

6/22/2025

P-6200/2024



पश्चिम बंगाल WEST BENGAL

AU 990442

800 2458099 / 25

DEVELOPMENT POWER OF ATTORNEY

KNOW BY ALL THESE PRESENTS WE, ((1) SMT. RAMA MITRA, PAN-BZIPM5918D, Aadhar No.- 2025 8405 0916, D.O.B.- 01/01/1968, wife of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, (2) SRI. RAHUL MITRA, PAN- BSUPM3776N, Aadhar No. 913010740748, D.O.B.- 11/02/1990, son of Late Rabi

Registration. The Signature sheet and endorsement sheets attached with this document are the part of this document.

Addl. District Sub-Registrar
Behala, South 24 Parganas

06 AUG 2025

2 P.07

6/22/25

Major Information of the Deed

Deed No :	I-1607-06200/2025	Date of Registration	06/08/2025
Query No / Year	1607-8002258099/2025	Office where deed is registered	
Query Date	06/08/2025 1:42:14 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	J P CHAKRABORTY ALIPORE, Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. : 9874426174, 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. 15,39,026/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 600/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706190/2025 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



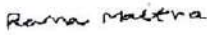


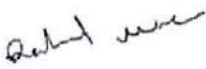


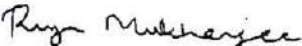
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 46, , Ward No: 126 Pin Code : 700061




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 13 Sq Ft	1/-	15,09,026/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				4.9798Dec	1 /-	15,09,026 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Principal Details :










Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Rama Mitra Wife of Late Rabi Mitra Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	Signature 
	06/08/2025	LTI 06/08/2025	06/08/2025	
	Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: bzxxxxx8d,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office			
2	Name Mr Rahul Mitra (Presentant) Son of Late Rabi Mitra Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	Signature 
	06/08/2025	LTI 06/08/2025	06/08/2025	
	Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: bsxxxxx6n,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office			
3	Name Mrs Riya Mukherjee Wife of Mr Suman Mukherjee Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office		 Captured	Signature 
	06/08/2025	LTI 06/08/2025	06/08/2025	
	40, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX4 , PAN No.: byxxxxx1a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office			

4	Name	Photo	Finger Print	Signature
	Mrs Gita Goswami Wife of Shanti Shekhar Goswami Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office	 06/08/2025	 Captured LTI 06/08/2025	 06/08/2025
14/7, Production Centre Haripur, Ashokenagar Kalyangarh, City:- , P.O:- Haripur, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743223 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.:: azxxxxx8e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/08/2025 , Admitted by: Self, Date of Admission: 06/08/2025 ,Place : Office				


Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	JESUS DEVELOPER 273/1, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: dfxxxxx4m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Mr Avijit Malo Son of Atul Chandra Malo Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office </td> <td>  Aug 6 2025 2:31PM </td> <td>  Captured LTI 06/08/2025 </td> <td>  06/08/2025 </td> </tr> </tbody> </table> 242, Radha Krishna Pally, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: dfxxxxx4m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : JESUS DEVELOPER (as proprietor)	Name	Photo	Finger Print	Signature	Mr Avijit Malo Son of Atul Chandra Malo Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office	 Aug 6 2025 2:31PM	 Captured LTI 06/08/2025	 06/08/2025
Name	Photo	Finger Print	Signature						
Mr Avijit Malo Son of Atul Chandra Malo Date of Execution - 06/08/2025, , Admitted by: Self, Date of Admission: 06/08/2025, Place of Admission of Execution: Office	 Aug 6 2025 2:31PM	 Captured LTI 06/08/2025	 06/08/2025						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr J P Chakraborty Son of Mr D Chakraborty 546 Talpukur Rd, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061	 06/08/2025	 Captured 06/08/2025	 06/08/2025
Identifier Of Mrs Rama Mitra, Mr Rahul Mitra, Mrs Riya Mukherjee, Mrs Gita Goswami, Mr Avijit Malo			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-1.24495 Dec
2	Mr Rahul Mitra	JESUS DEVELOPER-1.24495 Dec
3	Mrs Riya Mukherjee	JESUS DEVELOPER-1.24495 Dec
4	Mrs Gita Goswami	JESUS DEVELOPER-1.24495 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
2	Mr Rahul Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
3	Mrs Riya Mukherjee	JESUS DEVELOPER-25.00000000 Sq Ft
4	Mrs Gita Goswami	JESUS DEVELOPER-25.00000000 Sq Ft

Endorsement For Deed Number : I - 160706200 / 2025

On 06-08-2025

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 14:00 hrs on 06-08-2025, at the Office of the A.D.S.R. BEHALA by Mr Rahul Mitra , one of the Executants.

