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DEVELOPMENT POWER OF ATTORNEY
AFTER EXECUTION OF REGISTERED DEVELOPMENT
AGREEMENT

THIS DEVELOPMENT POWER OF ATTORNEY MADE AND EXECUTED
ON THIS 3rd DAY OF June, 2025

16397

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

Name : SRI BIPAB DEY

Address : The Calcutta City Courts' Bar Association
2 & 3, K. S. Roy Road, 2nd Floor
Kolkata-700-001

Vendor : Alipore Collectoraria 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR
Alipore Police Court, Kol-27



District Sub-Registrar-I
Alipore South 24 Parganas

8 JUN 2025

Identified by me

B Dey

Bipab Dey, Advocate
(WB/660/1992)
City Civil Court Bar Association
3, K. S. Roy Road (2nd floor)
Kolkata-700-001

KNOW ALL MEN BY THESE PRESENT We, **(1) SRI GOPAL KUNDU**, son of Late Dasarath Kundu, (PAN.- AFXPK7428J), (AADHAAR NO.- 4611 9977 9796), (MOBILE NO.- 9830135704), by Faith-Hindu, by Nationality-Indian, By Occupation-Business, residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal **(2) SMT RUNA KUNDU**, wife Sri of Gopal Kundu, (PAN.- AKYPK5461F), (AADHAAR NO.- 3360 9007 8923), (MOBILE NO.- 9830135750), By Faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District- South 24 Parganas, West Bengal, hereinafter referred to as the "**PRINCIPALS/ OWNERS**"
SEND GREETINGS:-

WHEREAS one Anila Mitra became the owner of the property ALL THAT the piece and parcel of Land measuring about 0.41 Decimal of C.S. Khatian No.- 303, C.S. Dag No.-252, 0.22 Decimal of C.S. Khatian No.-144,C.S. Dag No.-253, 0.14 Decimal of C.S. Khatian No.- 123 Kha & 124, C.S. Dag No.-250 and 0.02 Decimal of C.S. Khatian No.- 123 Kha & 124, C.S. Dag No.-251 , lying and situated under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, Pargana- Khaspur, Police Station Jadavpur formerly Tollygunge Sadar, under sub registry office Alipore, District 24 Parganas by the way of purchase from Bhulu Mondal, Sahebjan Mondal, Latifan Bibi, Abdul Latib Mondal, Amerali Mondal, Tasrin Bibi, Gaharjan Bibi, Sundori Bibi and Karim Mondal by executing one registered purchased deed on dated **07.07.1937** & another way of purchase from Sadaruddin Mondal dated **16.07.1937** respectively which were duly registered in the office of district registrar at Alipore and recorded in **the Book No.-I, Vol. No.- 54, Pages from 262 to 272, Being No.- 2457, for the year 1937** and **Book No.-I, Vol. No.- 64, Pages from 154 to 156, Being No.- 2565, for the year 1937** respectively.

AND WHEREAS while enjoying the peaceful possession, Smt. Anila Mitra died intestate on May, 1972, leaving behind her husband namely Sri Kumar Mitra as





District Set-Registered
Alipore Sector 2+ Paragon AS

03 JUN 2025

her only legal heir and/or successor to inherit her aforesaid property in accordance with the Hindu Succession Act 1956. Be it noted that Smt. Anila Mitra was issueless.

AND WHEREAS by virtue of inheritance, Sri Kumar Mitra became the absolute owner of the aforesaid property and he mutated his name in the record of the Calcutta Municipal Corporation now known as Kolkata Municipal Corporation accordingly KMC numbered the said premises i.e. 362, N.S.C. Bose Road Kolkata- 700047, P.O.- Naktala, P.S.- now Netaji Nagar formerly Jadavpur, Ward No.-100 and was paying the regular taxes.

AND WHEREAS while enjoying the aforesaid property, he divided the said property into small plots of lands under "MITRA PURI SCHEME" and issued separate plot no of each of plot of land.

