

20290/23

I-19476/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AR 33

15/12/23
3089646/23

certified that the document is admitted a registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-pargana
15 DEC 2023

DEVELOPMENT POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY, known all men, I, **SMT.SAPTAMI HAZRA, (PAN:BRIPH8475G) , (AADHAAR : 461157502175)** wife of Sri Nirmal Hazra, by Nationality –Indian, by faith – Hindu, by occupation – Housewife, residing at A-27, Satyajit Kanan, P.O.-Mukundapur, Police Station-Purba Jadavpur, Kolkata-700099, Dist. South 24Parganas, hereinafter referred to as the **"PRINCIPAL (OWNER)" SEND GREETINGS :-**

01 DEC 2023

3502

No..... ₹ 100/- Date.....

SURENDRA NATH MONDAL
ADVOCATE
HIGH COURT, CALCUTTA

Name :

Address :

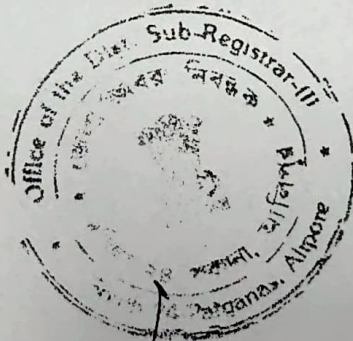
Vendor :

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
15 DEC 2023

SURENDRA NATH MONDAL
ADVOCATE
HIGH COURT, CALCUTTA
Dist. No. WB/ 1094 /2004

WHEREAS I, **SMT.SAPTAMI HAZRA, (PAN:BRIPH8475G)**,
(AADHAAR : 461157502175) wife of Sri Nirmal Hazra, by Nationality –
 Indian, by faith – Hindu, by occupation –Housewife, residing at A-27,
 Satyajit Kanan, P.O.-Mukundapur, Police Station-Purba Jadavpur, Kolkata-
 700099,Dist.South 24Parganas, the **PRINCIPAL** herein is the absolute
 owner of ALL THAT Piece & Parcel of land area measuring 3 Cottah 2
 Chittak 00 Sq.Ft. more or less lying & situated at Mouza - Barakhola,
 Pargana - Khaspur, J.L. No.21, R.S. No. 40, Touzi No.159, 169, 206, 210,
 comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120,
 appertaining to Khatian Nos.154,162,170, being Premises No.
 927/1,Mukundapur, P.O. Mukundapur, Assessee No. 31-109-07-9432-6,
 Ward No.109, under P.S. Purba Jadavpur, Kolkata-700 099, in the District
 of South 24- Parganas, together with easement right and appendages
 thereto which is particularly mentioned and described in Schedule herein
 below. I has entered a registered Development Agreement dated ~~15.12.23~~ with
MR.SUKUMAR DEY (PAN ADSPD9764D), (AADHAR NO.
984602830642), Son of Late Madan Mohan Dey, by Nationality-
 Indian, by faith -Hindu , by occupation –Business, residing at C-
 116,Survey Park, P.O.-Santoshpur, Police Station-Survey Park, Kolkata-
 700075,Dist.South 24Parganas, which was registered in the office of
 D.S.R.-III, Alipore, recorded in Book No. I, Deed No. 19466 for the year
 2023. Now I am very busy with various works and so it is very much
 expedient for me to appoint an Attorney to look after all the affairs of my
 property described in the schedule hereunder written, so, I,
SMT.SAPTAMI HAZRA, the PRINCIPAL, herein do hereby appoint and
 Constitute **MR.SUKUMAR DEY (PAN ADSPD9764D), (AADHAR NO.**
984602830642), Son of Late Madan Mohan Dey, by Nationality-
 Indian, by faith -Hindu, by occupation –Business, residing at C-116,Survey
 Park, P.O.-Santoshpur, Police Station-Survey Park, Kolkata-

15/12/23
 Smt. Saptami Hazra
 Principal

700075, Dist. South 24 Parganas, as my true and lawful constituted attorney on my behalf to do inter alia the following acts, deeds, and things:-

