

015697/24

I- 15511/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

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

AU 027580

22/11
S-8/2962568

District Sub-Register-II
Alipore, South 24 Parganas
22 NOV 2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT.

KNOWN ALL MEN BY THESE PRESENTS THAT we, (1) MRS. KOELI BANERJEE (PAN- AXOPB5923E & AADHAAR NO. 6953 5579 0037, wife of Late Supriyo Banerjee, by faith- Hindu, by Nationality- Indian, by occupation- Housewife (2) MR. SUMIT BANERJEE (PAN- AJCPB9337L & AADHAAR NO. 9313 4396 1640, son of Late Supriyo Banerjee, by faith - Hindu, by Nationality- Indian, by Occupation - Service, both are residing at 9B,

Koeli Banerjee
Sumit Banerjee

Mahim Halder Street, Post Office & Police Station – Kalighat, Kolkata-700026,

SEND GREETINGS:-

WHEREAS we, MRS. KOELI BANERJEE and MR. SUMIT BANERJEE, the principals herein are the absolute owners of **ALL THAT** piece and parcel of bastu land measuring about **3 Cottahs 0 Chittack** together with more than 80 years old 2 (two) storied building standing thereon having a total covered area of 2100 Square Feet (cement flooring) i.e. 1400 Square Feet in the Ground floor, 700 sq. ft. in the First floor lying and situated at **Premises No. 59**, Halderpara Road now **Gurupada Halder Road, Police Station - Kalighat, Kolkata-700026, K.M.C. Ward No. 083, K.M.C. Assessee No. 110831000820**, TOGETHER WITH all common rights, amenities and facilities attached with the said property including the drainages, Sewerage, Water connection etc, more fully and particularly described in the **SCHDULE** hereunder written.

AND WHEREAS the principals herein for development of the said land entered into a development agreement for promotion of the said land as per agreed terms and conditions on with **SIDHA DEVELOPERS**, a Proprietorship Firm, having its office at P-1, Niva Park (Phase-1), Brahmapur, Post Office - Bansdroni, Police Station - Bansdroni, Kolkata- 700096, represented its Proprietor namely – **RAMESH KUMAR JHA (PAN ACSPJ1973D, & AADHAAR NO. 3350 1389 4729)** son of Shiv Narayan Jha, by faith - Hindu, by Nationality- Indian, by occupation- Business, residing at, MG-11, Niva Park (Phase-1), Brahmapur, Post Office - Bansdroni, Police Station - Bansdroni, Kolkata- 700096.

AND WHEREAS said MRS. KOELI BANERJEE and MR. SUMIT BANERJEE (the Landowners/Principals herein) have entered into a registered Development Agreement on 22.11.2024 at the Office of D.S.R – I, and recorded in Book No. I, Being No. **15497** for the year 2024 in respect of **Premises No. 59**, Halderpara Road now **Gurupada Halder Road, Police Station - Kalighat, Kolkata- 700026, K.M.C. Ward No. 083, K.M.C. Assessee No. 110831000820**.

Ramesh Kumar Jha.

Sumit Banerjee

Koeli Banerjee

AND WHEREAS as per the said agreement it was further agreed and due to some valid reason mentioned in the development agreement the Principals herein do hereby appoint lawful Attorney to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in our name and on our behalf.

NOW KNOW BY THESE PRESENTS that we, the above named owners/Principals do hereby nominate, constitute and appoint **SIDHA DEVELOPERS**, a Proprietorship Firm, having its office at P-1, Niva Park (Phase-1), Brahmapur, Post Office - Bansdrani, Police Station - Bansdrani, Kolkata-700096, represented its Proprietor namely – **RAMESH KUMAR JHA (PAN ACSPJ1973D, & AADHAAR NO. 3350 1389 4729)** son of Shiv Narayan Jha, by faith - Hindu, by Nationality- Indian, by occupation- Business, residing at, MG-11, Niva Park (Phase-1), Brahmapur, Post Office - Bansdrani, Police Station - Bansdrani, Kolkata- 700096, as our true and lawful constituted Attorney for us in our name and on our behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development our said property, which is mentioned in Schedule hereunder written, inter alia, as set forth herein below:-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to us in our name and on our behalf.
- 2) To represent us and to appear on our behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations; and Tribunals and other Offices within Union of India and to do on our behalf all necessary works which requires to be done by us in respect of the said property or any part thereof.

- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose of, withdraw of suits, matters, cases or proceedings, if necessary, in respect of our said property and to pay and deposit all rates, taxes, maintenance charges etc. to the concerned authority which is now due and become payable by us from time to time in our name and on our behalf.
- 4) To sign in the building plan or plans of KMC and also sign in the revised plan if necessary on our behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.
- 5) To construct building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority
- 6) To negotiate and to enter into any agreement for sale, sale deed and deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Development Agreement i.e. remaining portion after handing over the Owner's Allocation together with proportionate share of land and common facilities.
- 7) To take booking amount, earnest money, full and final consideration amount towards sale of developer's allocation i.e. remaining portion after handing over the Owner's Allocation together with proportionate share of land and common facilities as mentioned said development agreement from the intending purchaser or purchasers and use the said amount as it think fit and proper.

- 8) To represent me before the Registration Offices and to sign in **agreement for sale, deed of conveyance, deed of sale** by attending before the Registration Offices and put necessary sign in the documents on our behalf in respect of developer's allocations as per the agreement.
- 9) To submit and show all the documents before any Financial Institution on our behalf for disposal of developer's allocation as per the development agreement.
- 10) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on our behalf to protect our interest in respect of the said land or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on our behalf.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of our said Attorney ought to be done execute and performed in relation to the said property standing in our name or our concern, engagements or affairs ancillary and incidental thereto as fully and effectually as I could do the same if I, personally present.

AND we do hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of bastu land measuring about **3 Cottahs 0 Chittack** together with more than 80 years old 2 (two) storied building standing thereon having a total covered area of 2100 Square Feet (cement flooring) i.e. 1400 Square Feet in the Ground floor, 700 sq. ft. in the First floor lying and situated at **Premises No. 59**, Halderpara Road now **Gurupada Halder Road**, **Police Station - Kalighat, Kolkata- 700026, K.M.C. Ward No. 083, K.M.C. Assessee No. 110831000820**, TOGETHER WITH all common rights,

amenities and facilities attached with the said property including the drainages, Sewerage, Water connection etc, which is butted and bounded as follows:

ON THE NORTH : By 57A, Gurupada Halder Road.

ON THE SOUTH : By 8 feet wide Common Passage and 21, Kali Temple Road.

ON THE EAST : By 23, Kali Temple Road.

ON THE WEST : By 58, Gurupada Halder Road.

IN WITNESS WHEREOF we, Parties herein have hereunto set and subscribed our hand and seal on this the 22nd day of November 2024.

SIGNED, SEALED & DELIVERED
in the presence of
WITNESSES:

1. Anishek Mandal
Adv.
Alipore Police Ct,
KOL-27

2. Subrata Naskar
Alipore police
court. Kol-27.

Koeli Banerjee
Smt Banerjee

SIGNATURE OF THE EXECUTANTS
/PRINCIPALS

The power conferred as above
accepted by me.

SIDHA DEVELOPERS
Pranab Kumar Das,
Proprietor
SIGNATURE OF THE ATTORNEY

Drafted & Prepared by me as per instructions
and documents delivered by the parties:

Anishek Mandal

Advocate.

Alipore Police Court, Kolkata - 700027.

Enrolment No - WB - 1160 of 2011.