AND WHEREAS thereafter Sri Kumar Mitra sold ALL THAT piece and parcel of divided and demarcated portion of land measuring about 4 Cottah 9 Chittack 15 Sq.ft. out of 0.41 Decimal lying and situated at part of Premises No.- 362 Netaji Subhas Chandra Bose Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata- 700047, Plot No.-8 of "Mitra Puri Scheme", C.S. Khatian No.-303, C.S. Dag No.- 252 , under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, Pargana- Khaspur, Police Station Jadavpur formerly Tollygunge Sadar, under sub registry office at Alipore, District 24 Parganas now South 24 Parganas, to Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy on 30.07.1974 by executing a registered deed of conveyance (Bengali Kobala) which was duly registered in the office of sub-registrar at Alipore, South 24 Parganas and recorded in the Book No.- I, Vol. No.- 106, Pages from 257 to 270, Being No.- 4195, for the year 1974, against a valuable consideration.

AND WHEREAS after became the owner, Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy mutated her name in the record of the then Calcutta Municipal Corporation now The Kolkata Municipal Corporation and said corporation allotted



of
District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

new Premises No. 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata-700047 within the Jurisdiction of KMC Ward No.- 100, Assessee No.-211000704718.

AND WHEREAS thereafter for the purpose of better living she got a sanction plan from K.M.C Building Department and constructed a two storied residential building and she started living and enjoying the said land along with the building at premises no. 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, by paying taxes to the K.M.C regularly.

AND WHEREAS due to her oldage and some personal limitations, said Smt. Sharmila Datta Roy alias Smt. Sarmila Dutta Roy sold, transferred and conveyed her ALL THAT the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) of C.S. Khatian No.-303, C.S. Dag No.- 252, along with a two storied 36 years old building standing thereon measuring about 2400Sq.ft. (Ground Floor- 1600 Sq.ft & 1st Floor- 800 Sq.ft) be the same a little more or less lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, Assessee No.- 211000704718, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, KMC Ward No.-100 under Kolkata Municipal Corporation, District- South 24 Parganas, West Bengal, in favour of SHRI GOPAL KUNDU AND SMT. RUNA KUNDU by executing two Deed of Conveyances on 02.01.2025 which were duly registered in the office of D.S.R.-I, South 24 Parganas, West Bengal and recorded in the Book No.-I, Vol. No.- 1601-2025, Pages from 284 to 304, Being No.- 160100005, for the year 2025 and Book No.-I, Vol. No.- 1601-2025, Pages from 305 to 325, Being No.- 160100006, for the year 2025 respectively.

AND WHEREAS after becoming the absolute owner, Sri Gopal Kundu and Smt. Runa Kundu mutated their names in the record of Kolkata Municipal Corporation.



of
District Sub-Registrar
Alipore South, 24 Parganas

03 JUN 2025

AND WHEREAS the said property is free from all encumbrances, lien, mortgages and lispendens whatsoever.

AND WHEREAS the Developer **G.P.HOUSING PRIVATE LIMITED** (**PAN - AAECG8061G**), (**MOB. No. 9830135704**), a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District-South 24 Parganas, West Bengal represented by one of its Directors namely **SHRI GOPAL KUNDU**, (**PAN-AFXPK7428J**), (**AADHAAR NO.- 4611 9977 9796**), (**MOB NO.- 9830135704**), son of Late Dasarath Kundu, by faith-Hindu, by Nationality-Indian, by occupation Business, residing at 8/1A, Baishnabghata Bye Lane Road, Post Office-Naktala, Police Station- Netaji Nagar, Kolkata-700047, District-South 24 Parganas, West Bengal., entered into a development agreement with the owners herein namely **SRI GOPAL KUNDU & SMT RUNA KUNDU**, to develop their bastu plot of land measuring about **4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.)** be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) along with a two storied 36 years old building standing thereon measuring about 2400 Sq.ft. (Ground Floor- 1600Sq.ft & 1st Floor- 800Sq.ft) be the same a little more or less, lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, of C.S. Khatian No.-303, C.S. Dag No.- 252, **Assessee No.-211000704718**, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, more fully mentioned and described in the **FIRST SCHEDULE** hereunder written on some terms and conditions appearing hereinafter for consideration of their land stipulated in this development agreement and based on sharing of total built up area between the developer and the owners of the proposed building to be constructed on the said premises by the developer.





