

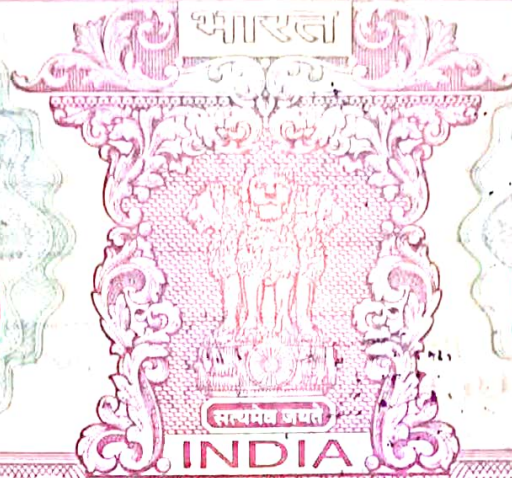
11630/24

I- 11323/24

भारतीय गैर न्यायिक

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50

INDIA NON JUDICIAL

পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 213483

Certified that the document is admitted to registration. The signature, names and the addresses mentioned are attached with the document for the purpose of this document.

District Sub-Register-III
Alipore, South 24 Parganas

11/07/2024

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED**DEVELOPMENT AGREEMENT**

Know all men by these present that I, **SRI ALOKE CHAKRABORTY** (PAN- AUDPC4185H) (AADHAAR NO.2788 1941 2430), son of Late Balai Lal Chakraborty, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at T-171, Subhash Pally, P.O. Garia, P.S. Bansdrani, Kolkata-700084, District - South 24 Parganas, do hereby nominate, constitute and appoint **M/S. BHATTACHARJEE CONSTRUCTION**, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE** (PAN ADYPB2784R) (AADHAAR NO. 862440510636),

11 JUL 2024

7810

No..... ₹ 50/- Date.....

Name :..... Bodhi Satya Basu

Address :..... Advocate
Alipur Police Court
Kolkata-27

Vendor :.....

Alipore Collectorate, 24Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE

11 JUL 2024

Identified by me
— Bodhi Satya Basu
(Advocate)
Alipore Police Court
Koi-27

son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS I am the sole and absolute owner of **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, the description of which are fully and particularly referred in the Schedule hereunder;

AND WHEREAS I have executed an Agreement for Development registered in D.S.R. III, at Alipore, South 24 Parganas on 11.07.24 vide Deed No. 11316/2024 of my property known as **ALL THAT** piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdroni, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, with **M/S. BHATTACHARJEE CONSTRUCTION**, a sole proprietorship firm, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, being represented by its sole proprietor namely **SRI DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee, by Faith - Hindu, by occupation - Business, by Nationality - Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdroni, Kolkata - 700084, developer herein.

Debasish Bhattacharjee

AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents;

1. To enter into the said premises and to hold 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 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 as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as 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 Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL, and/or other authorities 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 applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owners shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in my name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve 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 owner of the said premises without making any liability upon the owner.

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 Kolkata Municipal Corporation 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 all Courts and 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 Kolkata Municipal 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 without making the owner liable therefore.

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 and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as 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 my 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, 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 flats etc. along with proportionate share of land 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 i.e.

i) ALL THAT the entire SECOND FLOOR of the proposed G+III storied building.

ii) ALL THAT 50% constructed area of the THIRD FLOOR of the proposed G+III storied building.

iii) ALL THAT 50% of the entire GROUND FLOOR of the proposed G+III storied building.

In brief aforesaid allocation discussed above shall be treated as Developer's Allocation and the said Allocated Portions could be sold, transferred and disposed of by the Developer Firm Residentially/Commercially or the Developer personally on the strength of Registered Development Power of Attorney to be executed by the Land Owner in favour of the Developer in the new building to be constructed at the said premises.

15. To cancel any agreement and forfeit any money advanced by the prospective purchaser, lessee, tenants for reason of his 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 developer's 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 dated11.07.24.....

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 for 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 dated11.07.24.....

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.

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 sanction of the building plan which I myself could have done lawfully under my own hand and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE:
(SAID PREMISES)

ALL THAT piece and parcel of land measuring about **3 (Three) Cottahs** more or less of homestead land together with a 500 sq.ft. Asbestos shed Brick built structure standing thereon in E/P No. 132 in C.S. Plot No. 555(P), 556(P), of Mouza Kamdahari, J.L. No. 49, **KMC Premises No. 112, Subhash Pally, within the limit of the Kolkata Municipal Corporation Ward No. 111, P.S. previously Regent Park now Bansdronei, Kolkata-700084, Sub-Registration Office at Alipore, in the District of South 24 Parganas**, the said land is butted and bounded as follows:

