 6556 9805), Son of Late Rangalal Chowdhury, by faith - Hindu, by occupation - Business, residing at E/2, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, and the said Development Agreement was registered in the office of the D.S.R. - V at Alipore recorded in Book No. I, Deed No. 5075, for the year 2022.

Ajoy Chowdhury

AND WHEREAS it is not physically and particularly possible for me to look after the development work of my property and to deal with various transactions and/or to make any other acts and deeds as and when would be necessary in respect of the said Development.

NOW KNOWN ALL THESE PRESENTS WITNESSETH I, BAISALI DUTTA (PAN AOSPD1384C) (AADHAAR NO. 9406 8848 6359), Daughter of Late Bimalendu Dutta, by faith - Hindu, Indian, by occupation - Housewife, residing at 2F, Raipur Road, P.S. Regent Estate, P.O. Naktala, Kolkata -

700092 do hereby nominate constituted & appoint **SRI AJOY CHOWDHURY (PAN AESPC7315N) (AADHAAR NO.4204 6556 9805)**, Son of Late Rangalal Chowdhury, by faith - Hindu, by occupation - Business, residing at E/2, Ramgarh, P.O. Naktala, P.S. Netaji Nagar, Kolkata - 700047, as my true and lawful attorney and agent, for me and in my name and on my behalf, to do and execute and perform / caused to be done, executed and performed all or any of the following acts, deeds, things and matters as mentioned hereinafter.

1. To look after, manage, supervise and administer my said property, which is more fully and clearly described in the FIRST SCHEDULE hereunder written.
2. To apply for building plan before the Kolkata Municipal Corporation and to sanction the same in respect of our land measuring about 3 (three) Cottahs 4 (four) Chittaks 12 (twelve) Sq.ft. which is lying and situated at Dist. South 24 Parganas, P.S. Jadavpur, Pargana - Khaspur, Touzi No. 56, Dag No. 296, Khatian No. 385/1, being the K.M.C. Premises No. 2/F, Raipur Road, Ward No. 98, Br. No. X under Assessee No. 21-098-08-0220-6 to sign and obtain the sanction, permission, clearances and service connections including building plan with it is modifications before appropriate authority (including sanitary, water and drainage connection, Electricity) K.M.C., K.I.T., K.M.D.A., CESC Ltd., Fire Brigade, Housing Board of West Bengal and/or any local and all Govt. Offices and to sign on our behalf all necessary forms, applications, petition and documents and apply for obtaining permit, licences, permanent and temporary supply and/or services as may be required on our behalf in respect of 1st Schedule property.

3. To apply for, sign and obtain Completion Certificate from the Kolkata Municipal Corporation and or any Body competent after completion of the new building at the First Schedule property.
4. To sell my said property in respect of the Developer's allocation in terms of the Development Agreement stated above which is more fully and clearly described in the Third Schedule hereunder written and to do all other acts deeds, things etc. and to lease, mortgage and all other things as per Transfer of Properties Act., 1882.
5. To negotiate with the intending purchaser for transfer with respect of the Developer's allocation in the building except the owner's allocation of the proposed G+ III storied building to be constructed upon the First Schedule premises described in the Second Schedule hereunder written.
6. To receive from the intending purchaser or purchasers for selling and transferring the Second Schedule property/properties or any portion thereof and to receive the earnest money and/or advance money or full & final consideration money and also the balance purchase consideration money and to give valid receipt and discharge for the same, which will protect the purchaser / purchasers.
7. To acts, sign, execute & register all kinds of Agreement/s, Agreement for Sale, Lease or Sale Deed or Deed of Conveyance/s or any deed of one or more in respect of the said Second Schedule property out of the First Schedule premises or property in favour of such purchaser

or purchasers or his/her/their nominee or nominees or assignee or assignees.