9
District Sub-Registration
Alipore South 24 Parganas

03 JUN 2025

AND WHEREAS said Principals and/or Owners herein namely **SRI GOPAL KUNDU & SMT RUNA KUNDU**, entered into a registered **Development Agreement dated 03.06.2025** which was registered in the office of D.S.R.-I Alipore, South 24-Parganas and recorded in Book No.I, Volume No. 1601-2025, being no.....1259/2025..... for the year 2025, with the Developer **G.P.HOUSING PRIVATE LIMITED (PAN - AAECG8061G)**, a private limited company duly incorporated under the provision of the companies Act. having its registered office at 19T, Baishnabghata Bye Lane, Kolkata – 700 047 and represented by its one of directors namely **SRI GOPAL KUNDU (PAN - AFXPK7428J) (Aadhaar No. 4611 9977 9796), (Mobile no. 9830135704)**, son of Late Dasarath Kundu, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 8/1A, Baishnabghata Bye Lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata – 700047, for construction of a ground plus three(G+III) (if upon submission of the building plan after construction of the Third Floor to the Kolkata Municipal Corporation to sanction an additional floor i.e. Fourth Floor by the Kolkata Municipal Corporation then the construction of G+IV) storied residential building consisting of number of apartment in each floor with necessary additional rooms, pump room, generator room, care taker/darwan's room, servants' toilet, lift etc. as may be decided by the Developer for construction thereof on the premises, morefully described in the **FIRST SCHEDULE** hereunder and for the sake of brevity referred to as the "**SAID PROPERTY**" at the cost of the developer and shall include the car parking spaces and other spaces intended for the enjoyment of the building by its occupants.

NOW KNOW WE ALL MEN AND THESE PRESENTS WITNESSETH
THAT, We, (1) SRI GOPAL KUNDU, son of Late Dasarath Kundu, **(PAN.- AFXPK7428J), (AADHAAR NO.- 4611 9977 9796), (MOBILE NO.- 9830135704)**, by Faith-Hindu, by Nationality-Indian, By Occupation-Business, residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District- South 24 Parganas, West Bengal **(2) SMT RUNA KUNDU**, wife of Sri Gopal Kundu, **(PAN.- AKYPK5461F), (AADHAAR NO.- 3360 9007 8923), (MOBILE NO.-**



of
District Sub-Registration
Alipore South 24 Parganas

03 JUN 2025

9830135750), By Faith-Hindu, by Nationality-Indian, by occupation-Business, residing at 8/1A, Baishnabghata Bye lane, Post Office-Naktala, Police Station-Netaji Nagar (erstwhile Patuli), Kolkata-700047, District- South 24 Parganas, West Bengal, do hereby and hereunder nominate, constitute and appoint, Nominate

SRI GOPAL KUNDU, (PAN NO - AFXPK7428J) (AADHAAR NO. 4611

9977 9796), (MOBILE NO. 9830135704), son of Late Dasarath Kundu, by faith : Hindu, by occupation : Business, by Nationality : Indian, residing at 8/1A, Baishnabghata Bye Lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata – 700047, one of the director of G.P. Housing Private Limited of 19T, Baishnabghata Bye lane, Post Office : Naktala under Police Station Netaji Nagar, Kolkata – 700047, as our **TRUE AND LAWFUL ATTORNEY** in our names and on our behalf to do, execute and perform interalia, all or any of the following acts, deeds, matters and things in respect of the scheduled property, namely :--

1. To look after, manage, supervise, conduct and do all and every act, deed, matter or thing necessary for the purpose of preserving, protecting and/or securing the said property by raising boundary wall around the said property and also for the purpose of developing the said property by demolishing any structure thereon or by excavating the land comprised within the said property or by filling up the land comprised within the said property and/or by causing all and every kind of construction on the said property and by doing, and executing all or every kind of matters and things relating to the said property.
2. To sign and submit any plan or plans with the K.M.C. on behalf of the Owners and after having sanctioned by the K.M.C. the attorney herein shall been titled to receive that plan or plans or revised plan or modify or alter plan or plans from the K.M.C. or any appropriate author or authorities on behalf of the owners to enable the attorney to construct the said building on the said premises and to obtain all such clearance, approvals, permission and/or authorities as shall be necessary for the purpose of construction of building on the premises.



