

313/2024

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24/01
13:20
पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 372403

Ar 80000205776/2024

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS I **SMT.TANUSREE
GHOSH(PAN : AINPG8673Q) (AADHAAR NO.2053 1303 0044)**,
wife of Sri.Sujoy Dutta Roy, daughter of Late Amarendra Nath
Ghosh alias Amar Kumar Ghosh, by occupation -Service, by faith
- Hindu, by Nationality - Indian, residing at 11/5, C.N.Roy Road,
P.O. & P.S. Tiljala, Kolkata - 700039, District : South 24 Parganas,
hereinafter called and referred as the **PRINCIPAL SEND GREETING**
in favour of:-

Certified that this document is
admitted to Registration. The
signature of the Principal
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdan

Contd....

21-1-24

I the Principal herein do hereby nominate, constitute and appoint **SHREE SHREE SAI BABA CONSTRUCTION**, a Proprietorship Firm, having its office at 7A/ 1A, Belegkata Road, Police Station - Narkeldanga, Kolkata- 700015, in the District of 24 Parganas (S), being represented by its proprietor **SRI ANIL KUMAR RAY. PAN : AOGPR3416P) (AADHAAR NO.8673 9516 9179)**, son of Sri.Dharmnath Ray, by faith - Hindu, by nationality - Indian, residing at , 7A/ 1A, Belegkata Road, Police Station - Narkeldanga, Kolkata- 700015, in the District of 24 Parganas 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, deed and things :-

That I the present executant is well seized and possessed of ALL THAT piece and parcel of land, measuring an area **5 cottahs 4 chittaks and 24 Sq.ft.** (more or less) and tiled-shed structure hereditaments measuring an area **200 Sq.ft** at premises being premises No. 11/5, C.N. Roy Road, P.S. formerly under Sadar Tollygunge now under Tiljala, Touzi No. old 1298 new 2833 Dihi 55 Gram, Division 5, Sub-Division 2, Mouza Kusthia Holding No. 16, under C.S. Kh. No. 503, Dag No. 1290 and 1291, being Assessee No.**21-066-02-0366-7.**, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of A.D.S.R. Sealdah, District : South 24 Parganas, mentioned in the First Schedule.

Contd....

AND WHEREAS for my unavoidable circumstances and for my fag ends I am not in a position to look after and manage my aforesaid Property which is described in the Schedule below and for proper management of my said Property I intend to develop the same and as such I enter into a Development agreement with the Attorney herein. The said Development Agreement was duly registered in the office of A.D.S.R. - Sealdah on 24-01-2024 and 160600299 recorded therein being Book No. - I, Being Deed No.....1.....for the year 2024. Be it noted that the said Developer will provided me 50 % construction area in each floor mentioned in the Second Secedule to be constructed by the Developer in his own fund.

It is necessary as my appointed true authorised and lawful Attornies for me in my name and on my behalf and to do execrise, execute and perform all and every, any of the deeds, matters and things in respect of his 50% allocatin to be constructed by the said Developer over the said property described in the Schedule below.

The said Attorney to do execute and perform or cause to be done executed and performed in my name and on my behalf the following acts, deeds, things and matters :-

1. To work, defend, supervise, look after every interest and administer all other matters related to the landed Property

belonging to use mentioned in the Schedule hereunder written.

2. To represent for and on my behalf in all Government offices, all authorities, local bodies, Kolkata Municipal Corporation, Public registration offices, Courts, Tribunals for and on my behalf and to establish and secure my rights and claims over the Property mentioned in the Schedule hereunder written and also to take care of the said Property in my absence.
3. To answer Affidavit in any Court or before any Magistrate, Notary Public, Income Tax or any authority or authorities empowered to administration on oath.
4. To appoint from time Architect/L.B.S and other required consultants contractors and other personnel and technical person/persons and also consideration money, salaries and/or wages.
5. To sign, execute, register and submit all papers, applications, documents, statements, plans, drawings, design, revised plan, and other papers as be required for having the K.M.C. plans sanctioned and to have the same sanctioned, revised and/or altered by the Kolkata Municipal Corporation and/

or other Govt. and Semi Govt authorities and in connection therewith to make, sign, execute and submit necessary application and declarations give undertakings pay fees obtain sanction and such after permission as any be necessary for the purpose.

