

13957/23

I-13390/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AH 395048

Certified that the document is admitted to registration. The signature sheets and the endroement sheet attached with the document are the part of this document.

District Sub-Register-i
Alipore, South 24-pargan

29 AUG 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTRATION OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THESE PRESENTS that we (1) SMT. SOMA MUKHERJEE, (PAN - BEYPM5196J, Aadhaar No.4805 7701 1546, Mobile No.9674673476), wife of Late Kishore Mukhopdhyay, daughter of Late Binay Kumar Banerjee, by faith - Hindu, by occupation - Housewife, residing at 23B/3, Baderaipur Road, Post Office & Police

23 AUG 2023

Assd. No. 1091 Date. Rs 50/-

Name. D. Saha Advocate

Address. Alipore Judges' Court Kolkata-27

Vender. Svarup Chandra Alipore Judges' Court, Kol-27

23 AUG 2023



DISTRICT SUB REGISTRAR-III
SOUTH 24 P.C.S. ALIPORE
29 AUG 2023

Jayanta Mondal
Sd/- Sonat Krs. Mondal
Alipore Judges Court.
Kol-27.
Law Clerk.

Station – Jadavpur, Kolkata - 700032, **(2) SRI TARAKDAS BANDYOPADHYAY** (PAN –BECPB2788H, Aadhaar No.8927 1039 4753, Mobile No.9432357839), son of Late Binay Kumar Banerjee, by faith – Hindu, by occupation – Service, residing at 23B/3, Baderaipur Road, Post Office & Police Station – Jadavpur, Kolkata - 700032 and **(3) SMT. DEBALINA MUKHERJEE** (PAN – AIYPM1271H, Aadhaar No.2279 0374 2641, Mobile No.9874041388), wife of Sri Ranjan Mukherjee, daughter of Late Binay Kumar Banerjee, by faith – Hindu, by occupation – Housewife, residing at 2, Lake East 1st Road, Police Station – Survey Park, Post Office – Santoshpur, Kolkata – 700075, do hereby nominate, constitute and appoint **P. S. CONSTRUCTION** a Partnership Firm (PAN – AAYFP9325D), having its office at 35, Narkel Bagan, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(1) SRI PALASH BHOWMICK**, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation -

Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099 and, **(2) SRI SUJIT TALUKDER**, having PAN - ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 to be our true and lawful Attorney in our names and on our behalf to do, execute and perform all or any of the following acts, deeds and things :-

WHEREAS we are the joint Owners in respect of **ALL THAT** piece and parcel of land measuring more or less 3 Cottahs 6 Chittacks and 2 Square Feet of land togetherwith structure lying and situate at Mouza - Baderaipur, J.L. No. 34, Collectorate Touzi No. 151, Pargana - Khaspur, R.S. No. 6 under Khatian No. 259, Dag No. 121, in the District - 24 Parganas (South) within the municipal limits

of the Kolkata Municipal Corporation Ward No. 96 being Premises No. 23B/3, Baderaipur Road, Kolkata - 700032 morefully and particularly described in the Schedule hereunder written .

AND WHEREAS we have entered into a Registered Agreement for Development on _____ in the office of the

D.S.R. - III, Alipore South 24 Parganas recorded in Book No. I, Volume No. 1603-2023, Being No. 13389

for the year 2023 with **P. S. CONSTRUCTION** a Partnership Firm (PAN - AAYFP9325D), having its office at 35, Narkel Bagan, Police Station - Jadavpur, Kolkata - 700032, represented by its Partners **(1) SRI PALASH**

BHOWMICK, having PAN AGOPB1633N, Aadhaar No. 3257 3383 4021, Mobile No. 9874927740, son of Late Dhiren Bhowmick, by faith - Hindu, by occupation - Business, residing at 52A, Vivekananda Park, Post Office - Mukundapur, Police Station - Purba Jadavpur, Kolkata - 700099 and, **(2) SRI SUJIT TALUKDER**, having PAN -

Sri Palash Bhowmick

Sri Palash Bhowmick

ACWPTO433E, Aadhaar No. 8295 4923 7625, Mobile No. 9830628251, son of Late Santi Ranjan Talukder, by faith - Hindu, by occupation - Business, residing at 35, Narkelbagan, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700032 to raise construction of G+3 storied building according to the Sanctioned Building plan to be sanctioned by the Kolkata Municipal Corporation after demolishing the old structure at present standing thereon at Premises No. 23B/3, Baderaipur Road, Kolkata - 700032 at the cost and responsibility of the said Developer under certain terms and conditions as mentioned in the said Agreement for Development .

AND WHEREAS to facilitate the smooth construction of the proposed G+3 storied building and to sell the Developer's allocation we are to give Power of Attorney to our said Developer as our lawful attorney to construct G+3 storied building under its supervision, management

and administration and also to sell the Developer's allocated portion of the proposed new G+3 storied building and to do, execute and perform or cause to be done, executed and performed all or any of the following acts and deeds :-

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by our said Attorney in respect of the said property for the purpose of construction, development of the property within the purview of said Development Agreement.

