

3344/24

I-3187/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 372391

X
27/02/2024
R-8-54267/24

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 Paresb 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:**

32488

26 DEC 2023

No..... ₹ 100/- Date.....
Name :.....
Address :.....

(SUDIP KUMAR BHAUMIK)
Advocate
CMM Court, Calcutta
Enrolment No: WB/124/2007

Vendor :.....
Alipore Collectorate, 24Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



Shinshendu Datta
S/o- Sri Shyamal Datta
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)

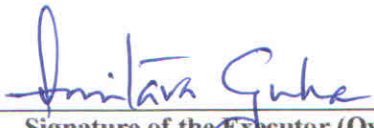
ALL THAT piece and parcel of land measuring about 06 Cottahs land together with two storied structure standing thereon situated at Mouza: Ibrahimpur, Touzi No. 239, J.L. No. 36, R.S. No. 10, comprised partly in Plot No. 255 of Khatian No. 98 and partly in Plot No. 256 of Khatian No. 111, which is known 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;



DISTRICT SUB-REGISTRAR-III
SOUTH 24 PGS., ALIPORE
27 FEB 2024

IN WITNESS WHEREOF I, SRI AMITAVA GUHA, the executor herein has executed this DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT on this the 27th 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

Anima Das
Partner

T & A DEVELOPERS

Tasee Das
Partner

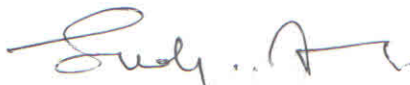
WITNESSES:

1) Sudip K. Bhaumik
Adv.

Signature of the Constituted Attorney
(Developer)

2) Shishshendu Dutta
Alipore police Court,
Cal. 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

T & A DEVELOPERS

T & A DEVELOPERS

Partner

Partner



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

17 FEB 2024



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name AMITAVA GUHASignature Amitava Guha

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ANIMA DASSignature Anima Das

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name TARA DASSignature Tara Das

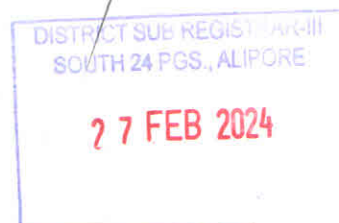
Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature





ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

HLG3630290



নির্বাচকের নাম : শীর্ষেন্দু দত্ত
Elector's Name : Sirshendu Dutta
পিতার নাম : শ্যামল দত্ত
Father's Name : Shyamal Dutta
লিঙ্গ/Sex : পুং/ M
জন্ম তারিখ : XX/XX/1988
Date of Birth : XX/XX/1988

HLG3630290

ঠিকানা:

পেয়ারা বাগান পশ্চিম, দক্ষিণ এবং নুতন পাড়া, রাজপুর
সোনারপুর, সোনারপুর, দক্ষিণ 24 পরগণা, 700153

Address:

PEYARA BAGAN PASHCHIM, DAKSHIN
EBANG NUTAN PARA, RAJPUR
SONARPUR, SONARPUR, SOUTH 24
PARGANAS, 700153

Date: 06/03/2011

151-সোনারপুর উত্তর নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন

আধিকারিকের স্বাক্ষরের অনুকৃতি

Facsimile Signature of the Electoral
Registration Officer for

151-Sonarpur Uttar Constituency

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ভোটার লিষ্টে নাম তোলার ও একই
নম্বরের নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই
পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

129/140

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 :

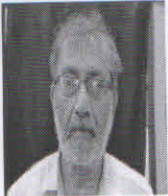

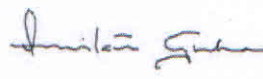
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ibrahimpur Road, , Premises No: 15/1A, , Ward No: 096 Pin Code : 700032

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			
1	Name	Photo	Finger Print	Signature
	AMITAVA GUHA 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		 Captured	
	27/02/2024		LTI 27/02/2024	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	T & A DEVELOPER 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			
1	Name	Photo	Finger Print	Signature
	ANIMA DAS (Presentant) 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		 Captured	
	Feb 27 2024 4:47PM		LTI 27/02/2024	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	Name	Photo	Finger Print	Signature
	TARA DAS 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		 Captured	
	Feb 27 2024 4:48PM		LTI 27/02/2024	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
Mr SIRSHENDU DUTTA 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-1000.00000000 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.