

1276/22

I-1266/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 183524

29/02/22
1-09Pm

8-561040

Certified that the document in admitted to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar
Belghoria, 24 Pgs (N)

21 FEB 2022

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS THAT I SHRI PRADIP KUMAR SANYAL, (PAN: ALAPS1712L), (AADHAAR NO: 419979956797), son of Late Durga Prosad Sanyal, by faith Hindu, Citizen of India, by occupation retired, residing at Flat No. A/15, 3rd floor, UJAS, 25, M.B. Road, P.O. and P.S. Nimta, Kolkata 700049, District North 24 Parganas, state as follows:-

435390

4353890

19 FEB 2022

19 FEB 2022

Amey Roy Chatterjee

0808765

NAME.....
ADD.....
Rs.....
19 FEB 2022
S. CHATTERJEE
Licensed Signatory
C. P. 1000
2 & 3, K. S. Roy Road, Kol-1

[Handwritten signature]



[Signature]
Addl. District Sub-Registrar
Belghoria, 24 Pgs. (N)

21 FEB 2022

I. That I am the Owner of the land measuring 1 (one) Katha 6 (six) Chataks 40 (forty) Sq. Ft. be the same a little more or less together with the building standing on portion thereon in Mouza Dakshin Nimta, Police Station Nimta, appertaining to R.S. and L.R. Dag No. 5390, under R.S. Khatian Nos. 1278/1 and 422, now L.R. Khatian No. 6810, J.L. No. 8, Holding No. 7 (8), Ward No. 8, at S.B. Roy Chowdhury Road, within North Dum Dum Municipality, Kolkata 700049, District North 24-Parganas fully mentioned in the **SCHEDULE** hereunder written.

II. That I intend to develop the said land by raising multi-storied building thereon and for that purpose I approached the Developer to undertake the plan development on the said land.

III. That with such intention I entered into a Development Agreement with the Developer, namely '**IM CREATIONS**', (PAN: AGKPM9815F), a Proprietorship Concern, having its office at 1/1, Nagen Bhattacharjee Lane, P.O. & P.S. Belghoria, Kolkata - 700056, District North 24-Parganas, represented by its sole Proprietor **SHRI INDRANIL MUKHERJEE**, (PAN: AGKPM9815F), (AADHAAR NO: 764919674881), son of Shri Bimalendu Mukherjee, by faith Hindu, Citizen of India, by occupation business, residing at 81/1, M.B. Road, P.O. & P.S. Nimta, Kolkata 700049, District North 24-Parganas, for such purposes under the terms and conditions mentioned therein.

IV. The said Development Agreement was registered on the 21st day of February, 2022 in the Office of the Additional District Sub Registrar Belghoria, and recorded in Book No. 1, Being No. 152601252 for the year 2022.

V. That I am suffering from various difficulties and not in a position to look after my said property and also day to day work of the development process and in the circumstances it is necessary and also expedient for me to appoint attorney and accordingly now by these presents I do hereby and hereunder nominate, appoint and constitute the said Developer namely **SHRI INDRANIL MUKHERJEE**, (PAN: AGKPM9815F), (AADHAAR NO: 764919674881), son of Shri Bimalendu Mukherjee, by faith Hindu, Citizen of India, by occupation business, residing at 81/1, M.B. Road, P.O. & P.S. Nimta, Kolkata 700049, District North 24-Parganas, sole Proprietor of '**IM CREATIONS**', (PAN: AGKPM9815F), a Proprietorship Concern, having its office at 1/1, Nagen Bhattacharjee Lane, P.O. & P.S. Belghoria, Kolkata - 700056, District North 24-Parganas, as my true and lawful attorney for me in my name or on my behalf to do and execute all or any of the following acts, deeds and things hereinafter mentioned.

1. To develop the said land by way of constructing of a building thereon.
2. To make and also prepare the building plan and also modification of the site plan and building plan and sign and submit the same to the Municipality for sanction it

and also obtain the said sanctioned building plan from the Municipality on my behalf.