1. To appear, represent and act in all the courts, civil or criminal, originals, Revisional or Appellate, District Collectorate, state Acquisition officer, in the office of the Land - Acquisition, Block land reforms officer, Revenue officer, and in any other offices of the Government or Kolkata Municipal Corporation or any other competent Authorities, Improvement Trust, commissioner of any division or District Board or any other offices or local authorities on my behalf and for such purposes the said Attorney may accept service of any summons or notices issued by any person or persons.
2. To manage, control and look after my said property of ALL THAT Piece & Parcel of land area measuring 3 Cottah 2 Chittak 00 Sq.Ft. more or less lying & situated at Mouza - Barakhola, Pargana - Khaspur, J.L. No.21, R.S. No. 40, Touzi No.159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, being Premises No. 927/1, Mukundapur, P.O. Mukundapur, Assessee No. 31-109-07-9432-6, Ward No.109, under P.S. Purba Jadavpur, Kolkata-700 099, in the District of South 24- Parganas, for the purpose of the said proposed construction of new building thereon on my behalf.
3. To sign and verify complaints, written statements, petition or claims and objections, memorandum of Appeal and petition and applications of all kinds and to file them relating to the aforesaid

property mentioned in the schedule hereunder written in any such court or office and specially to Authority of Kolkata Municipal Corporation.

4. To appoint, engage on my behalf any Advocate, pleader, solicitor, Revenue agent or any other legal practitioner whenever our said Attorney thinks proper to do so and to discharge and/or terminate their appointments.
5. To cause mutation of the said property where necessary effect in the revenue and/or Kolkata Municipal Corporation records and to make such statements and sign all applications or objections personally or through lawyer or agent to effectuate the said purpose and deposit revenue, rent, rates and taxes for the said property in any Government Department or in Kolkata Municipal Corporation on my behalf.
6. To appoint, engage and employ mason, laborers, workers contractors, engineers, surveyors or any other persons for construction of the said building till its completion for and on my behalf.
7. To sign forms and applications for purchasing quotas of building materials i.e. Cement, Sand, Iron, Rods, Stone chips etc. for construction of the proposed new building at the said premises for and on my behalf.
8. To deal with local people, Police (Thana), K.M.C. matter and to appear & represent me before drainage, water dept., C.E.S.C. Ltd., Fire Brigade, K.I.T. and all other authorities

9. And generally to do, execute and perform any other acts or act, deed or deeds matters or things whatsoever which is in the opinion of my said Attorney sought to be done executed and perform in relation to our aforesaid property as fully and effectually I could do the same, if I am personally present and also to apply for and obtain electricity, gas, water, sewerage, drains, telephone, Insurance, Fire Brigade or other connection in our said property and to sign, execute, and submit all the papers in connection thereto before the authority concerned on my behalf.
10. To sign execute and submit the Proposed/addition/alteration/reconstruction building plan or plans, plumbing plan, sewerage plan, completion plan, applications, undertakings, Declarations and sewer affidavits for and on our behalf in Kolkata Municipal Corporation for sanctioning the plan from Kolkata Municipal Corporation and then to get delivery of the said sanctioned plan or any modified building plan from The K.M.C and to do all necessary things and acts for the said purpose, for my said property.
11. To enter into any agreement with other person/persons on my behalf and to sign and execute all other deeds or conveyances to transfer deeds or instruments, assurances or declaration of deeds on my behalf and take consideration money thereof on our behalf in connection with sale of the property in respect of Developer's allocation as per Registered Development Agreement dated which was registered in the office of D.S.R.-III, Alipore, recorded in Book No. I, Deed No. 29466 for the year 2023, and present the

21/10/2023

Sikandar Singh

same before the Learned Registering Authority for admit and complete registration on my behalf, in connection with such sale of Developer's Allocation at my said property .

AND GENERALLY to do all the lawful acts necessary for the above mentioned property and I hereby agree that all acts and things lawfully done by the said Attorney shall be considered as the acts, deed and things done by me, provided that all such acts and things done by the said Attorney in conformity with law. I undertake to rectify and confirm all and whatsoever that my said Attorney shall lawfully do or cause to be done for me by virtue of the power hereby given.

SCHEDULE ABOVE REFERRED TO
[THE PREMISES]

ALL THAT Piece & Parcel of land area measuring 3 Cottah 2 Chittak 00 Sq.Ft. more or less lying & situated at Mouza - Barakhola, Pargana - Khaspur, J.L. No.21, R.S. No. 40, Touzi No.159, 169, 206, 210, comprised in C.S. Dag No. 163, corresponding to R.S. Dag No, 120, appertaining to Khatian Nos.154,162,170, being Premises No. 927/1,Mukundapur, P.O. Mukundapur, Assessee No. 31-109-07-9432-6, Ward No.109, under P.S. Purba Jadavpur, Kolkata-700 099, in the District of South 24- Parganas, which is butted & bounded as follows:-

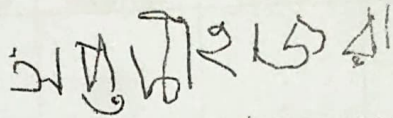
ON THE NORTH	:	Plot No. 49 A;
ON THE SOUTH	:	30 ft.wide K.M.C.Road;
ON THE EAST	:	Plot No. 48A;
ON THE WEST	:	Premises No.927,Mukundapur;

IN WITNESS WHEREOF, I, the **PRINCIPAL** hereto signed this Power of Attorney on this 15th day of December, 2023.