of
District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

3. To get all existing plan or plans and new plan/plans sanctioned, approved, altered, modified, renewed etc. for construction or for taking filtered and unfiltered water connection and/or taking drain and sewer connection for the said property from the local authority or The Kolkata Municipal Corporation or any other authority concerned.
4. To cause all further or new plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for construction of building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such plans approved from K.M.C. or by other appropriate authorities and also to appear and represent me before the K.M.C. or by other concerned authorities in connection with the aforesaid matter.
5. To cause all further revised plan or plans to be prepared and to sign and submit or cause to be submitted such plan or plans for regularization from K.M.C for the construction already done or being done shifting from the sanctioned plan or for construction making changes of user in the proposed building or buildings on the said property and also to sign, file and submit all applications, petitions, affidavits as may be required for the purpose of getting such revised plan approved by the appropriate authorities and also to appear and represent us before the concerned authorities in connection with the aforesaid matter.
6. To do and cause to be done all kinds of matters and things relating to the said property and to enter into and take possession of the said property or any portion thereof as my said attorney shall think fit and proper for the purpose of construction, re-construction or development of the said property on such terms and conditions as our said attorney shall think fit and proper.
7. To demolish, remove the existing structure on the said property and to make, alter, renovate, built or rebuilt buildings, erection, structures on the said property or any portion thereof and to complete all such construction,



d
District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

structures, boundary wall, on the said property and to obtain building completion or occupancy certificate and to apply and obtain independent Gas, Electric, Telephone connection and other amenities and facilities required for the beneficial use and enjoyment of the said property or the buildings or flats or units to be constructed thereon.

8. To appoint contractors, sub-contractors, labours, labour contractors, Architect, Engineers, Surveyors etc. for the purpose of removing structures from the said property and to make, alter, renovate, built or re-built buildings, erection and structures on the said property or any portion thereof and to complete all such constructions, structures and boundary walls, on the said property on such terms and conditions as our Attorney shall think fit and proper and for this purpose to sign and execute all contracts, agreement. etc. as may be required.
9. To apply for and obtain permit and/or quotas of all sorts of building materials including cement and/or steel from Govt. or semi Govt. Institutions and accept delivery of the same by signing challans and to make advances, payments etc. therefore as the case may be.
10. To sign, issue, deliver letters, notices effecting the change of ownership of the flats in the proposed building and/or with regard to construction of building or buildings and/or completion thereof to all Govt. authorities, concerned offices and departments of the Govt., Municipal Authorities etc.
11. To do, execute and perform any acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to premises no. 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, within the jurisdiction of the Kolkata Municipal Corporation, Ward No – 100, for the purpose of construction of the purposed building on the said property, as fully or effectually as we, ourselves could do the same if we are personally present.



d

District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

12. To sign and submit all applications as may be required for the purpose of securing and obtaining all necessary permission, consent and/or Certificates from the Kolkata Municipal Corporation, CMDA, CIT, CESC, Gas Authorities and all other authorities relating to or concerning the said property or relating to the construction of building or buildings on the said property and/or in connection with the supply of electricity and/or water and/or Gas and/or any other amenities for the said property or any portion thereof.
13. To negotiate for sale of and sell and convert into money and/or transfer, assign or lease or exchange the **Developer's allocation** of the said property or any portion thereof on such consideration as our said attorney shall think fit and proper at its sole discretion and to sign and execute agreements for sale, conveyance, assignment, lease, mortgage, deed of exchange or any deed or deeds whatsoever in respect of Developer's allocation of the said property and to receive payment of advance, consideration money or rent, premium, solatium or compensation for the same and to grant and sign receipts for such payments which such receipt shall exonerate the person paying the same without seeing the application thereof.
14. In addition to aforesaid and without restricting or limiting the same in any manner whatsoever, to agree upon and to enter into any agreement for sale or to cancel and/or repudiate the same, to settle the price and all terms and conditions of any transfer, to receive earnest money and the balance of purchase money by installment and to grant receipt of acknowledgement for the same, to execute and registered Deed of conveyance or conveyances in favour of the buyers or transferees or his or their nominee or nominees and to book, sell the flat or flats, car parking spaces proposed to be constructed thereon in the **Developer's allocation** and take such other step in connection with the said property.
15. In addition to the power aforesaid and without restricting or limiting the same in any manner whatsoever, to enter into agreement for sale and/or grant, sell,



