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L-3187/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 372391

28/02/2024  
R-8-542671/24

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

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

27/02/2024

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

NOW KNOW ALL MEN BY THESE PRESENTS I, SRI AMITAVA GUHA (PAN ADPPG6963L) (AADHAAR 5491 1996 1371) son of Late Paresh Nath Guha, by religion: Hindu, by occupation: Retired Person, residing at 15/1A, Ibrahimpur Road, P.O Jadavpur University, P.S.: Jadavpur, Kolkata - 700032, District: South 24 Parganas, West Bengal, SEND GREETINGS:

26 DEC 2023

32488

No..... ₹ 100/- Date.....

Name : ..... (SUDIP KUMAR BHUMIK) CMM Court Advocate

Address : ..... Enrollment No. WB124/2007

Vendor : ..... Alipore Collectorate, 24Pgs. (South)

**SUBHANKAR DAS**

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

27 FEB 2024

Shishshandu Dutt  
S/o- Sri Shyamal Dutt  
Alipore Police Court,  
Koi-27.

WHEREAS I, the Principal hereto is the absolute and lawful owner of ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata - 700032, Ward No. 96, ASSESSEE No. 210960202790, which is more fully described in the Schedule hereunder and hereinafter referred to as the 'said property'.

AND WHEREAS I, the Principal hereto entered into a registered **DEVELOPMENT AGREEMENT** dated **27/02/24** being Deed No **1- 3163/2024** for the year 2024 (hereinafter referred to as the 'said Development Agreement') with M/S. "T & A DEVELOPER" a partnership firm having its registered office at 9/24A, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, represented by its partners namely **(1) SMT. ANIMA DAS (PAN EDYPS8554L) (AADHAAR No. 8359 0792 8290)** wife of Dipankar Das, by faith: Hindu by Occupation: Business, Resident of 9/25, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, in the state of West Bengal, **(2) SMT. TARA DAS (PAN AHNPD2724L) (AADHAAR No. 7373 8646 3152)** wife of Tapan Das by faith: Hindu by Occupation: Business, Resident of 48, Raja S.C. Mullick Road, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, with certain terms and conditions as laid down therein in respect of the said property.



AND WHEREAS for the purpose of development of the said property it has become necessary and expedient to authorize and empower the Attorney to do construction work or to do all acts, deeds and things for and on my behalf as per terms and conditions mentioned in the said Development Agreement.

AND WHEREAS accordingly I, The Principal / Appointer hereto do hereby constitute, nominate, authorize and appoint M/S. "T & A DEVELOPER" a partnership firm having its registered office at 9/24A, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, represented by its partners namely **(1) SMT. ANIMA DAS (PAN EDYPS8554L) (AADHAAR No. 8359 0792 8290)** wife of Dipankar Das, by faith: Hindu by Occupation: Business, Resident of 9/25, Bijaygarh, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, in the state of West Bengal, **(2) SMT. TARA DAS (PAN AHNPD2724L) (AADHAAR No. 7373 8646 3152)** wife of Tapan Das by faith: Hindu by Occupation: Business, Resident of 48, Raja S.C. Mullick Road, P.O. Jadavpur University, Kolkata - 700032, District - South 24 Parganas, as my true and lawful Constituted Attorney to do develop or construct or execute or caused to be done and execute all such acts, deeds, matters and things in my name and on my behalf relating to the said property fully mentioned in the schedule hereunder written and I do hereby authorize and empower my said Attorney to do the following acts, deeds, matters and things in my name and on my behalf viz.



1. To manage, control, supervise and administer my said property mentioned in the schedule hereunder.
2. To sign and give notice or notices to our person/persons, tenant/tenants and other occupiers of the land and building belongings to or estate to suit and vacate or to repair or damage or to abate any nuisance or to remedy breach of covenant of contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies in respect of property belonging to me required by law in connection with the management of the said property.
3. To make sign and verify all application objection to appropriate authorities for all and any license and permission or consent etc. required by law in connection with the management of the said property.
4. To effect mutation or separation of holding in the revenue and or municipal corporation records and sign all applications or objection required by law in connection with the management of the said property.
5. To appear for and represent me before the Board of Revenue Collector or any District Sub-Divisional Officer, any Magistrate, Judge, Civil Judge and Rent Controller in all Government Offices, Calcutta Municipal Corporation Improvement Trust, Commissioners of any Division in all matters and things relating to my estate of its affairs required by law in connection with the management of the said property.
6. To appear for and represent me in all the Courts Civil, Criminal or Revenue including Labour Tribunals, Original Revisional or Appellate, in any Registration office and to sign execute verify and file plaints, written statement and petition and also to present appeals in any court required by law in connection with the management of the said property and to accept services of all summons notices and their process of law.
7. To appoint engage on or behalf pleaders Advocate or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointer required by law in connection with the management of the said property.
8. To compromise, compound or withdraw cases or to refer to arbitration all disputes and differences required by law in connection with the management of the said property.
9. To sign verify and title applications for decree or orders of any Court and to purchase property at Court office auction sales in execution or decrees upto the amount of the decree required by law in connection with the management of the said property.
10. To withdraw and receive documents or money from any Court office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such causes required by law in connection with the management of the said property.
11. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all its departments, Including KMC/ BL& LRO / Thika / Town and Country Planning Department and all other concerned Authorities required by law in connection with the management of the said property.



