

015741/24

T-16932/2024



पश्चिम बंगाल WEST BENGAL

Registration. The signature sheets and the
development sheets attached with AM 115056
are the part of this document.

District Sub-Registrar-II
Alidore, South 24 Parganas

16 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

AFTERREGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN by these present that we, SMT SUNANDA GUIN,
daughter of Late Amarendra Nath Ganguly, Pan No. BEXPG5354M,
Aadhaar No. 5978 4028 7721 by faith Hindu, by Occupation House,
residing at 56/56, N.S.C. Bose Road, P.O. and P.S. Regent Park, Kolkata
700040, do hereby nominate, constitute and appoint SRI RAVI
KHATIK, son of Shyamlal Khatik, (PAN AXVPK7286L,

Aadhaar No. 9636 2806 3841), by faith Hindu, Indian Citizen, by occupation Business, residing at 4, Hume Road, P.O. & P.S. Kalighat, Kolkata 700026, District South 24 Parganas, to be my true and lawful ATTORNEY to do and execute all or any of the following acts and deeds for me and on our behalf.

WHEREAS, I am one of the co-owner/ co sharer in respect of ALL THAT piece and parcel of undivided $1/9^{\text{th}}$ share (i.e. $1/3^{\text{rd}}$ share out of $1/3^{\text{rd}}$ share) in the First Schedule Property being land measuring about undivided 205 square feet more or less and structure 110 square feet out of Total Land Measuring of 2 (two) cottahs 9 (nine) chittak together with two storied building measuring 1000 square feet more or less (500 square feet each in First and Ground Floor) lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation Ward no. 83, Assessee no. 11- 083-25-0055-0, P.S. Bhowanipore at present Kalighat, Kolkata- 700 026, District-South 24 Parganas, along with all easement rights appurtenant therewith,

AND WHEREAS, I have onexecuted a Development Agreement and the same was registered in the Office of the D.S.R-II and was recorded in Book No. 1, Volume No.; being No. 15549.....for the year 2024, for the Development of our property mentioned in the SCHEDULE hereunder, with Sri Ravi Khatik, developer therein;

AND WHEREAS due to reasons aforesaid and to facilitate smooth progress of development work by way of construction of multistoried building in the scheduled property and hence these presents;

- 1. To enter into the said premises and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.*
- 2. To apply before the Municipality/ Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises and for the said purpose, to sign such applications, maps, plans, and representations as*

Sumanda Guin.

may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.

- 3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the completion and other certificates from the Municipality, Fire Brigade authorities, WBSedCL and/or other authorities and for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute and applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.*
- 4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorneys shall think, fit and proper and to make payment of their fees and charges.*
- 5. To apply for and obtain steel, bricks, cements and other construction materials in our name and to sign necessary applications and papers for constructing the new building*

6. To sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises.
7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.
8. To appear before the Municipality and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.
10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility.
11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof at the compromise, settle, refer to arbitration, abandon, submit to judgment in any such action or proceeding aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.
12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever

nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

- 13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.*
- 14. To enter into agreement for sale, Deed of Conveyance, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of land thereof and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises.*

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developers allocation only.
16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by us or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub- Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such

execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development.

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the owner in the said building together with the common areas as mentioned in the development.
18. To receive all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

19. This Power of Attorney is granted for the purpose of the jobs, which will be carried out for constructing the said building at the said premises by the said Attorneys at their own costs all the jobs mentioned hereinabove will be done by the attorney and agent herein at his sole risk and responsibility. Besides the attorney shall do all acts in terms of the development agreement.

20. AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of the building plan which we ourselves could have done lawfully under our own hand and seal if personally present AND we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

Date of Execution date. 22nd November 2024

THE FIRST SCHEDULE ABOVE REFERRED TO

(Description of the Land/Premises)

ALL THAT piece and parcel of undivided $1/9^{\text{th}}$ share (i.e. $1/3^{\text{rd}}$ share out of $1/3^{\text{rd}}$ share) in the First Schedule Property being land measuring about undivided

Sumanda Guin.

205 square feet more or less and structure 110 square feet out of Total Land Measuring of 2 (two) cottahs 9 (nine) chittak together with two storied building measuring 1000 square feet more or less (500 square feet each in First and Ground Floor) lying and situated at Premises no. 10/4D, Nepal Bhattacharjee Street, within the Kolkata Municipal Corporation under Ward no. 83, Assessee no. 11- 083-25-0055-0, P.S. Bhowanipore at present Kalighat, Kolkata- 700 026, District-South 24 Parganas, along with all easement rights appurtenant therewith, which is Butted and Bounded as follows:-

ON THE NORTH: Premises no. 10/4F and Premises no. 10/4/1/1D, Nepal Bhattacharjee Street.

ON THE SOUTH : Premises no. 10/4C, Nepal Bhattacharjee Street.

ON THE EAST: Premises no. 10/4E, Nepal Bhattacharjee Street.

ON THE WEST: 14" feet wide Road.

Road Zone : (Dharmadas Bhattacharjee Abaitanik Primary School - kalighat Road (Slum Area)

THE SECOND SCHEDULE ABOVE REFERRED TO

(The Owner's Allocation)

The owner shall mean the owner will get a self contained flat at the constructed area of the newly proposed building measuring about 500 square feet super built up area/ 400 square feet built up area in the Ground floor, South Western side in the proposed building to be constructed thereon together with the right, title and interest in common facilities and amenities at the said premises.

THE THIRD SCHEDULE ABOVE REFERRED TO

(Developer's Allocation)

Developer's Allocation: shall get remaining constructed area in the newly constructed building area after allocation of the owner together with the right, title and interest in common facilities and amenities at the said premises.