3. To sign, verify and file application, Plan before the Government authority and the Municipality and to put his signature on my behalf in the said Plan to get it sanctioned from North Dum Dum Municipality in my name and on my behalf.
4. To pay all municipal arrear taxes, Government rents, and all other dues/outstanding payment.
5. To construct building on the said land in accordance with the sanction plan consisting of several flats, shops, garages etc. and sell the Developer's allocation in the building to the different purchaser or purchasers.
6. To apply before the Municipality and electric supply office for new connection and also install the water and electric service line in the proposed building and also obtain permission from competent authority for temporary and permanent connection of sewerage and drainage system of the building.
7. To represent me in any offices, courts, municipality, B.L. & L.R.O. police stations, tribunal etc.
8. To appoint any solicitor or Advocate on my behalf and to sign/execute, vokatnama for that purpose.
9. To appoint any labours, mazdoors, electricians, technical experts, engineer/surveyor and plan-maker.
10. To appoint any sweepers, security-guard etc. in the said building.
11. To file any suit, written-statement, injunction, caveat and file any appeal, revision and also withdraw any suit, proceedings as and when require in respect of the schedule property.
12. To apply before the Municipal authority for amalgamation of the adjacent land/s with my land and make a single holding, if require, and make multistoried building or buildings on the said amalgamated land.
13. To compromise, compound or withdraw cases, or be non-suited in respect of the schedule property.
14. To enter into any agreement for sale with the Purchaser or Purchasers relating to the said property in respect of Developer's allocation only.
15. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales and to give good, valid receipt in respect of Developer's allocation only.

16. To sign and execute other documents including agreement for sale and deed of conveyance in connection with the said property in respect of Developer's allocation.
17. To present any deed or deeds of sale, conveyance or conveyances or other document or documents for registration before the appropriate registering authority for and to have them registered according to law except the Owner's allocation and to do all other acts deeds and things which my said attorney shall consider necessary for sale the said flats, garages, shop rooms, etc. in the said building wholly or partly as fully and effectually in all respects in accordance with the terms and conditions of the said Development Agreement and also shall give possession to the said purchaser or purchasers.
18. To receive and recover any debt due and owing to me by any person, company or association, and on receipt or payment of any money whatsoever due and payable to me, to give proper receipt and discharges for the same, and on non-payment thereof, to file suits or any other proceeding for recovering and compelling payment thereof.

AND GENERALLY to do all other acts, deeds, matters and things that would be necessary from time to time and for which no explicit power is hereby given and I agree to ratify and confirm all and whatsoever acts, deeds and things lawfully done by my attorney by virtue of these presents.

:THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land measuring 1 (one) Katha 6 (six) Chataks 40 (forty) Sq. Ft. be the same a little more or less together with the cemented floor two storied building standing on portion thereon measuring 900 (nine hundred) Sq. Ft. out of which more or less 500 (five hundred) in the ground floor and more or less 400 (four hundred) Sq. Ft. in the first floor together with all right over into and upon the 3' 6" (three feet six inches) wide passage to the west of the said land running from north to south, in Mouza Dakshin Nimta, Police Station Nimta, Additional District Sub-Registry Office Belghoria, formerly at Cossipore Dum Dum, appertaining to R.S. and L.R. Dag No. 5390, under R.S. Khatian Nos. 1278/1 and 422, now L.R. Khatian No. 6810, J.L. No. 8, R.S. No. 102, Holding No. 7 (8), Ward No. 8, at S.B. Roy Chowdhury Road, within North Dum Dum Municipality, Kolkata 700049, District North 24-Parganas, and the same is butted and bounded in the manner as follows:

ON THE NORTH BY : House of Smt. Dali Sanyal and others,
 ON THE EAST BY : House of Smt. Saraswati Dasi,
 ON THE SOUTH BY : House of Sri Gopal Chandra Mukherjee,
 ON THE WEST BY : 3' 6" (three feet six inches) wide passage.

IN WITNESS WHEREOF I hereunto signed this General Power of Attorney on this the 21st day of February, 2022.

SIGNED SEALED AND DELIVERED at
 Nimta, Kolkata 700049, District North 24
 Parganas, in the presence of:

WITNESSES

1. Chitra Sanyal
 Flat No. A/15, 3rd Floor
 Ujas, 25, M.B. Road
 P.O. & P.S. Nimta
 Kolkata - 700049

Pradip Kumar Sanyal

SIGNATURE OF THE EXECUTANT

2. Tapas Dey
 150, Pratulla Nagar
 P.O. & P.S. - Belashoria
 Kolkata - 700056

IM Creations

Indranil Mukherjee
Proprietor

SIGNATURE OF THE ATTORNEY.