6. To execute Agreement for Sale Deed in respect of his 50% allocation portion along with proportionate share of land to be constructed by the Developer in his own fund mention in the Third Schedule of the Development Agreement with proportionate share of land of the Schedule Property excepting the owner's allocation and all other documents which are necessary to effectuate the aforesaid purpose and cause to be stamped registered and as the case may be to represent the documents for registration and admit the same for and on my behalf for registration and all other purpose.
7. To appear before the Registrar, Sub-Registrar and before the Registrar of Assurances, Kolkata for the purpose of execution and registration of Sale Deed to be sold to the intending Purchaser or Purchasers in respect of his 50% allocation portion of total construction area of the newly constructed area from the Developer's allocation as mention

Third Schedule in the Development Agreement with proportionate share of land.

8. To sign, execute Sale Deeds or Deed of Conveyance in respect of 50% allocation portion of total construction area of the newly constructed area of the Schedule Property and to appear before any Registering Authority and to present all documents for registration and to admit the same and to represent me before the Registering Authorities and to do all acts, deeds and things for and on my behalf as my Attorney think fit and proper and the amount of monies to be collected from different Purchaser at the time of selling the Property.
9. The said Attorney shall also be entitled to institute, prosecuting or defend any suit, complaint or proceedings that may be necessary or expedient for the purpose mentioned herein and to appoint Pleader, Advocate, Agent on my behalf to prosecute and defend such local proceedings in or before any Court or Offices or Appellate or Revisional Authority and for such purposes the said Attornies may accept services or summons or notice issued by nay lawful authority.

10. That the Attorney have right to *Develop the said Property* by this Power of Attorney and to sell out his allocation mentioned above.

AND GENERALLY to do, perform all such acts, deeds and things as may be necessary and required to be done and performed to give effect to the power and functions given on the said Attorney by these presents.

I hereby agree all acts, deeds and things that may be lawfully done by my said Attorney which shall be construed as my acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever said deeds, things that our said Attorne shall lawfully do and cause to be done for use by virtue of this Power hereby given.

THE FIRST SCHEDULE ABOVE REFERRED TO

(Said Property)

ALL THAT piece and parcel of land, measuring an area **5 cottahs 4 chittaks and 24 Sq.ft.** (more or less) and tiled-shed structure hereditaments measuring an area **200 Sq.ft** at premises being premises No. 11/5, C.N. Roy Road, P.S. formerly under Sadar Tollygunge now under Tiljala, Touzi No. old 1298 new 2833 Dihi 55 Gram, Division 5, Sub-Division 2, Mouza Kusthia Holding No.

Contd....

16, under C.S. Kh. No. 503, Dag No. 1290 and 1291, being Assessee No. **21-066-02-0366-7.**, under Kolkata Municipal Corporation Ward No. 066, within the jurisdiction of A.D.S.R. Sealdah, District : South 24 Parganas. The said property butted and bounded are as follows :-

ON THE NORTH : House property of Sri Subrata Biswas and
anr.

ON THE EAST : Premises No. 12/C, C.N. Roy Road
(Smt. Parul Banerjee).

ON THE SOUTH: Land and structure of Aparna Ghosh and
anr.

ON THE WEST : 16 feet wide Common passage which gives
access to only three plots Nos. 1, 2, 3.

THE SECOND SCHEDULE ABOVE REFERRED TO

(OWNERS ALLOCATION)

Owner Allocation- shall mean 50 % construction area in each floor, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof (ultimate of the top floor).

THE THIRD SCHEDULE ABOVE REFERRED TO

(DEVELOPER'S ALLOCATION)

The Developer's Allocation- shall mean 50 % construction area in each floor, to be constructed by the Developer over the said premises and shall also enjoy the undivided proportionate share of the land together with all the common facilities and amenities and common right of roof(ultimate of the top floor).

IN WITNESS WHEREOF I, the executant hereof doth hereunto set and subscribe my respective hand and seals in presence of the Witnesses named below on this the 24th day of January, 2024.

WITNESSES :

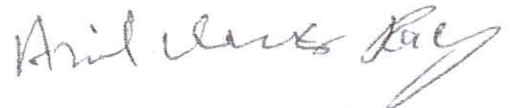
1) Palwani Roy
SB SIBTAWAZANE KOL-15

2) Swapan Mondal
2 Dhyan Road
KOL-105



Signature of the

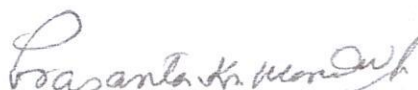
Executant/Principal


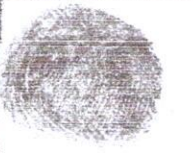


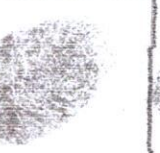








Signature of the

Constituted Attorney












Drafted by :-


PRASANTA KUMAR MONDAL
ADVOCATE
SEALDAH CIVIL COURT
Room No. - 301 Kol-700014

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

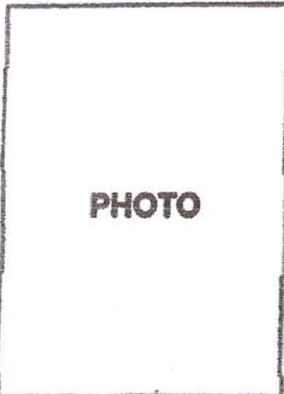
Name TANUSREE GHOSH

Signature [Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name ANIL KUMAR SIV