IN WITNESS WHERE OF, we hereby execute this Development Power of Attorney on this the SIGNED, SEALED AND DELIVERED By the APPOINTERS herein at Kolkata day of 2024.

In the presence of:

1. Angshuman Guin.
56/56, N.S.C. Bose Rd.
Kolkata - 700020

Sunanda Guin.

EXECUTANTS

2. ABIN Sur
44 C N. B. 1st Lane
KOL - 700026

[Signature]

ATTORNEY

Drafted by me and

Prepared in my Chamber
as per instruction of my client.

[Signature]

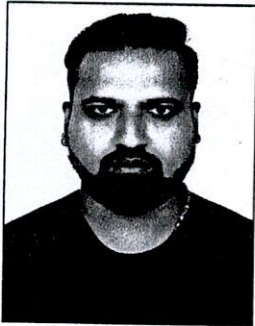
Advocate

F/2839/2577/23.
Alipore Police Court

Kolkata - 700027.

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

Name SUNANDA GUIN
 Signature Sunanda Guin.

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

Name RAVI KHATTIK
 Signature Ravi Khattik

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

Name _____
 Signature _____

Major Information of the Deed

Deed No :	I-1602-16932/2024	Date of Registration	16/12/2024
Query No / Year	1602-8002964835/2024	Office where deed is registered	
Query Date	22/11/2024 3:27:57 PM	D.S.R. -I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Abhijeet Ghosh Alipore Police Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 6291039432, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 5,73,973/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160215549/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

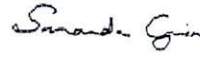
District: South 24-Parganas, P.S:- Kalighat, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nepal Bhattacharjee Street, Road Zone : (Dharmadas Bhattacharjee Abaitanik Primary School -- Kalighat Road (Slum Area)) , , Premises No: 10/4D, , Ward No: 083 Pin Code : 700026

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	205 Sq Ft		5,40,973/-	Width of Approach Road: 14 Ft.,
Grand Total :				.4698Dec	0 /-	5,40,973 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	110 Sq Ft.	0/-	33,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 110 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		110 sq ft	0 /-	33,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Sunanda Guin (Presentant) Daughter of Late Amarendra Nath Ganguly Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office	 22/11/2024	 LTI 22/11/2024 Captured	 22/11/2024
56/56, N.s.c Bose Road, City:- Not Specified, P.O:- Regent Park, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: bexxxxxx4m, Aadhaar No: 59xxxxxxxx7721, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ravi Khatik Son of Late Shyamlal Khatik Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office	 22/11/2024	 LTI 22/11/2024 Captured	 22/11/2024
Son of Late Shyamlal Khatik 4no Hume Road, City:- Not Specified, P.O:- Kalighat, P.S:-Kalighat, District:- South 24-Parganas, West Bengal, India, PIN:- 700026 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: axxxxxxx6l, Aadhaar No: 96xxxxxxxx3841, Status :Individual, Executed by: Self, Date of Execution: 22/11/2024 , Admitted by: Self, Date of Admission: 22/11/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Suman Paul Son of Haridas Paul Bergoom, City:- , P.O:- Bergoom, P.S:- Habra, District:-North 24-Parganas, West Bengal, India, PIN:- 743263	 22/11/2024	 Captured 22/11/2024	 22/11/2024
Identifier Of Smt Sunanda Guin, Shri Ravi Khatik			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sunanda Guin	Shri Ravi Khatik-0.469792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Sunanda Guin	Shri Ravi Khatik-110.00000000 Sq Ft

Endorsement For Deed Number : I - 160216932 / 2024

On 22-11-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 15:55 hrs on 22-11-2024, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Smt Sunanda Guin ,Executant.

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 5,73,973/-

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

Execution is admitted on 22/11/2024 by 1. Smt Sunanda Guin, Daughter of Late Amarendra Nath Ganguly, 56/56, N.s.c Bose Road, P.O: Regent Park, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 2. Shri Ravi Khatik, Son of Late Shyamlal Khatik, 4no Hume Road, P.O: Kalighat, Thana: Kalighat, , South 24-Parganas, WEST BENGAL, India, PIN - 700026, by caste Hindu, by Profession Business

Indetified by Shri Suman Paul, , Son of Haridas Paul, Bergoom, P.O: Bergoom, Thana: Habra, , North 24-Parganas, WEST BENGAL, India, PIN - 743263, by caste Hindu, by profession Business

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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 115056, Amount: Rs.50.00/-, Date of Purchase: 22/11/2024, Vendor name: SMRITI BIKASH DAS



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

On 16-12-2024

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.



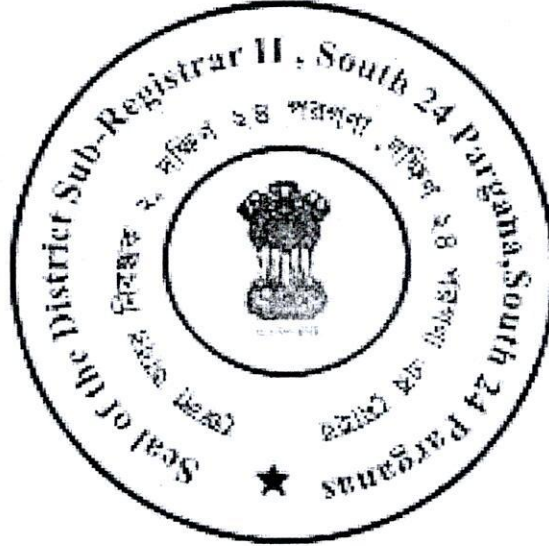
Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2025, Page from 5551 to 5571

being No 160216932 for the year 2024.



Suman

Digitally signed by Suman Basu
Date: 2025.01.06 16:16:35 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 06/01/2025

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS

West Bengal.