District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

convey, transfer, assign and assure on ownership basis or otherwise for such consideration as the said attorney shall think fit in his absolute discretion in respect of Developer's allocation of the said property or any portion thereof together with undivided proportionate share or interest of land in the said property appurtenant to developer's allocation and together with undivided proportionate share or interest in the common portions and facilities comprised within the said property appurtenant to Developer's allocation including path ways, boundary walls, entrances, gates, common passages, lawn, compounds, open spaces, lobbies, stair-case, terrace, common landing, filtered and unfiltered water connection, tube-well, motor pump, generator, electricity and all other easements, appurtenances and privileges thereto and other convenience for beneficial use and enjoyment of the flats, units, car parking spaces and/or other constructed portion or vacant portion to be transferred and to deliver possession of the Developer's allocation in the building including undivided proportionate share in common portions appurtenant to Developer's allocation to the transferee, purchaser or lessee etc. as the case may be.

16. To sign and execute agreement for sale, sale deed or deeds or other assurances in respect of developer's allocation of the said property or any portion thereof.
17. To appear and represent us before the Registrar of Assurance, Kolkata Municipal Corporation, or other offices of the Govt. having authority to accept conveyance or conveyances, sale deed or deeds, instrument or instruments, writing or writings whatsoever so executed by as aforesaid for, in the names of and on behalf of us, for registration of the same and to complete registration formalities of the same by admitting execution thereof.
18. To present for registration and duly register according to law any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed in our names and on our behalf and to admit execution



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Alipore South 24 Parganas

03 JUN 2025

thereof and also to present for registration any agreement or agreements for sale, deed or deeds, conveyance or conveyances, document or documents, instrument or instruments, writing or writings whatsoever executed by any other person or persons in our favour in connection with the Developer's allocation of the said property or any portion thereof in terms of the registered **Development agreement** dated ...~~03.06.2025~~.... and to get them or any of them registered according to law and for the purposes aforesaid or any of them or for any other purposes to appear before Registrar of Assurances, Kolkata, District Registrar, Alipore, A.D.S.R. Alipore or other registration officer or officers as occasion shall or may require to present there and to sign all or any endorsements or other acknowledgements and to do all other acts, deeds and things which may be necessary for effecting and completing registration of such deeds, documents, instruments, writings or any of them.

19. To appear and represent us before the State of West Bengal (Land Acquisition Collector) and other authorities in connection with the said property.
20. To file institute, conduct or prosecute any kind of suit or legal proceedings that may be necessary to be filed against adjoining owners of the said property and/or other person or persons in connection with the said property and the building and buildings and structures to be erected thereon and also to defend any suit or proceedings against us and to give necessary instructions on our behalf and also to sign Vakalatnamas, Plaints, Written Statements, Petitions, Affidavits and other pleadings and papers that may be required to be filed in connection with such suit and proceedings and to verify and affirm the same, swear affidavits on our behalf and to do other acts, deeds, matters and things as may be necessary for proper conduct thereof.
21. To commence, initiate, institute, file, prosecute, defend any case, suit, appeal, or legal proceedings in respect of the said property and in connection therewith to make, sign, verify affirm present and file vakalatnama, warrant of



District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

attorney, plaints, written statement, petition including writ petition, affidavit, memorandum of appeal, letter or other necessary papers and documents of any description whatsoever in connection therewith.

22. To appear before any Judge, Court, Tribunal authority, office, including Municipal offices, Collector, office, Fire Brigade office, Polices, Survey or other authorities and to do all things necessary in connection therewith.
23. To serve and accept summons, notices, warrant, subpoenas or other processes of court and authorities concerned including Municipality and to do all things necessary in connection therewith.
24. To retain, employ and discharge counsel, Advocate, Attorney, Solicitor, Agent, Pleader and to conduct all proceedings whether legal or not and to pay fees, costs, charges and expenses incurred in connection therewith.
25. To settle, compromise and also to refer to disputes in any such suit and proceedings upon such terms and conditions as our said Attorney shall think fit.
26. To settle terms of compromise, compound, adjust or withdraw suits, cases, proceedings and also to refer to arbitration all disputes or differences, to appoint arbitrator or arbitrators, to file statements of facts or counter statements of facts, to proceed with or oppose arbitration proceedings and to apply for judgment or award or to set aside award.
27. To sign, verify and file all applications for execution of decrees and orders of any courts and to accept satisfaction and/or discharge thereof.
28. To sell, or dispose of any goods and/or stock of building materials, plumbing materials in connection with the construction of the proposed G+III storied building (if upon submission of the building plan after construction of the Third Floor to the Kolkata Municipal Corporation to sanction an additional floor i.e. Fourth Floor by the Kolkata Municipal Corporation then the construction of G+IV) on the said property and to receive the price or money for the same from any party