Drafted by me,

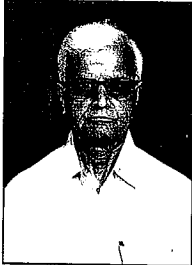
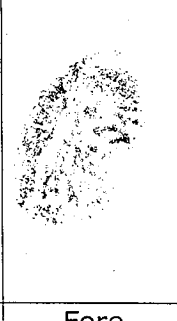
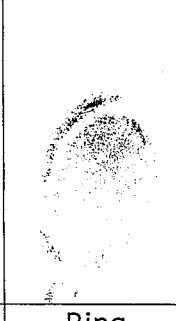
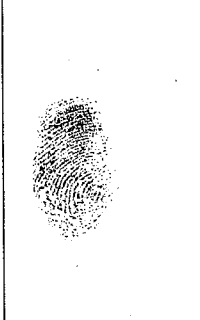
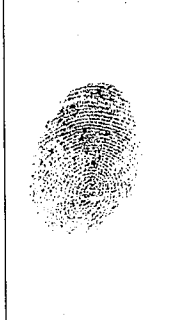
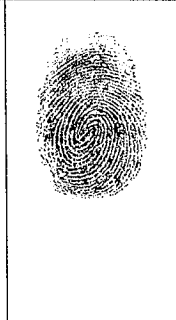
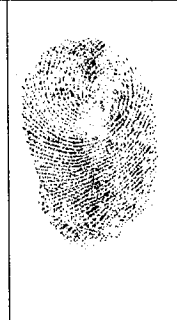
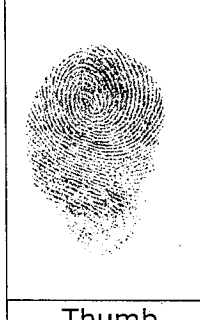
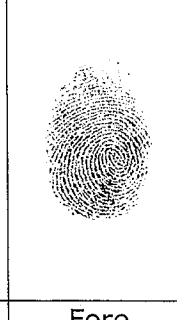
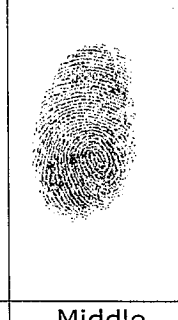
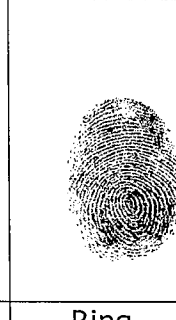
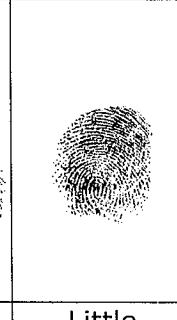
Arup Roychowdhury

Advocate, High Court Calcutta.
 Enrollment No. WB/817/1991.

FINGERPRINT

L.H. BOX. SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

SIGNATURE AND PHOTO.

 <i>Pradip Kumar Sanyal</i>					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
					
 <i>Indranil Mukherjee</i>					
	Little	Ring (Left)	Middle Hand)	Fore	Thumb
					
	Thumb	Fore (Right)	Middle Hand)	Ring	Little



Pradip Kumar Sanyal



भारत सरकार



भारत सरकार
Government of India

भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

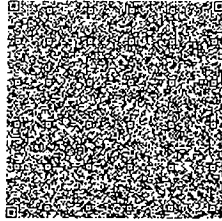
Enrolment No.: 2834/09776/97900

Download Date: 28/07/2021

To
Pradip Kumar Sanyal
C/O: Durgaprosad Sanyal
ujas apartment, 3rd-fr, FI-A-15
25, M.B. road
North Dumdum (m)
Nimta
North 24 Parganas West Bengal - 700049
9836026078

Issue Date: 24/06/2021

Signature Not Verified
Digitally signed by Pradip Kumar Sanyal
Unique Identification Authority of India 05
DN: cn=Pradip Kumar Sanyal, o=UIDAI, ou=Ministry of Home Affairs, email=pradip.sanyal@uidai.gov.in, c=IN



आपका आधार क्रमांक / Your Aadhaar No. :

4199 7995 6797

VID : 9159 8156 1585 1823

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Download Date: 28/07/2021



Pradip Kumar Sanyal
Date of Birth/DOB: 06/11/1943
Male/ MALE

Issue Date: 24/06/2021

4199 7995 6797

VID : 9159 8156 1585 1823

मेरा आधार, मेरी पहचान



भारत सरकार



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- सुरक्षित QR कोड / ऑफलाइन XML / ऑनलाइन ऑथेंटिकेशन से पहचान प्रमाणित करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- Verify identity using Secure QR Code/ Offline XML/ Online Authentication.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार कई सरकारी और गैर सरकारी सेवाओं को पाना आसान बनाता है।
- आधार में मोबाइल नंबर और ईमेल ID अपडेट रखें।
- आधार को अपने स्मार्ट फोन पर रखें, mAadhaar App के साथ।

- Aadhaar is valid throughout the country.
- Aadhaar helps you avail various Government and non-Government services easily.
- Keep your mobile number & email ID updated in Aadhaar.
- Carry Aadhaar in your smart phone – use mAadhaar App.

