

05876/23

I-5922/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 109555

Certified that the document is admitted in Registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

22/4

8-8/1060740

District Sub-Register-II  
Alipore, South 24-Parganas

02 MAY 2023

### DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN by these present that I, SWAPNA CHATTERJEE wife of Late Kironmoy Chatterjee, PAN: AOKPC 6336 F, Aadhaar No 3934 0862 7723, Mob. No. 9748677953, by faith- Hindu, by occupation- House-wife residing at 74A, Raja Subodh Chandra Mullick Road, P.O. Naktala, Police Station- Netaji Nagar, Kolkata-700 047 do hereby state as follows:-

**That I am** the sole and absolute owner of all that land and structure lying at Premises no 74A/1, Raja S.C. Mullick Road, Police Station:- Netaji-Nagar, Kolkata-700047 more fully described in Schedule below and am in possession and enjoyment of the same as sole owner without any interference or interruption from others.

**That with** an intention to develop the said land by raising building thereon I have entered into a Development Agreement with **M/S NEW DIMENSION** a partnership firm **PAN: AAQFN 7293 N** having its registered office at 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata 700 032 being represented by its partners namely **a) SRI SAMRAT BANERJEE** Son of Sri Tapas Ranjan Banerjee, **PAN: ALVPB 2845 C Aadhaar No 3896 7654 5243** by faith-Hindu, by occupation-business, of 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata-700032 **b) SRI TAPASH CHOWDHURY** Son of Sri Sukharanjan Chowdhury, **PAN: AIFPC 5093 C Aadhaar No 3336 9892 2711** by faith-Hindu, by occupation-Business of 2/165, Ram Thakur Sarani, P.O. Jadavpur University P.S.- Jadavpur, Kolkata- 700 032 **c) SRI SUJAY DAS** son of Sri Paritosh Das, **PAN:AYBPD 2633 H, AADHAAR NO- 8914 1709 9547**, by faith-Hindu, by occupation-Business, of 2/164, Bijoygarah Colony, P.O.Jadavpur University P.S. Jadavpur Kolkata-700 032 under certain terms and conditions mentioned therein. Said deed has been registered in the office of DSR-II at Alipur and recorded in Book-I, Being No...5.6.6.0..... for the year 2023.



In pursuant to the said Development Agreement, I hereby appoint, nominate and constitute **M/S NEW DIMENSION** a partnership firm **PAN: AAQFN 7293 N** having its registered office at 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata 700 032 being represented by its partners namely **a) SRI SAMRAT BANERJEE** Son of Sri Tapas Ranjan Banerjee, **PAN: ALVPB 2845 C Aadhaar No 3896 7654 5243** by faith-Hindu, by occupation-business, of 10A/1A, Raipur Road East, P.O.-Jadavpur University, P.S.-Jadavpur, Kolkata-700032 **b) SRI TAPASH CHOWDHURY** Son of Sri Sukharanjan Chowdhury, **PAN: AIFPC 5093 C Aadhaar No 3336 9892 2711** by faith-Hindu, by occupation- Business of 2/165, Ram Thakur Sarani, P.O. Jadavpur University P.S.- Jadavpur, Kolkata- 700 032 **c) SRI SUJAY DAS** son of Sri Paritosh Das, **PAN:AYBPD 2633 H, AADHAAR NO- 8914 1709 9547,** by faith-Hindu, by occupation-Business,of 2/164, Bijoygarah Colony, P.O.Jadavpur University, P.S. Jadavpur, Kolkata-700 032 , as my true and lawful attorney to do the following acts, deeds and things in my name and on my behalf;-

- a) to look after, manage, supervise and take care of all the affairs relating to my said property described in the Schedule below in my name and on my behalf.
- b) To demarcate the said land by erecting fences after causing necessary survey of the said land, to effect soil testing, if required and to prepare plan of the proposed building by any qualified engineer. My said attorney shall also have authority to obtain clearance from the office of the B.L.&L.R, if be required, for constructing the said building.

- c) To submit the plan of the proposed building including all modified, additional, revised or rectified plan in the office of the Kolkata Municipal Corporation and to receive the same after approval from the said office upon putting its signature in my name and on my behalf and also to execute all deed of boundary declaration, deed of gift in favour of KMC for space or splay corner which will be required for obtaining sanction of the plan of the proposed building and get those documents registered in my name and on my behalf.
- d) To commence the work of construction at my said land after demolishing the existing structure thereon.
- e) To enter into Agreement for sale of flats and other saleable areas with undivided, un-demarcated proportionate share of land from Developer's Allocation, with the intending Purchaser/s upon receipt of the entire consideration or part thereof from them.
- f) To Advertise and to negotiate with the intending Purchaser/s for such sale of flats/ other spaces from Developer's allocation with undivided, un-demarcated proportionate share in the land at the said premises.
- g) To represent me before the concerned department of the Kolkata Municipal Corporation for obtaining water, drainage and sewerage connections and before the office of the C.E.S.C. for obtaining electric supply line at the said premises and to make all applications, fill-up forms and deposit fees which may be required for obtaining permission/consent of the authorities for supplying those essential amenities at the said premises.