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 15,39,026/-

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

Execution is admitted on 06/08/2025 by 1. Mrs Rama Mitra, Wife of Late Rabi Mitra, Talpukur Road, Saheb Bagan Pally, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mr Rahul Mitra, Son of Late Rabi Mitra, Talpukur Road, Saheb Bagan Pally, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Service, 3. Mrs Riya Mukherjee, Wife of Mr Suman Mukherjee, 40, Road: Talpukur Road, , P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 4. Mrs Gita Goswami, Wife of Shanti Shekhar Goswami, 14/7, Production Centre Haripur, Ashokenagar Kalyangarh, P.O: Haripur, Thana: Ashoknagar, , North 24-Parganas, WEST BENGAL, India, PIN - 743223, by caste Hindu, by Profession House wife

Identified by Mr J P Chakraborty, , Son of Mr D Chakraborty, 546 Talpukur Rd, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

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

Execution is admitted on 06-08-2025 by Mr Avijit Malo, proprietor, JESUS DEVELOPER, 273/1, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061

Identified by Mr J P Chakraborty, , Son of Mr D Chakraborty, 546 Talpukur Rd, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 600.00/- (E = Rs 600.00/-) and Registration Fees paid by , by Cash Rs 600.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by , by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 30251, Amount: Rs.100.00/-, Date of Purchase: 25/07/2025, Vendor name: S DAS



Santanu Basak
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2025, Page from 157749 to 157775

being No 160706200 for the year 2025.



Digitally signed by Santanu Basak
Date: 2025.08.06 15:44:35 +05:30
Reason: Digital Signing of Deed.

(Santanu Basak) 06/08/2025

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. BEHALA

West Bengal.

Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing at- Talpukur Road, Saheb Bagan Pally, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (3) **SMT. RIYA MUKHERJEE**, PAN- BYDPM7981A, Aadhar No.- 8256 7808 3901, D.O.B.- 01/01/1994, wife of Sri. Suman Mukherjee and daughter of Late Rabi Mitra, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District- South 24 Parganas, (4) **SMT. GITA GOSWAMI**, PAN- AZEPG8378E, Aadhar No.- 2545 6188 6623, D.O.B.- 19/09/1963, wife of Shanti Shèkhar Goswami, by Faith- Hindu, by Nationality- Indian, by Occupation- Housewife, residing at- 14/7, Production Centre Haripur, Ashokenagar Kalyangarh, Post Office- Haripure, Police Station- Ashoke Nagar, Pin Code- 743223, District- North 24 Parganas, do hereby nominate, constitute and appoint **JESUS DEVELOPER**, a Proprietorship Firm having its office at- 273/1, Dakshin Behala Road, P.O.- Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata- 700 061, District- South 24 Parganas, represented by its sole Proprietor **SRI. AVIJIT MALO**, PAN- DFHPM8644M, AADHAR NO.- 4270 7768 3613, D.O.B.- 19/04/1982, son of Sri Atul Chandra Malo, by Faith- Hindu, by Occupation- Business, residing at- 242, Radha Krishna Pally, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, as our true

and lawful Attorney for us and on our behalf to do and execute all or any of the following acts, deeds and things that is to say :-

WHEREAS by virtue of a registered Deed of Conveyance being dated 9th December, 1959 made between Roy Bahadur Mahendra Kumar Ghosh, therein mentioned as the Vendor of the one part and Sri. Rakhal Chandra Mitra, therein mentioned as the Purchaser and for the valuable consideration mentioned therein the said Vendor sold, conveyed, transferred, assigned and assured unto and in favour of the Purchaser **ALL THAT** piece and parcel of the land measuring an area 3 (Three) Cottahs 13 (Thirteen) Square Feet be the same a little more or less lying and situated at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of then South Suburban Municipality at present the Kolkata Municipal Corporation, Kolkata- 700061, under Ward No.- 126, under Police Station- formerly Thakurpukur at present Sarsuna, A.D.S.R. Behala, in the District of South 24 Parganas and the said Conveyance was registered in the Office of the Sub-Registrar Alipore Sadar, 24 Parganas and recorded in Book No.- I, Volume No.- 142, Pages from 294 to 296, Being No.- 9774 for the year 1959.

AND WHEREAS thus by the strength of the aforesaid purchase deed said Sri. Rakhal Chandra Mitra, became the absolute Owner of the said property and possessing the same by mutating his name before the Kolkata Municipal Corporation and the said property numbered as **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.- 126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Southern side 16' Feet wide common passage and is in occupation and enjoyment of the same without any interruption from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as "**THE SAID PREMISES**" more fully described and written in the **SCHEDULE** here under.