8. To present and appear any such deed or deeds of sale, conveyance, mortgage, lease or conveyance, or other document or documents for having its registration and to admit execution thereof only for Developers allocation only and to give receipt of consideration in part or full and to present the same before the Sub-Registrar having its jurisdiction / authority for and to have them register according to law and to do all other acts, deeds and things, which my said attorney to law and to do all other acts, deeds and things, which our said attorney shall consider necessary for the transferring and/or conveying the said Second schedule property or properties to such purchaser or purchasers as fully and effectually in all respect as I could do the same myself.
9. To defend, contest and prosecute all cases, suits and proceedings if instituted by any person or persons, firm, association or any authority and to protect, safeguard my interest in my property, which is more fully and clearly described in the First Schedule hereunder written in every respect and our said attorney shall be empowered to engage any advocate / advocates by signing in the Vakalat-nama for contest, defend, prosecute all the cases relating to the said First Schedule property in any Court of Law.
10. To file plaint, written statement, any objection petition, show cause petition and to swear affidavits on my behalf and to submit the same before any Court of Law, both Civil and Criminal.

11. To institute any case or cases, suit or any proceedings before any Court, both Civil and Criminal against any person, firm, association in connection with my said property, which is morefully and clearly described in the First Schedule hereunder written, in this respect my attorney shall be empowered to engage any advocate/advocates by signing in the vakalatnama for and on behalf of myself to file the suit, case or proceeding in any Court of Law relating to the said property.
12. To appear in any offices, government, semi government, B.L. & L.R.O. any municipality, the Kolkata Municipal Corporation and to sign all relevant papers, including Building Sanction Plan and/or any modification or change relating to the plan of said First Schedule property on behalf and in favour of me and also to make application before the CESC for installations of electric meter and also to any banks either private or nationalized for Home loan purposes.
13. To appear in any offices, government, semi government, State Ministry of Labour and before any office any where in India in connection with the construction work over the First Schedule property and to deal with the same.
14. My said attorney shall be empowered to do all the acts, deeds and things stated herein above relating to my said First Schedule property, shall be construed as the acts, deeds and things done by me personally.
15. Be it expressly stated that the said attorney shall hereby obtain every right to make any construction and Development work upon the First

Schedule property and further shall be entitled to do any other required acts deeds and thing on my behalf.

AND I do hereby agree to ratify and confirm all the lawful acts of my said attorney, which will be done by virtue of this General Power of Attorney.

THE FIRST SCHEDULE ABOVE REFERRED TO
(DESCRIPTION OF LAND)

ALL THAT piece or parcel of land containing an area of 3 (three) Cottahs 4 (four) Chittaks 12 (twelve) Sq.ft. which is lying and situated at Dist. South 24 Parganas, P.S. Jadavpur, Pargana – Khaspur, Touzi No. 56, Dag No. 296, Khatian No. 385/1, being the K.M.C. Premises No. 2/F, Raipur Road, Ward No. 98, Br. No. X under Assessee No. 21-098-08-0220-6, which is butted and bounded by :

North	:	Land & Building
East	:	16'-0" wide Road
South	:	Land & Building
West	:	Land & Building

THE SECOND SCHEDULE ABOVE REFERRED TO
(OWNERS' ALLOCATION)

On completion of the said multi storied building in all respect by the Developer at its own cost on the First Schedule land, the Developer shall allocate and hand over to the owner the First Part herein Entire First Floor and one car parking space on the ground floor of the proposed building comprising of two self contained flat as per drawing to be constructed at the cost of the Developer on the First Schedule land as per sanctioned building plan of the Engineer along with other common facilities together

with undivided and undemarcated proportionate share of land underneath more fully described in the Third Schedule written hereunder.

Except the above allocated portion the Developer will pay the forfeited amount of Rs. 32,00,000/- (Rupees Thirty Two Lakh) only in the following manner :

- i) The Developer already paid Rs. 12,00,000/- (Rupees Twelve Lakh) only by Cheque No. 041684, dated 14.12.2020, SBI, Dhakuria Branch.
- ii) Balance amount will be paid by the developer at the time of handover the possession of the owner's allocation.

THE THIRD SCHEDULE ABOVE REFERRED TO
(DEVELOPERS' ALLOCATION)

Shall mean and include the remaining constructed area of the multi storied building i.e. entire second floor, entire third floor and entire ground floor (except one garage) except the owner's allocation to be constructed at the cost of the developer on the First Schedule land as per building plan of Engineer together within undivided and undemarcated proportionate share of land underneath and common area and facilities of the said building mentioned in the Fourth Schedule hereunder of the G+III storied building as per building plan along with other common facilities together with undivided and undemarcated proportionate share of land.