- h) To execute or sign the deed of conveyance/s in favour of the Purchaser/s of flats/ other spaces with undivided, undemarcated proportionate share of land and right to use and enjoy the common areas and facilities at the said premises upon receipt of the entire consideration from them directly in its name and present the deeds before the Registrar for registration of the said deed of conveyance/s only Developer's allocation, in my name and on my behalf after delivering my allocation to me as per terms of the said Development Agreement.
- i) To represent me before all public, private or undertaking offices like KMC, B.L&L.R.O., Registration offices, Income Tax, Sales Tax, office of Competent Authority, C.E.S.C, Police Stations, fire brigade, local councillor and to settle all local disputes, if any on my behalf and also to take decision which will be most beneficial to protect my interest concerning my said property.
- j) To take all steps in legal proceedings which may be instituted by or against me in all forums like civil court, criminal court, Tribunal, Consumer forum, State commission, National Commission, from trial court to Supreme court and to sign Plaints, petitions, applications, Memo of appeal, Revision, Writ, Written Statement , Objections, Affidavit in reply, verification, Swear Affidavit, adduce evidence before every court of law and to submit, withdraw or receive documents therefrom and for that purpose to appoint Advocates or agents by signing vakalatnama in my name and on my behalf.

**AND**

**Generally, to do** all other acts, deeds and things which my said Attorney shall think fit and proper to develop my said property by raising building thereon and to execute the deed of conveyances in respect of the Developer's Allocation with undivided, un demarcated proportionate share in the land of the said premises in my name and on my behalf,

**AND**

**I hereby ratify** and confirm and agree to ratify and confirm the acts, deeds and things done or to be done by my said attorney and said acts shall deem to be done by me being personally present.

**SCHEDULE****(DESCRIPTION OF THE PREMISES)**

**All that** piece and parcel of homestead land measuring about **4(Four) Kathas13(thirteen )Chataks and 36(thirty-six) square feet** more or less lying in Mouja:Raipr, Pargana Khaspur,J.L.No. 33, Touji No-56, portion of C.S. Plot No 874 under C.S. Khatian No.361 together with old one asbestos shed structure there on having an area of **200 Sq. ft.** more or lessat present lying within the local limits of the Kolkata Municipal Corporation under **ward No. 99** **Premise no- 74A/1, Raja Subodh Chandra Mullick Road, P.S. Netaji Nagar, Kolkata-700047, Assessee No.210990501154,** District South 24 Parganas being butted and bounded by:-

ON THE NORTH: Portion of land in C.S. Dag No 874

ON THE SOUTH: Portion of land in C. S. Dag No 874

ON THE EAST : K.M.C. Road

ON THE WEST : Portion of land in C. S. Dag No 874

**IN WITNESSES WHEREOF** the principal herein put her hand and seal on this 27<sup>th</sup> day of April '2023.

**Witnesses:-**

1. Paritha Chatterjee  
74A RAJA S. C. MULLICK ROAD  
KOLKATA - 700 047

Swapna Chatterjee,

-----  
**PRICIPAL**

New Dimension

Somant Banerjee  
Partner

2. Sanjoy Chatterjee  
74 A, RAJA S. C. MULLICK ROAD  
Kolkata - 700 047

New Dimension

Tapash Chowdhury  
Partner

New Dimension

Sanjoy Chatterjee  
Partner

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**Signature of Attorney attested**

SWAPNA CHATTERJEE.

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**PRICIPAL**

Drafted by me:-  
Paritha Pratikha Mazumder  
Judges' Court, Alipura  
Advocate W/1743/84

Typed by me :-

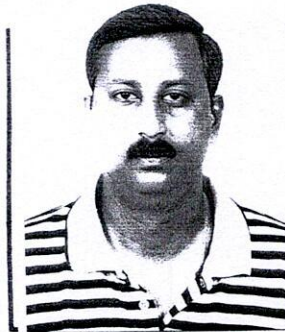
PA 18



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

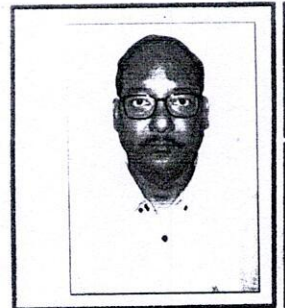
Signature *Swapanacharya*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

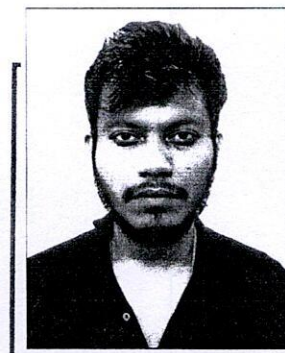
Signature *Sarnat Banerjee*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Tapash choudhury*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....