12. To apply for building plan, drainage /sewerage connection, water connection, electricity and any other permission which are required from Kolkata Municipal Corporation required by law in connection with the management of the said property.

13. To execute any Declaration, Rectification, Correction before the competent authority for and on my behalf required by law in connection with the management of the said property. ✓

14. To do all acts and deeds in respect of sale and receipt of money against Agreement for sale, Deed of Sale entered into with third party in respect of the Developer's allocation of share on the newly constructed building with proportionate undivided share in the land below comprised in the said property, with proportionate undivided share of the common area common space with absolute right of ownership and sale as mentioned in the Development Agreement dated

**AND GENERALLY** to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on my behalf to execute and do all acts deeds, matters and things as fully and effectually in all respects as I, myself could do the said, if personally present.

AND all whatsoever my said attorney shall lawfully do in accordance with the terms and conditions mentioned in the Development Agreement dated 27/02/24 and by this presents, I hereby agree to ratify and confirm the same.

#### SCHEDULE REFERRED TO ABOVE

(The said property)

ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is known and numbered as Kolkata Municipal Corporation Premises No. 15/1A, Ibrahimpur Road, Kolkata – 700032, Ward No. 96, ASSESSEE No. 210960202790. The entire property is butted and bounded as follows:

**By North** : Formerly by the land of Harendra Nath Das Gupta and at present by the lands of Smt. Sushima Mukherjee and Kalyan Kumar Dasgupta.;

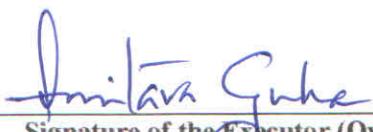
**By South** : Partly by the land of Smt. Jogamaya Guha and partly by the land of Jitendra Nath Ghosh; ✓

**By East** : Partly by the common pathway and partly by the land of Anil Roy Choudhury;

**By West** : By the lands of Smt Bidhumukhi Das Gupta and others; ✓



IN WITNESS WHEREOF I, SRI AMITAVA GUHA, the executor herein has executed this DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT on this the 27<sup>th</sup> day of February, 2024 (Two Thousand Twenty Four) and subscribed my hand and seal.

  
\_\_\_\_\_  
Signature of the Executor (Owner)

We accept the power granted as above

T & A DEVELOPERS

Amma Das  
Partner

T & A DEVELOPERS

Tara Das  
Partner

WITNESSES:

1) Sudip M. Bhaumik  
Adv.

\_\_\_\_\_  
Signature of the Constituted Attorney  
(Developer)

2) Bhushan Dutt  
Alipore police Court,  
Kol-27.

Drafted by me as per instructions provided by the parties above



(Sudip Kumar Bhaumik)

Advocate,

City Seasons & Metropolitan Magistrates' Court, Calcutta  
Enrolment No: WB/124/2007

THE A DEVELOPERS

Particulars

THE A DEVELOPERS

Particulars



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE

27 FEB 2024



Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AMITAVA GUHASignature Amitava Guha

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIMA DASSignature Anima Das

Thumb

1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TARA DASSignature Tara Das

Thumb

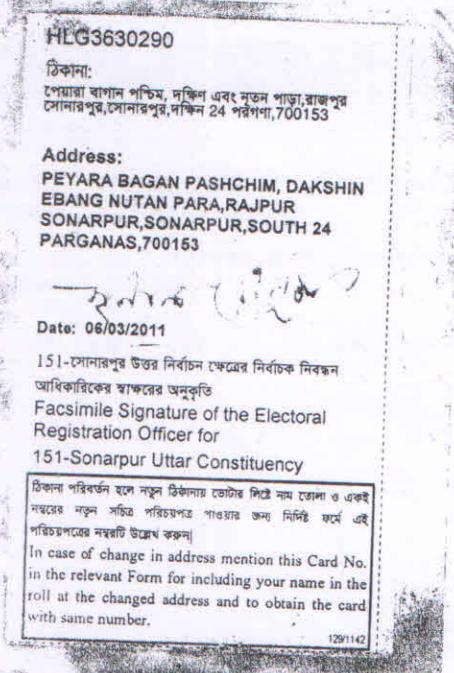
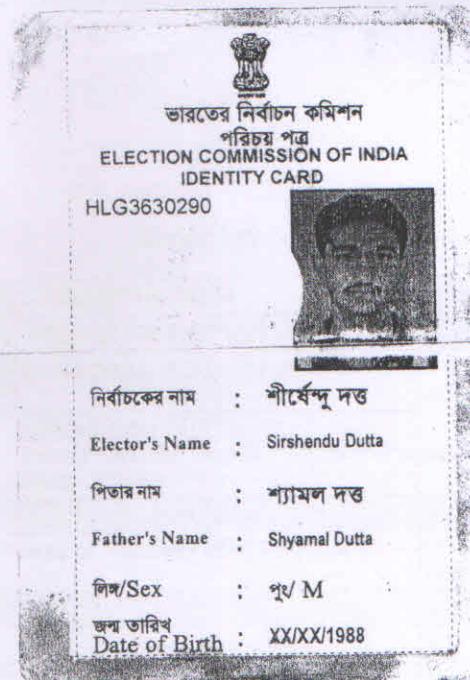
1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand				
	right hand				