2. To initiate or defend any suits or proceedings by and against us and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all complaints, petitions, applications, written statements, written objection and to adduce evidence

before the competent Court of Law in respect of said property.

3. To appear before all Government and semi Government offices and all statutory authorities like the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Survey Department, Forest Department etc.

4. To sign the Building Plan and obtain necessary permission and sanctioned of the Building Plan in respect of the aforesaid property and to appear before the Kolkata Municipal Corporation Building Department, Drainage Department, Sewerage Department, Assessment Department, Water works Department, Law Department, Survey Department and also to appear before the Kolkata Improvement Trust and to sign and accept assessment as would be made and sign all plans, revised plan Supplementary plan of G+3 storied building in respect of

Premises No. 23B/3, Baderaipur Road, Kolkata – 700032 and obtain permission and sanction from the Authorities concerned in respect of the aforesaid property and also to deposit fees penalties for the purpose aforesaid.

5. To sign and execute any Agreement for Sale with any intending Purchaser or Purchasers in respect of only Developer's allocation as mentioned in the Schedule - B of the Agreement for Development i.e. **(i)** entire Second Floor, **(ii)** Back portion of the First Floor and **(iii)** 25% of Car Parking Spaces on the South-East portion and 25% of Car Parking Spaces on the North-West portion in the Ground Floor of the G+3 storied building togetherwith the undivided proportionate share and interest in the land underneath the said three storied building and all common rights and facilities attached to the said premises as Developer's allocation at Premises No. 23B/3, Baderaipur Road, Kolkata – 700032 and to receive or collect the

earnest money, consideration money and booking money from the prospective Purchaser or Purchasers.

6. To sign and execute Deed of Conveyance or Conveyances in respect of Developer's allocation only except Landowners' allocation as mentioned in the Schedule - B of the Agreement for Development i.e. **(i)** entire Second Floor, **(ii)** Back portion of the First Floor and **(iii)** 25% of Car Parking Spaces on the South-East portion and 25% of Car Parking Spaces on the North-West portion in the Ground Floor of the G+3 storied building togetherwith the undivided proportionate share and interest in the land underneath the said three storied building and all common rights and facilities attached to the said premises as Developer's allocation at Premises No. 23B/3, Baderaipur Road, Kolkata - 700032 and to receive or collect the full consideration money from the prospective Purchaser or Purchasers.

7. That our said Attorney has the right to surrender the existing electric connection and also to take new electric connection and new meter from the *CESC* in respect of the said Premises on our behalf .

AND GENERALLY to do execute and perform any other act or acts Deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done executed and performed in relation to our property or our concern engagement and business or affairs or incidental where thereto as fully and effectually as we could do the same if we were personally present.

AND we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under this power on our behalf herein before contained, shall lawfully do execute and perform or caused to be done, executed and performed in exercise of this powers Authorities hereby conferred upon by virtue of this Deed.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring more or less 3 Cottahs 6 Chittacks and 2 Square Feet of land togetherwith pucca structure measuring more or less 500 Square Feet lying and situate at Mouza - Baderaipur, J.L. No. 34, Collectorate Touzi No. 151, Pargana - Khaspur, R.S. No. 6 under Khatian No. 259, Dag No. 121, in the District - 24 Parganas (South) within the municipal limits of the Kolkata Municipal Corporation Ward No. 96 being Premises No. 23B/3, Baderaipur Road, Kolkata - 700032

The property is butted and bounded as follows :

ON THE NORTH : 12 Feet wide common passage

ON THE SOUTH : Baderaipur Road

ON THE EAST : 23G/2, Baderaipur Road

ON THE WEST : 23B/4, Baderaipur Road

Salosh Chowdhury

IN WITNESS WHERE OF I the EXECUTANT do hereby set
and subscribe our respective hands on this the
29th day of August 2023.

Signed in the Presence of :-

1. Jayanta Mondal
Alipore Judges Court.
Kat-27.

Soma Mukherjee

Tarakdas Bandyopadhyay

2.
Surojit Giri
47, Central Road,
Jadavpur, Kat-32

Debalina Mukherjee

EXECUTANTS

We accept the Development Power of Attorney

P.S. Construction

Saloni Bhunia Partner
Santosh Chakrabarti Partner

ATTORNEY

Drafted by :

Debnath Saha
WB/109/1997

Advocate
Alipore Judges' Court
Kolkata - 700 027

Computer Print by :

Soma Ghosal,
SRI RAM COMPUTER
Alipore Judges' Court
Kolkata 700027



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Left Hand					
Right Hand					

Name SOMA MUKHERJEE
 Signature Soma Mukherjee



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Left Hand					
Right Hand					

Name TARAKDAS BANDYOPADHYAY
 Signature Tarakdas Bandyopadhyay





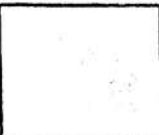
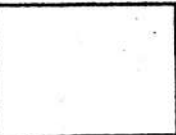
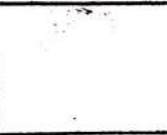






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Name DEBALINA MUKHERJEE
 Signature Debalina Mukherjee