Deputy Mhuller

ON THE NORTH: By 20 ft. wide Colony Road;

ON THE SOUTH: By E.P. No. 133;

ON THE EAST: By E.P. No. 130/A;

ON THE WEST: By land of others;

WITNESS WHEREOF we hereby execute this Development Power of Attorney on this ...11th day of July... 2024.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. *Aloumita Choudhary*
Rabindrapally
Wol- 196

2. *Bodhisatrabon*
(Sd/-)
Alipore Police Ws
Wol- 24

Muke Chakrabarty

EXECUTANT

M/S BHATTACHARJEE CONSTRUCTION

Belami Bhattacharjee
Proprietor

ATTORNEY

Drafted and Typed at my office as per documents, information and instruction are given by all parties & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction

Bodhisatrabon
Advocate
Enrolment No. *WB 2138/09*
Alipore Police Court,
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGER PRINTS



<i>Ajoke Chakrabarty</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



<i>Belam Pradhan</i>		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						

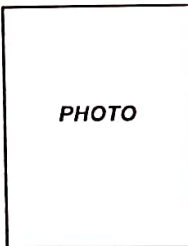


PHOTO		LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND						
RIGHT HAND						



IDENTITY CARD

ALIPORE BAR ASSOCIATION

(AFFILIATED UNDER BAR COUNCIL OF WEST BENGAL)

KOLKATA 700 027

PHONE CIVIL 2479-9335/7330, CRIMINAL 2479-1477

Card No. I/P/1390



Name **BODHISATWA BASU** Advocate

Father's/husband's Name **PRADIP KUMAR BASU**

W B Bar Council Enrollment No **WB/2138/2009**

Date

Subroto Sarda
(SUBROTO SARDAR)
ASSISTANT SECRETARY

Bodhisatwa Basu

Major Information of the Deed

Deed No :	I-1603-11323/2024	Date of Registration	11/07/2024
Query No / Year	1603-8001827944/2024	Office where deed is registered	
Query Date	11/07/2024 11:07:11 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	BODHISATWA BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 35,25,002/-		
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]:- 160311316/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

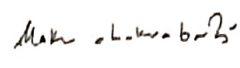
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: SUBHASH PALLY, , Premises No: 112, , Ward No: 111 Pin Code : 700084

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	1/-	31,50,002/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				4.95Dec	1 /-	31,50,002 /-	

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/-	3,75,000/-	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 /-	3,75,000 /-	

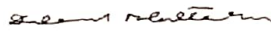
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ALOKE CHAKRABORTY Son of Mr BALAI LAL CHAKRABORTY Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office	 11/07/2024	 Captured LTI 11/07/2024	 11/07/2024
T-171, SUBHASH PALLY, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India , PAN No.: AUxxxxxx5H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/07/2024 , Admitted by: Self, Date of Admission: 11/07/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MS BHATTACHARJEE CONSTRUCTION N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr DEBASISH BHATTACHARJEE (Presentant) Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 11/07/2024, , Admitted by: Self, Date of Admission: 11/07/2024, Place of Admission of Execution: Office	 Jul 11 2024 11:29AM	 Captured LTI 11/07/2024	 11/07/2024
N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: ADxxxxxx4R,Aadhaar No Not Provided Status : Representative, Representative of : MS BHATTACHARJEE CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BODHISATWA BASU Son of Mr P K BASU ALIPORE POLICE COURT, City:- , P.O - ALIPORE, P.S -Alipore, District:-South 24 Parganas, West Bengal, India, PIN:- 700027		 Captured	
	11/07/2024	11/07/2024	11/07/2024

Identifier Of Mr ALOKE CHAKRABORTY, Mr DEBASISH BHATTACHARJEE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ALOKE CHAKRABORTY	MS BHATTACHARJEE CONSTRUCTION-500.00000000 Sq Ft

Endorsement For Deed Number : I - 160311323 / 2024

On 11-07-2024

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.

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

Presented for registration at 11:09 hrs on 11-07-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr DEBASISH BHATTACHARJEE .

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 35.25,002/-

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

Execution is admitted on 11/07/2024 by Mr ALOKE CHAKRABORTY, Son of Mr BALAI LAL CHAKRABORTY, T-171, SUBHASH PALLY, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Retired Person

Indetified by Mr BODHISATWA BASU, . , Son of Mr P K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 11-07-2024 by Mr DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION, N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr BODHISATWA BASU, . , Son of Mr P K BASU, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 7810, Amount: Rs.50.00/-, Date of Purchase: 05/07/2024, Vendor name: S 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 1603-2024, Page from 297850 to 297864
being No 160311323 for the year 2024.



Dhar

Digitally signed by Debasish Dhar
Date: 2024.07.11 19:09:27 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/07/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.