d
District Sub-Registration
Alipore South 24 Parganas

03 JUN 2025

whomsoever.

And generally to do, execute and perform any other act or acts, deed or deeds, matters or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation to our said property or other concerned affairs ancillary or incidental thereto as fully or effectually as we ourselves could do the same if we were personally present.

And we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney under the power in that behalf hereinbefore contained, shall lawfully do, execute and perform under and by virtue of this agreement notwithstanding no express power in that behalf is hereunder provided.

FIRST SCHEDULE ABOVE REFERRED TO

(The said Premises)

ALL THAT the piece and parcel of undivided and undemarcated land measuring about as per deed 4 Cottah 9 Chittack 15 Sq.ft (306.577 Sq. m.) be the same a little more or less (as per physical measurement 4 Cottah 7 Chittack 30 Sq.ft.) along with a two storied 36 years old building standing thereon measuring about 2400 Sq.ft. (Ground Floor- 1600 Sq.ft & 1st Floor- 800 Sq.ft) be the same a little more or less, lying and situate at Premises No.- 362/1E/4, N.S.C. Bose Road, Post Office- Naktala, Police Station now Netaji Nagar formerly Jadavpur, Kolkata – 700047, of C.S. Khatian No.-303, C.S. Dag No.- 252, **Assessee No.- 211000704718**, under Mouza- Naktala, J.L. No.- 32, Touzi No.- 56, within the jurisdiction of the Kolkata Municipal Corporation, Ward No-100, and Additional District Sub Registrar at Alipore, District-South 24 Parganas, West Bengal, which is butted and bounded by :

ON NORTH: 30 ft. wide road with pavement and drain

ON SOUTH: 30 ft. wide road with pavement and drain

ON EAST: 362/1E/1, N.S.C Bose Road

ON WEST: 362/1K, N.S.C Bose Road



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District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

IN WITNESS WHEREOF We, SRI GOPAL KUNDU & SMT RUNA KUNDU, have hereunto set and subscribed our hands on the 3rd day of June, 2025.

SIGNED & DELIVERED
in presence of :

1. *Angelisa Chakrabarty*
E/71/A, Ramgarh
Kolkata - 700047.

Gopal Kundu
Runa Kundu

2. *Pallabi Ganguly*, **SIGNATURE OF THE PRINCIPAL OWNERS**
304, South Roy Nagar,
Bansdroni, Kol-70.

Accepted the Power

G. P. Housing Pvt. Ltd.

Gopal Kundu
Director

**SIGNATURE OF THE
CONSTITUTED ATTORNEY**

**DRAFTED BY ME AS PER
INSTRUCTION AND DOCUMENTS
PROVIDED BY THE PARTIES**

Biplab Dey
MR. BIPLAB DEY
Advocate
High Court Calcutta
Kolkata-700001
WB/660/1992
9831294305



of
District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

SPECIMEN FORM FOR TEN FINGERPRINTS



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

PHOTO

LEFT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
RIGHT HAND	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



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District Sub-Registrar-I
Alipore South 24 Parganas

03 JUN 2025

Major Information of the Deed

Deed No :	I-1601-01262/2025	Date of Registration	03/06/2025
Query No / Year	1601-8001544181/2025	Office where deed is registered	
Query Date	03/06/2025 1:29:34 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	BIPLAB DEY CITY CIVIL COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831294305, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,29,07,337/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101259/2025 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: N.S.C Bose Road, Road Zone : (Ward No. 100 – Ward No. 100) , , Premises No: 362/1E/4, , Ward No: 100 Pin Code : 700047