	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name: **MRS. KOELI BANERJEE**

Signature: *Koeli Banerjee*



	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name: **MR. SUMIT BANERJEE**

Signature: *Sumit Banerjee*



	Thumb	1st Finger	middle finger	ring finger	small finger
Left hand					
Right hand					

Name: **RAMESH KUMAR JHA**

Signature: *Ramesh Kumar Jha*

Major Information of the Deed

Deed No :	I-1602-15511/2024	Date of Registration	22/11/2024
Query No / Year	1602-8002962568/2024	Office where deed is registered	
Query Date	22/11/2024 12:25:26 PM	D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Subrata Naskar Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7384360431, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,06,94,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160215497/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



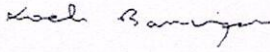


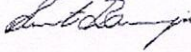
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Gurupada Halder Road, , Premises No: 59, , Ward No: 083 Pin Code : 700026

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	1/-	91,19,999/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				4.95Dec	1 /-	91,19,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2100 Sq Ft.	1/-	15,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2100 sq ft	1 /-	15,75,000 /-	



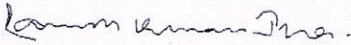
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Koeli Banerjee Wife of Late Supriyo Banerjee Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office		 Captured	
	22/11/2024	LTI 22/11/2024	22/11/2024	
9B, Mahim Halder Street, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: axxxxxxx3e, Aadhaar No: 69xxxxxxxx0037, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				
2	Name Mr Sumit Banerjee Son of Late Supriyo Banerjee Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office		 Captured	
	22/11/2024	LTI 22/11/2024	22/11/2024	
9B, Mahim Halder Street, City:- , P.O:- Kalighat, P.S:-Kalighat, District:-South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.:: ajxxxxxx7l, Aadhaar No: 93xxxxxxxx1640, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	SIDHA DEVELOPERS P-1, Niva Park Phase I Brahmapur, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096 , PAN No.:: acxxxxxx3d,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ramesh Kumar Jha (Presentant) Son of Shiv Narayan Jha Date of Execution - 22/11/2024, , Admitted by: Self, Date of Admission: 22/11/2024, Place of Admission of Execution: Office	 Nov 22 2024 1:19PM	 Captured LTI 22/11/2024	 22/11/2024
MG-11, Niva Park Phase II Brahmapur, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.:: ACxxxxxx3D,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : SIDHA DEVELOPERS (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Subrata Naskar Son of Late Anil Kumar Naskar Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 22/11/2024	 Captured 22/11/2024	 22/11/2024
Identifier Of Mrs Koeli Banerjee, Mr Sumit Banerjee, Ramesh Kumar Jha			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Koeli Banerjee	SIDHA DEVELOPERS-2.475 Dec
2	Mr Sumit Banerjee	SIDHA DEVELOPERS-2.475 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Koeli Banerjee	SIDHA DEVELOPERS-1050.00000000 Sq Ft
2	Mr Sumit Banerjee	SIDHA DEVELOPERS-1050.00000000 Sq Ft

Endorsement For Deed Number : I - 160215511 / 2024

On 22-11-2024

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 13:15 hrs on 22-11-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Ramesh Kumar Jha ,.

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 1,06,94,999/-

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

Execution is admitted on 22/11/2024 by 1. Mrs Koeli Banerjee, Wife of Late Supriyo Banerjee , 9B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession House wife, 2. Mr Sumit Banerjee, Son of Late Supriyo Banerjee , 9B, Mahim Halder Street, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Service

Indetified by Mr Subrata Naskar, , , Son of Late Anil Kumar Naskar, 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 22-11-2024 by Ramesh Kumar Jha, Proprietor, SIDHA DEVELOPERS, P-1, Niva Park Phase I Brahmapur, City:- , P.O:- Bansdroni, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700096

Indetified by Mr Subrata Naskar, , , Son of Late Anil Kumar Naskar, 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 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 027580, Amount: Rs.100.00/-, Date of Purchase: 20/11/2024, Vendor name: TANMOY KAR PURAKAYASTHA



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1602-2024, Page from 506960 to 506973
being No 160215511 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2024.11.22 15:35:47 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 22/11/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS
West Bengal.