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Left Hand					
Right Hand					

Name PALASH BHOWMIK
 Signature Palash Bhowmik

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	Right Hand					

Name SUJIT TALUKDAR
 Signature Sujit Talukdar

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PHOTO	Left Hand					
	Right Hand					

Name

Signature

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	Right Hand					

Name

Signature

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	Right Hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-13390/2023	Date of Registration	29/08/2023
Query No / Year	1603-8002208454/2023	Office where deed is registered	
Query Date	29/08/2023 10:50:52 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA MONDAL Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980417310, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 31,00,000/-	Rs. 39,85,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160313389/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



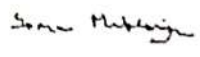


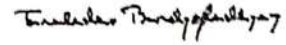


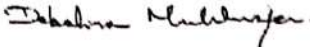
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bade Raipur Road, , Premises No: 23B/3, , Ward No: 096 Pin Code : 700032

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	3 Katha 6 Chatak 2 Sq Ft	30,00,000/-	36,48,002/-	Property is on Road , Prujct Name :
Grand Total :				5.5733Dec	30,00,000 /-	36,48,002 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1,00,000/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1,00,000 /-	3,37,500 /-	



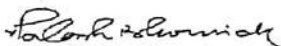


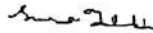
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Soma Mukherjee Daughter of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
23B/3,Baderaipur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BExxxxxx6J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
2	Name Mr Tarakdas Bandyopadhyay Son of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
23B/3, Baderaipur Road, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BExxxxxx8H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				
3	Name Smt Debalina Mukherjee Daughter of Late Binay Kumar Banerjee Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office			
	29/08/2023	LTI 29/08/2023	29/08/2023	
2,Lake East 1st Road, City:- , P.O:- Santoshpur, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AIxxxxxx1H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	P.S.CONSTRUCTION 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAxxxxx5D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Palash Bhowmick (Presentant) Son of Late Dhiren Bhowmick Date of Execution - 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office			
	Aug 29 2023 11:05AM	LTI 29/08/2023	29/08/2023	52A, Vivekananda Park, City:- , P.O:- Mukundapur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700099, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxx3N,Aadhaar No Not Provided Status : Representative, Representative of : P.S.CONSTRUCTION (as Partner)
2	Name Mr Sujit Talukdar Son of Late Santi Ranjan Talukdar Date of Execution - 29/08/2023 , Admitted by: Self, Date of Admission: 29/08/2023, Place of Admission of Execution: Office			
	Aug 29 2023 11:06AM	LTI 29/08/2023	29/08/2023	35, Narkelbagan, 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.:: ACxxxxx3E,Aadhaar No Not Provided Status : Representative, Representative of : P.S.CONSTRUCTION (as Partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA MONDAL Son of Late S MONDAL City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	29/08/2023	29/08/2023	29/08/2023
Identifier Of Smt Soma Mukherjee, Mr Tarakdas Bandyopadhyay, Smt Debalina Mukherjee, Mr Palash Bhowmick, Mr Sujit Talukdar			

15/09/2023 ,Query No:-16038002208454 / 2023 Deed No :I-13390/2023.
 Document is digitally signed.

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Soma Mukherjee	P.S.CONSTRUCTION-1.85778 Dec
2	Mr Tarakdas Bandyopadhyay	P.S.CONSTRUCTION-1.85778 Dec
3	Smt Debalina Mukherjee	P.S.CONSTRUCTION-1.85778 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Soma Mukherjee	P.S.CONSTRUCTION-166.66666700 Sq Ft
2	Mr Tarakdas Bandyopadhyay	P.S.CONSTRUCTION-166.66666700 Sq Ft
3	Smt Debalina Mukherjee	P.S.CONSTRUCTION-166.66666700 Sq Ft

Endorsement For Deed Number : I - 160313390 / 2023

On 29-08-2023

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 10:56 hrs on 29-08-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Palash Bhowmick .,

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 39,85,502/-

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

Execution is admitted on 29/08/2023 by 1. Smt Soma Mukherjee, Daughter of Late Binay Kumar Banerjee, 23B/3,Baderaipur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. Mr Tarakdas Bandyopadhyay, Son of Late Binay Kumar Banerjee, 23B/3, Baderaipur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. Smt Debalina Mukherjee, Daughter of Late Binay Kumar Banerjee, 2,Lake East 1st Road, P.O: Santoshpur, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession House wife

Identified by Mr JAYANTA MONDAL, , , Son of Late S MONDAL, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 29-08-2023 by Mr Palash Bhowmick, Partner, P.S.CONSTRUCTION, 35, Narkelbagan, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr JAYANTA MONDAL, , , Son of Late S MONDAL, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 29-08-2023 by Mr Sujit Talukdar, Partner, P.S.CONSTRUCTION, 35, Narkelbagan, City:- ; P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr JAYANTA MONDAL, , , Son of Late S MONDAL, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 1091, Amount: Rs.50.00/-, Date of Purchase: 23/08/2023, Vendor name: Swarup Chandra

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 381082 to 381102

being No 160313390 for the year 2023.



Digitally signed by Debasish Dhar
Date: 2023.09.15 11:09:40 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.