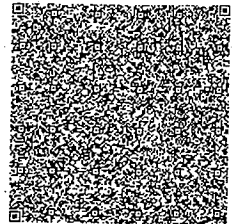


भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India



Address:

C/O: Durgaprosad Sanyal, ujas apartment,
3rd-fr, FI-A-15, 25, M.B. road, North Dumdum
(m), North 24 Parganas,
West Bengal - 700049



4199 7995 6797

VID : 9159 8156 1585 1823

1947

help@uidai.gov.in

www.uidai.gov.in

Pradip Kumar Sanyal

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGKPM9815F



नाम /NAME

INDRANIL MUKHERJEE

पिता का नाम /FATHER'S NAME

BIMALENDU MUKHERJEE

जन्म तिथि /DATE OF BIRTH

05-12-1969

हस्ताक्षर /SIGNATURE

Indranil Mukherjee

Shahin

आयकर आयुक्त, (कम्प्यू. अपा.), कोल.

COMMISSIONER OF INCOME-TAX, W.B. III

Indranil Mukherjee



ভারতীয় বিজ্ঞান পরিষদ

ভারত সরকার

Unique Identification Authority of India

Government of India

তালিকাভুক্তির আইডি / Enrollment No. : 1111/78465/12341

To
INDRANIL MUKHERJEE
ইন্দ্রনীল মুখার্জী
81/1
M B ROAD
NIMTA
Nimta
Nimta, North 24 Parganas
West Bengal - 700049

14/01/2014



KL727860824FT

72786082



আপনার আধার সংখ্যা / Your Aadhaar No.:

7649 1967 4881

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India

ইন্দ্রনীল মুখার্জী

INDRANIL MUKHERJEE

পিতা : বিনলেন্দু মুখার্জী

Father : BIMALENDU MUKHERJEE



জন্মতারিখ/DOB: 05/12/1969

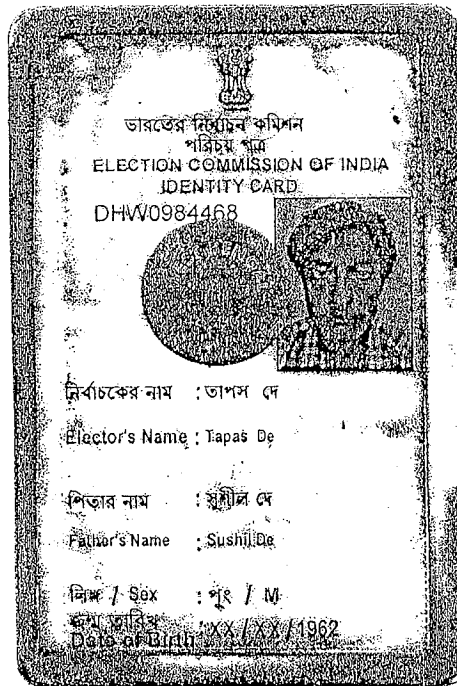
পুরুষ / Male



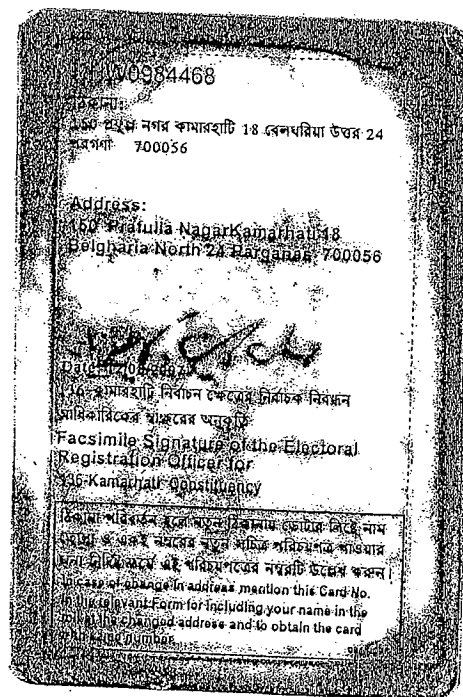
7649 1967 4881

- সাধারণ মানুষের অধিকার

Indranil Mukherjee



Tapas De



Major Information of the Deed

Deed No :	I-1526-01266/2022	Date of Registration	21/02/2022
Query No / Year	1526-8000561040/2022	Office where deed is registered	
Query Date	21/02/2022 11:59:15 AM	1526-8000561040/2022	
Applicant Name, Address & Other Details	Arup Roy Chowdhury High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830945428, 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. 2/-		Rs. 16,37,499/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152601252/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Sahid Bimalendu Roychoudhury Sarani, Mouza: Dakshin Nimta, , Ward No: 8, Holding No:7 Pin Code : 700049

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5390	RS-1278/1	Bastu	Danga	1 Katha 6 Chatak 40 Sq Ft	1/-	10,29,999/-	Property is on Road , Project Name :
Grand Total :					2.3604Dec	1 /-	10,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	6,07,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	6,07,500 /-	

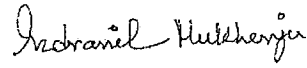
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri PRADIP KUMAR SANYAL Son of Late Durga Prosad Sanyal Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office	Photo 	Finger Print 	Signature 
	21/02/2022	LTI 21/02/2022	21/02/2022	
Flat No. A15, 3rd Floor, UJAS, 25 M.B. Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ALxxxxxx2L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 21/02/2022 , Admitted by: Self, Date of Admission: 21/02/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	IM CREATIONS 1/1, Nagen Bhattacharjee Lane, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.: AGxxxxxx5F,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri INDRANIL MUKHERJEE (Presentant) Son of Shri Bimalendu Mukherjee Date of Execution - 21/02/2022, , Admitted by: Self, Date of Admission: 21/02/2022, Place of Admission of Execution: Office	Photo 	Finger Print 	Signature 
	Feb 21 2022 1:25PM	LTI 21/02/2022	21/02/2022	
81/1, M.B. Road, City:- , P.O:- Nimta, P.S:-Nimta, District:-North 24-Parganas, West Bengal, India, PIN:- 700049, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx5F,Aadhaar No Not Provided Status : Representative, Representative of : IM CREATIONS (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Tapas Dey Son of Late Sushil Dey 150 Prafulla Nagar, City:- , P.O:- Belgharia, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056			
	21/02/2022	21/02/2022	21/02/2022
Identifier Of Shri PRADIP KUMAR SANYAL, Shri INDRANIL MUKHERJEE			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP KUMAR SANYAL	IM CREATIONS-2.36042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri PRADIP KUMAR SANYAL	IM CREATIONS-900.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: Sahid Bimalendu Roychoudhury Sarani, Mouza: Dakshin Nimta, , Ward No: 8, Holding No:7 Pin Code : 700049

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 5390, RS Khatian No:- 1278/1		

On 21-02-2022

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 13:18 hrs on 21-02-2022, at the Office of the A.D.S.R. Belghoria by Shri INDRANIL MUKHERJEE .

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 16,37,499/-

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

Execution is admitted on 21/02/2022 by Shri PRADIP KUMAR SANYAL, Son of Late Durga Prosad Sanyal, Flat No. A15, 3rd Floor, UJAS, 25 M.B. Road, P.O: Nimta, Thana: Nimta, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Retired Person

Indetified by Mr Tapas Dey, , , Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24 -Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

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

Execution is admitted on 21-02-2022 by Shri INDRANIL MUKHERJEE, Sole Proprietor, IM CREATIONS, 1/1, Nagen Bhattacharjee Lane, City:- , P.O:- Belghoria, P.S:-Belgharia, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr Tapas Dey, , , Son of Late Sushil Dey, 150 Prafulla Nagar, P.O: Belgharia, Thana: Belgharia, , North 24 -Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by profession Service

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 435390, Amount: Rs.100/-, Date of Purchase: 19/02/2022, Vendor name: S CHATTERJEE

SDS

Sougata Das

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2022, Page from 54418 to 54434

being No 152601266 for the year 2022.



Digitally signed by SOUGATA DAS
Date: 2022.02.23 11:00:28 +05:30
Reason: Digital Signing of Deed.

Sou

(Sougata Das) 2022/02/23 11:00:28 AM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
West Bengal.

(This document is digitally signed.)