SIGNED & SEALED by the within named Principals in the presence of :

WITNESSES:-

1. *Pratik Hazra*
A-27 Satajit Kanan
Cal - 99



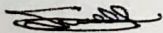
Signature of the Principal

2. *Pratik Hazra*
A-27 Satajit Kanan
Cal - 99

Accepted by me

Sukumar Dey
Signature of the Attorney

Drafted & Prepared by :


(SURENDRA NATH MONDAL)
ADVOCATE,
HIGH COURT, CALCUTTA.
Enroll.No.WB/1094/2004

SPECIMEN FORM FOR TEN FINGERPRINTS



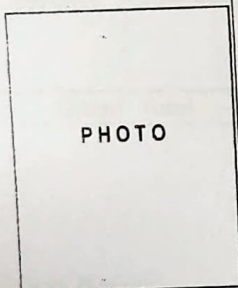
D 91213 A

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

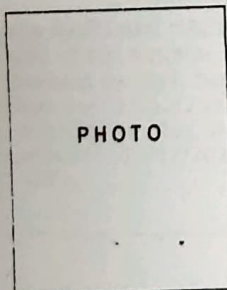


Sukman Day

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

Major Information of the Deed



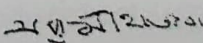
Deed No :	I-1603-19476/2023	Date of Registration	15/12/2023
Query No / Year	1603-8003089646/2023	Office where deed is registered	
Query Date	15/12/2023 2:17:01 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Surendra Nath Mondal High Court Calcutta, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8584056827, Status : Advocate		
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. 1/-	Rs. 61,87,498/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319466/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: MUKUNDA PUR, Road Zone : (R.N. Tagore -- Mukundapur More) , , Premises No: 927/1, , Ward No: 109 Pin Code : 700099



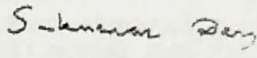
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 2 Chatak	1/-	61,87,498/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				5.1563Dec	1/-	61,87,498 -/-	

Principal Details :




SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs SAPTAMI HAZRA Wife of Mr NIRMAL HAZRA Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 15/12/2023	 Captured LTI 15/12/2023	 15/12/2023

A-27, SATYAJIT PARK, City:- Not Specified, P.O:- MUKUNDAPUR, P.S:-Purba Jadabpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700099 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BRxxxxxx5G, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SUKUMAR DEY (Presentant) Son of Late MADAN MOHAN DEY Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office		 Captured	
	15/12/2023	15/12/2023	LTI	15/12/2023
Son of Late MADAN MOHAN DEY C-116,SURVEY PARK, City:- Not Specified, P.O:- SANTOSH PUR, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4D, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023, Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SURENDRA NATH MONDAL Son of Late SARAT KUMAR MONDAL HIGH COURT, CALCUTTA, City:- , P.O:- G P O, P.S:-Hare Street, District:-Kolkata, West Bengal, India, PIN:- 700001		 Captured	
	15/12/2023	15/12/2023	15/12/2023
Identifier Of Mrs SAPTAMI HAZRA, Mr SUKUMAR DEY			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs SAPTAMI HAZRA	Mr SUKUMAR DEY-5.15625 Dec

Endorsement For Deed Number : I - 160319476 / 2023

On 15-12-2023

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 14:35 hrs on 15-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr. SUKUMAR DEY, Claimant.

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 61,87,498/-

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

Execution is admitted on 15/12/2023 by 1. Mrs SAPTAMI HAZRA, Wife of Mr NIRMAL HAZRA, A-27,SATYAJIT PARK, P.O: MUKUNDAPUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700099, caste Hindu, by Profession House wife, 2. Mr SUKUMAR DEY, Son of Late MADAN MOHAN DEY, C-116,SURVEY PARK, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Business

Indetified by Mr SURENDRA NATH MONDAL, , Son of Late SARAT KUMAR MONDAL, HIGH COURT, CALCUTTA, P.O: G P O, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 3502, Amount: Rs.100.00/-, Date of Purchase: 01/12/2023, 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 1603-2023, Page from 534994 to 535006

being No 160319476 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.12.15 15:46:48 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.