Name .....

Signature .....





### Major Information of the Deed

Deed No :	I-1603-03187/2024	Date of Registration	27/02/2024
Query No / Year	1603-8000542671/2024	Office where deed is registered	
Query Date	27/02/2024 4:38:15 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SIRSHENDU DUTTA Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831911012, 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. 1,32,03,428/-		
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]:- 160303163/2024 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: Ibrahimpur Road, , Premises No: 15/1A, , Ward No: 096 Pin Code : 700032

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	6 Katha	1/-	1,25,28,428/-	Property is on Road , Project Name :
	Grand Total :			9.9Dec	1 /-	125,28,428 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
	Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete				
	Total :	1000 sq ft	1 /-	6,75,000 /-	

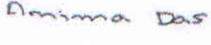
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<b>AMITAVA GUHA</b> Son of Late PARESH NATH GUHA Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office	 27/02/2024	 Captured	 27/02/2024
15/1A, IBRAHIMPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/02/2024 , Admitted by: Self, Date of Admission: 27/02/2024 ,Place : Office				

**Attorney Details :**

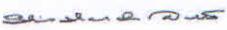
Sl No	Name,Address,Photo,Finger print and Signature
1	<b>T &amp; A DEVELOPER</b> 9/24A, BIJOYGARH, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: EDxxxxxx4L,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
Sl No	Name	Photo	Finger Print	Signature
1	<b>ANIMA DAS (Presentant )</b> Wife of DIPANKAR DAS Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	 Feb 27 2024 4:47PM	 Captured	 27/02/2024
9/25, BIJOYGARH, City:- , P.O:- J UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.:: EDxxxxxx4L,Aadhaar No Not Provided Status : Representative, Representative of : T & A DEVELOPER (as PARTNER)				
2	<b>TARA DAS</b> Wife of TAPAN DAS Date of Execution - 27/02/2024, , Admitted by: Self, Date of Admission: 27/02/2024, Place of Admission of Execution: Office	 Feb 27 2024 4:48PM	 Captured	 27/02/2024

48, RAJA S C MULLICK ROAD, City:- , P.O:- J UNIVERISTY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AHxxxxxx4L, Aadhaar No Not Provided Status : Representative, Representative of : T & A DEVELOPER (as PARTNER)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr SIRSHENDU DUTTA</b> Son of Mr SHYAMAL DUTTA ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	27/02/2024	27/02/2024	27/02/2024

Identifier Of AMITAVA GUHA, ANIMA DAS, TARA DAS

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	AMITAVA GUHA	T & A DEVELOPER-9.9 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	AMITAVA GUHA	T & A DEVELOPER-1000.0000000 Sq Ft

Endorsement For Deed Number : I - 160303187 / 2024

On 27-02-2024

**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 16:40 hrs on 27-02-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by ANIMA DAS .

**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 1,32,03,428/-

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

Execution is admitted on 27/02/2024 by AMITAVA GUHA, Son of Late PARESH NATH GUHA, 15/1A, IBRAHIMPUR ROAD, P.O: JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr SIRSHENDU DUTTA, , , Son of Mr SHYAMAL DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 27-02-2024 by ANIMA DAS, PARTNER, T & A DEVELOPER, 9/24A, BIJOYGARH, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SIRSHENDU DUTTA, , , Son of Mr SHYAMAL DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

Execution is admitted on 27-02-2024 by TARA DAS, PARTNER, T & A DEVELOPER, 9/24A, BIJOYGARH, City:-, P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Indetified by Mr SIRSHENDU DUTTA, , , Son of Mr SHYAMAL DUTTA, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 32488, Amount: Rs.100.00/-, Date of Purchase: 26/12/2023, Vendor name: Subhankar Das



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

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1603-2024, Page from 75527 to 75539

being No 160303187 for the year 2024.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2024.02.28 11:20:41 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 28/02/2024

**DISTRICT SUB-REGISTRAR**

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

**West Bengal.**