Signature *Smayati*





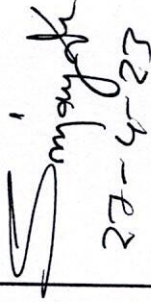


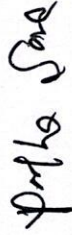
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16028001060740/2023

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt SWAPNA CHATTERJEE 77A RAJA SUBODH CHANDRA MULLCIK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700047	Principal			<i>Swapna Chatterjee</i> 27-4-23
2	Mr SAMRAT BANERJEE 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Attorney [NEW DIMENSION]			<i>Samrat Banerjee</i> 27-4-23
3	Mr TAPASH CHOWDHURY 2/165 RAM THAKUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Representative of Attorney [NEW DIMENSION]			<i>Tapash Chowdhury</i> 27-4-23

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
4	Mr SUJAY DAS 2/164 BIJOYGARH COLONY, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032	Represent ative of Attorney [NEW DIMENSI ON ]			 27-4-23
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Partha Sana Son of Late R N Sana Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700027	Smt SWAPNA CHATTERJEE, Mr SAMRAT BANERJEE, Mr TAPASH CHOWDHURY, SUJAY DAS			 27-4-23

(Suman Basu)

DISTRICT SUB-  
REGISTRAR

OFFICE OF THE D.S.R. -I  
I SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

## Major Information of the Deed

Deed No :	I-1602-05922/2023	Date of Registration	02/05/2023
Query No / Year	1602-8001060740/2023	Office where deed is registered	
Query Date	27/04/2023 11:14:28 AM	D.S.R. - I   SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Partha Sana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830737513, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,66,83,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160205660/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 74A/1, , Ward No: 099 Pin Code : 700047

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	4 Katha 13 Chatak 36 Sq Ft		1,66,29,748/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>8.0231Dec</b>	<b>0 /-</b>	<b>166,29,748 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	0/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor :200 Sq Ft.,Residential Use, Cemented Floor, Age of Structure:0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>0 /-</b>	<b>54,000 /-</b>	

## Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Smt SWAPNA CHATTERJEE</b>  Wife of Late KIRONMOY CHATTERJEE 77A RAJA SUBODH CHANDRA MULLCIK ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AOxxxxxx6F, Aadhaar No: 39xxxxxxxx7723, Status :Individual, Executed by: Self, Date of Execution: 27/04/2023  , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 27/04/2023  , Admitted by: Self, Date of Admission: 27/04/2023 ,Place : Pvt. Residence</p>

## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>NEW DIMENSION</b>  10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: AAXxxxxx3N,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr SAMRAT BANERJEE</b>  Son of Mr TAPAS RANJAN BANERJEE 10A/1A RAIPUR 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.:: ALxxxxxx5C, Aadhaar No: 38xxxxxxxx5243 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>
2	<p><b>Mr TAPASH CHOWDHURY</b>  Son of Mr SUKHARANJAN CHOWDHURY 2/165 RAM THAKUR 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.:: Alxxxxxx3C, Aadhaar No: 33xxxxxxxx2711 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>
3	<p><b>Mr SUJAY DAS (Presentant )</b>  Son of Mr PARITOSH DAS 2/164 BIJOYGARH COLONY, 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.:: AYxxxxxx3H, Aadhaar No: 89xxxxxxxx9547 Status : Representative, Representative of : NEW DIMENSION (as AS PARTNER)</p>

## Identifier Details :

Name	Photo	Finger Print	Signature
<p><b>Mr Partha Sana</b>  Son of Late R N Sana  Alipore Police Court, City:- , P.O:- Alipore,  P.S:-Alipore, District:-South 24-Parganas,  West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt SWAPNA CHATTERJEE, Mr SAMRAT BANERJEE, Mr TAPASH CHOWDHURY, Mr SUJAY DAS			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Smt SWAPNA CHATTERJEE	NEW DIMENSION-8.02312 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Smt SWAPNA CHATTERJEE	NEW DIMENSION-200.00000000 Sq Ft

**On 27-04-2023**

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

Presented for registration at 16:10 hrs on 27-04-2023, at the Private residence by Mr SUJAY 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 1.66.83,748/-

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

Execution is admitted on 27/04/2023 by Smt SWAPNA CHATTERJEE, Wife of Late KIRONMOY CHATTERJEE , 77A RAJA SUBODH CHANDRA MULLCIK ROAD, P.O: NAKTALA, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife

Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 27-04-2023 by Mr SAMRAT BANERJEE, AS PARTNER, NEW DIMENSION, 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032


Indetified by Mr Partha Sana, , , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

Execution is admitted on 27-04-2023 by Mr TAPASH CHOWDHURY, AS PARTNER, NEW DIMENSION, 10A/1A RAIPUR ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032

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

**On 02-05-2023**

**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.

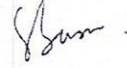
**Payment of Fees**

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 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 109555, Amount: Rs.100.00/-, Date of Purchase: 16/03/2023, Vendor name:  
Subhankar Das



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