AND WHEREAS while thus seized and possessed over the same said Rakhal Chandra Mitra died intestate 09/03/1982 leaving behind his surviving wife Smt. Shefali Mitra, only son Rabi Mitra and one daughter Smt. Gita Goswami, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, each having 1/3rd share of the aforesaid property as per Hindu Succession Act, 1956, left by said Rakhal Chandra Mitra (since

deceased), subsequently said Shefali Mitra died intestate on 15/09/1988 leaving behind her aforesaid son and daughter as her only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956.

AND WHEREAS while in joint enjoyment of the same said Rabi Mitra died intestate 04/07/2019 leaving behind his surviving wife Smt. Rama Mitra, one son namely Sri. Rahul Mitra and one daughter Smt. Riya Mukherjee, as his only legal heirs and successors, who jointly inherited the aforesaid property as per Hindu Succession Act, 1956, left by said Rabi Mitra (since deceased).

AND WHEREAS in the aforesaid manner said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** situated and lying at- Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with

the right of user of the Southern side 16' Ft. wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as "**THE SAID PREMISES**" more fully described and written in the **SCHEDULE** here under.

AND WHEREAS for optimum utilization of the said property and with a view to construct a flat system ownership residential building the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami had been planning to develop their said property by constructing a residential building upon the said vacant land measuring more or less 3 (Three) Cottahs 13 (Thirteen) Square Feet by engaging an efficient developer who has sufficient knowledge and experience to do so and thus the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami negotiated with the Developer namely **M/S. STAR BUILDING DEVELOPER**, a Proprietorship Firm, having its Registered Office at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, represented by its sole proprietor **SRI. SUMAN MUKHERJEE**, son of

Atanu Mukherjee, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas.

AND WHEREAS *the said Developer has proposed the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami to built and develop a residential building upon the said land at the said premises and after a detailed discussion about the prospects of the said project and for furthering the project and after satisfied with the terms and condition the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami have engaged the said Developer by conferring rights upon the Developer to undertake the said development job of the said project inconsistency with the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at the costs and expenses of the Developer.*

AND WHEREAS *the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami have agreed to the proposal of the Developer herein for development by him of the said premises after satisfying financial stability and soundness also having experience for the construction of the said proposed residential building thereon.*

AND WHEREAS subsequently the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami and the said Developer jointly entered into a Development Agreement on 08th day of December, 2023 which was duly registered with the office of the Additional District Sub-Registrar Behala, and recorded in Book No.- I, Volume No.- 1607-2023, Pages from 408494 to 408541, being No.- 160713746 for the year 2023.

AND WHEREAS after registered Development Agreement said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami also executed a Development Power of Attorney in favour of **M/S. STAR BUILDING DEVELOPER**, a Proprietorship Firm, having its Registered Office at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas, represented by its sole proprietor **SRI. SUMAN MUKHERJEE**, son of Atanu Mukherjee, by Faith- Hindu, by Nationality- Indian, by Occupation - Business, residing at- 40, Talpukur Road, Post Office and Police Station- Sarsuna, Kolkata- 700061, District - South 24 Parganas and after execution of the Development Agreement till today the Developer could not able to take any steps or work in connection of the aforesaid Development Agreement for that reason the said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami jointly Cancel the said Development Agreement being No.- 160713746 for the year 2023 by

executing a Cancellation of Development Agreement on 6th August, 2025 which was duly registered in the Office of the A.D.S.R. Behala and recorded in Book No.- I, Volume No.- 1607-2025, being No.- 160706188 for the year 2025 and also cancel the said Development Power of Attorney being No.- 160713762 for the year 2023 by executing a Cancellation of Development Power of Attorney on 6th Aug, 2025 which was duly registered in the Office of the A.D.S.R. Behala and recorded in Book No.- I, Volume No.- 1607-2025, being No.- 160706189 for the year 2025.

AND WHEREAS in the aforesaid manner said Smt. Rama Mitra, Sri. Rahul Mitra, Smt. Riya Mukherjee and Smt. Gita Goswami became the absolute joint Owners of **ALL THAT** piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** be the same little more or less together with 100 Sq.Ft. R.T. Shed Structure standing thereon, situated and lying at- Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, together with the right of user of the Southern side 16' Ft.