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 9 Chatak 15 Sq Ft	1/-	1,14,58,337/-	Property is on Road
Grand Total :				7.5625Dec	1 /-	114,58,337 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2400 Sq Ft.	1/-	14,49,000/-	Structure Type: Structure, Status of Completion : Completed
Gr. Floor, Area of floor : 1600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete					
					Floor No: 1, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 36 Years, Roof Type: Pucca, Extent of Completion: Complete
	Total :	2400 sq ft	1 /-	14,49,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOPAL KUNDU (Presentant) Son of Late DASARATH KUNDU Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office	 03/06/2025	 Captured LTI 03/06/2025	 03/06/2025
8/1A, BAISHNABGHATA BYE LANE, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX9 , PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796, Status :Individual, Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office				
2	Name	Photo	Finger Print	Signature
	Smt RUNA KUNDU Wife of Mr GOPAL KUNDU Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office	 03/06/2025	 Captured LTI 03/06/2025	 03/06/2025
8/1A, BAISHNABGHATA BYE LANE, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: AKxxxxxx1F, Aadhaar No: 33xxxxxxxx8923, Status :Individual, Executed by: Self, Date of Execution: 03/06/2025 , Admitted by: Self, Date of Admission: 03/06/2025 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	G.P. HOUSING PRIVATE LIMITED 19T, BAISHNABGHATA BYE LANE, 8/1A, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Date of Incorporation:XX-XX-2XX1 , PAN No.: AAxxxxxx1G, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr GOPAL KUNDU Son of Late DASARATH KUNDU Date of Execution - 03/06/2025, Admitted by: Self, Date of Admission: 03/06/2025, Place of Admission of Execution: Office		 Captured	
		Jun 3 2025 1:51PM 03/06/2025	LTI 03/06/2025	03/06/2025
8/1A, BAISHNABGHATA BYE LENE, City:- Not Specified, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX9, PAN No.: AFxxxxxx8J, Aadhaar No: 46xxxxxxxx9796 Status : Representative, Representative of : G.P. HOUSING PRIVATE LIMITED (as DIRECTOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
BIPLAB DEY Son of Late N C DEY 3/62, CHITTARANJAN COLONY, City:- Kolkata, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032		 Captured	
	03/06/2025	03/06/2025	03/06/2025
Identifier Of Mr GOPAL KUNDU, Smt RUNA KUNDU, Mr GOPAL KUNDU			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL KUNDU	G.P. HOUSING PRIVATE LIMITED-3.78125 Dec
2	Smt RUNA KUNDU	G.P. HOUSING PRIVATE LIMITED-3.78125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOPAL KUNDU	G.P. HOUSING PRIVATE LIMITED-1200.00000000 Sq Ft
2	Smt RUNA KUNDU	G.P. HOUSING PRIVATE LIMITED-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160101262 / 2025

On 03-06-2025

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 13:30 hrs on 03-06-2025, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr GOPAL KUNDU , one of the Executants.

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 1,29,07,337/-

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

Execution is admitted on 03/06/2025 by 1. Mr GOPAL KUNDU, Son of Late DASARATH KUNDU, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 2. Smt RUNA KUNDU, Wife of Mr GOPAL KUNDU, 8/1A, BAISHNABGHATA BYE LANE, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by BIPLAB DEY, , , Son of Late N C DEY, 3/62, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-06-2025 by Mr GOPAL KUNDU, DIRECTOR, G.P. HOUSING PRIVATE LIMITED, 19T, BAISHNABGHATA BYE LANE, 8/1A, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by BIPLAB DEY, , , Son of Late N C DEY, 3/62, CHITTARANJAN COLONY, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46.00/- (E = Rs 14.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 46.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100.00/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 16397, Amount: Rs.100.00/-, Date of Purchase: 18/03/2025, Vendor name: Subhankar Das



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2025, Page from 41972 to 41994

being No 160101262 for the year 2025.



Digitally signed by MD TABIS ANSARI
Date: 2025.06.03 14:15:20 +05:30
Reason: Digital Signing of Deed.

(Md Tabis Ansari) 03/06/2025

DISTRICT SUB-REGISTRAR

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

West Bengal.