IN WITNESS WHEREOF We, the Executants, subscribed our respective hands on this ~~21st~~ day of ~~October~~ 2022 Anno - Domini.

SIGNED SEALED & DELIVERED by the
EXECUTANTS at Kolkata in the Presence of:
WITNESSES:

1. *Sipra Das*
2/98 A Bijoyganj
Kol-32

2. *Sandip Dasgupta*

Baisali Saha

Signature of the Executant

Accepted by me

Ajoy Choudhury

Signature of the Attorney

Drafted by me as per

Instruction of the Executants

Amitabha Ray

Advocate

Aspire Police cut

Kol-27 WB/236/1984

Computer Print:

Sandip Dasgupta

Sandip Dasgupta
Jadavpur C.I.T. Bldg.
Kolkata - 700032

		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..... BAISALI DUTTA

Signature Baisali Dutta



		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name..... AJOY CHOWDHURY

Signature Ajoy Chowdhury

		Thumb	1st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name.....

Signature

Major Information of the Deed

Deed No :	I-1630-05080/2022	Date of Registration	21/10/2022
Query No / Year	1630-8003066766/2022	Office where deed is registered	
Query Date	21/10/2022 1:23:09 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sudipta Seal Thana : Kasba, District : South 24-Parganas, WEST BENGAL, PIN - 700075, Mobile No. : 9830420890, Status :Others		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement		[4305] Other than Immovable Property, Declaration [No of Declaration : 2]	
Set Forth value		Market Value	
Rs. 2/-		Rs. 44,37,001/-	
Stampduty Paid (SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b))	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163005075/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road , Premises No: 2/F, , Ward No: 098 Pin Code : 700092

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 4 Chatak 12 Sq Ft	1/-	44,10,001/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				5.39Dec	1 /-	44,10,001 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Baisali Dutta Daughter of Late Bimalendu Dutta Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	Photo  21/10/2022	Finger Print  LTI 21/10/2022	Signature  21/10/2022
2F, Raipur Road, City:- , P.O:- Regent Park, P.S:-Jadavpur, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: a0xxxxxx4c, Aadhaar No: 94xxxxxxxx6359, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Ajoy Chowdhury (Presentant) Son of Late Rangalal Chowdhury Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office	Photo  21/10/2022	Finger Print  LTI 21/10/2022	Signature  21/10/2022
Son of Late Rangalal Chowdhury E/2, Ramgarh, City:- , P.O:- Naktala, P.S:-Bansdroni, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: a0xxxxxx5n, Aadhaar No: 42xxxxxxxx9805, Status :Individual, Executed by: Self, Date of Execution: 21/10/2022 , Admitted by: Self, Date of Admission: 21/10/2022 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Sudipta Seal Son of Late L N Seal 2/65, Vivek Nagar, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075	 21/10/2022	 21/10/2022	 21/10/2022
Identifier Of Baisali Dutta, Ajoy Chowdhury			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Baisali Dutta	Ajoy Chowdhury-5.39 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Baisali Dutta	Ajoy Chowdhury-100.00000000 Sq Ft

On 21-10-2022

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 14:06 hrs on 21-10-2022, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Ajoy Chowdhury ,Claimant.

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 44,37,001/-

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

Execution is admitted on 21/10/2022 by 1. Baisali Dutta, Daughter of Late Bimalendu Dutta, 2F, Raipur Road, P.O: Regent Park, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession House wife, 2. Ajoy Chowdhury, Son of Late Rangalal Chowdhury, E/2, Ramgarh, P.O: Naktala, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business Indetified by Sudipta Seal, , , Son of Late L N Seal, 2/65, Vivek Nagar, P.O: Santoshpur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by profession Others

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 187107, Amount: Rs.100.00/-, Date of Purchase: 17/10/2022, Vendor name: Amal Kr Saha



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2022, Page from 180954 to 180970
being No 163005080 for the year 2022.



Digitally signed by JAIDEB PAL
Date: 2022.10.21 15:55:04 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 2022/10/21 03:55:04 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)