Signature [Signature]

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1606-00304/2024	Date of Registration	24/01/2024
Query No / Year	1606-8000205776/2024	Office where deed is registered	
Query Date	24/01/2024 1:19:17 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Prasanta Kr Mondal Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9339829153, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,36,86,515/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160600299/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Tiljala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: C. N. Roy Road, Road Zone : (PG Road -- PG 3rd Lane (Word -66)) , , Premises No: 11/5, , Ward No: 066 Pin Code : 700039

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	5 Katha 4 Chatak 24 Sq Ft	1/-	2,35,51,515/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.7175Dec	1 /-	235,51,515 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	1,35,000 /-	



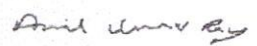
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Tanusree Ghosh Wife of Shri Sujoy Dutta Executed by: Self, Date of Execution: 24/01/2024 , Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office	Photo  24/01/2024	Finger Print  Captured 24/01/2024	Signature  24/01/2024
11/5, C. N. Roy Road, City:- Not Specified, P.O:- Tiljala, P.S:-Tiljala, District:-South 24-Parganas, West Bengal, India, PIN:- 700039 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aixxxxxx3q, Aadhaar No: 20xxxxxxxx0044, Status :Individual, Executed by: Self, Admitted by: Self, Date of Admission: 24/01/2024 ,Place : Office				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Shree Shree Sai Baba Construction Beleghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015 , PAN No.:: aoxxxxxx6p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Anil Kumar Ray (Presentant) Son of Shri Dharmnath Roy Date of Execution - 24/01/2024 , , Admitted by: Self, Date of Admission: 24/01/2024, Place of Admission of Execution: Office	Photo  Jan 24 2024 2:10PM	Finger Print  Captured 24/01/2024	Signature  24/01/2024
Beleghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aoxxxxxx6p, Aadhaar No: 86xxxxxxxx9179 Status : Representative, Representative of : Shree Shree Sai Baba Construction (as sole propritor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Swapan Mondal Son of Manik Mondal 2 Dhapa Road, City:- Not Specified, P.O:- Dhapa, P.S:-Tiljala, District:-South 24- Parganas, West Bengal, India, PIN:- 700105		 Captured	
	24/01/2024	24/01/2024	24/01/2024
Identifier Of Smt Tanusree Ghosh, Shri Anil Kumar Ray			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Ghosh	Shree Shree Sai Baba Construction-8.7175 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Tanusree Ghosh	Shree Shree Sai Baba Construction-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160600304 / 2024

On 24-01-2024

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 13:20 hrs on 24-01-2024, at the Office of the A.D.S.R. SEALDAH by Shri Anil Kumar Ray

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 2,36,86,515/-

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

Execution is admitted on 24/01/2024 by Smt Tanusree Ghosh, Wife of Shri Sujoy Dutta, 11/5, Road: C. N. Roy Road, , P.O: Tiljala, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Service

Indetified by Swapan Mondal, , , Son of Manik Mondal, 2 Dhapa Road, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 24-01-2024 by Shri Anil Kumar Ray, sole propritor, Shree Shree Sai Baba Construction, Belegghata Road, 7A/1A, City:- Not Specified, P.O:- Tangra, P.S:-Narikeldanga, District:-South 24-Parganas, West Bengal, India, PIN:- 700015

Indetified by Swapan Mondal, , , Son of Manik Mondal, 2 Dhapa Road, P.O: Dhapa, Thana: Tiljala, , South 24-Parganas, WEST BENGAL, India, PIN - 700105, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 28077, Amount: Rs.100.00/-, Date of Purchase: 20/12/2023, Vendor name: SUBHANKAR DAS

Amitava Ghosal

**Amitava Ghosal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
South 24-Parganas, West Bengal**

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4750 Research Boulevard, Suite 550
Bethesda, MD 20814-4302
Telephone: 301-657-5000
Fax: 301-657-5001
E-mail: subscriptions@apa.org