JESUS DEVELOPER
Anil Mada
Proprietor

JESUS DEVELOPER
Anil Mada
Proprietor

*wide common passage and both the Owners were/are in joint possession of their aforesaid properties by pay taxes to the concern authority without any interruption or objection from any third party being free from all encumbrances, attachments, liens, charges etc. whatsoever with free and marketable title to transfer the same by any way to anybody for the sake of brevity the said property is to be called and referred as "**THE SAID PREMISES**" more fully described and written in the **SCHEDULE** here under.*

AND WHEREAS JESUS DEVELOPER, a Proprietorship Firm having its office at- 273/1, Dakshin Behala Road, P.O.- Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata- 700 061, District- South 24 Parganas, represented by its sole Proprietor **SRI. AVIJIT MALO**, PAN- DFHPM8644M, AADHAR NO.- 4270 7768 3613, D.O.B.- 19/04/1982, son of Sri Atul Chandra Malo, by Faith- Hindu, by Occupation- Business, residing at- 242, Radha Krishna Pally, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, as the **DEVELOPER** (which expression shall unless otherwise repugnant to the context to be deemed to mean and include its successors, executors, legal representatives, administrators and assigns) under some terms and conditions and stipulations stated there in and the said Development Agreement duly

registered on 6th Aug 2025, Being Deed No.- 160706190 of 2025 with the office of the A.D.S.R.- Behala, South 24 Parganas.

AND WHEREAS for Developing and constructing the multistoried building over the aforesaid land the developing herein are required an General Power of Attorney and as such with the appointers herein appointed, nominated and constituted **JESUS DEVELOPER**, a Proprietorship Firm having its office at- 273/1, Dakshin Behala Road, P.O.- Sarsuna, Police Station - Thakurpukur now Sarsuna, Kolkata- 700 061, District- South 24 Parganas, represented by its sole Proprietor **SRI. AVIJIT MALO**, PAN- DFHPM8644M, AADHAR NO.- 4270 7768 3613, D.O.B.- 19/04/1982, son of Sri Atul Chandra Malo, by Faith- Hindu, by Occupation- Business, residing at- 242, Radha Krishna Pally, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Pargana, as our true and lawful Attorney for us and on our behalf and We, the appointer empowered him to do all acts, deeds, matter and things mentioned hereinafter specially.

1. To submit and sign the building sanctioned plan or plans/applications to the Kolkata Municipal Corporation and all Revenue Authorities C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, lay outs and mutations, sub-divisions of the said property and in respect of the

JESUS DEVELOPER
Avijit Malo
Proprietor

building or buildings constructed on the said property and for the aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said lay outs amalgamation, sub-divisions and plans thereof in respect of construction of such building and take all necessary and incidental steps including making application for water connection, electric supply and other incidental matters.

2. *To appoint from time to time Architects, R.C.C. Consultants, Contractor, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent us before the concerned K.M.C. Authority and other public and/or Government, Semi Government Authorities, authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all/acts, deeds, matters and things including to make an application, give undertaking, writings as may be required for the purpose of development of the said property.*
3. *To execute and sign any affidavit, verification, petition, objection in our names and on our behalf as our attorney thinks fit and proper.*

4. *To appear and present ourselves and act on our behalf all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever.*
5. *To institute any Suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in our names and on our behalf and to sign any plaint, pleadings, Vakalatnama, objection whatsoever.*
6. *To pay tax, rents and any other statutory imposition in any manner whatsoever in our names and on our behalf.*
7. *To appear for and represent on our behalf before the C.E.S.C authorities including any statutory body or authorities, Government or Semi-Government concern or concerns for getting the electricity connection in the proposed project on our behalf.*
8. *To negotiate and settlements with the intending buyers/purchasers, for sale and/or for construction Agreement of any kind in respect of the Development Agreement, in the proposed building of the **Developer's portion/allocation.***

9. *To appear for and represent ourselves before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/execute relevant papers in regard to the said connection before the Official of the concerned Department on our behalf and to do any acts, deed or thing as may be necessary to complete the said work in the manner required by said Department.*

10. *To negotiate and settle terms with the intending buyers/purchasers, for sale and/or transfer the property under **Developer's allocation** in the proposed building.*

11. *To enter into an Agreement for Sale and/or transfer of the **Developer's allocation** mentioned in the Development Agreement with any person or persons under any terms and conditions and to advance/earnest money by granting receipt thereof.*

12. *To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the **Developer's allocation** in the proposed building and to grant proper and effectual receipt thereof.*

13. To execute and register necessary documents including the Sale Deed in respect of flats, to present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar, District Registrar or Registrar of A.R.A.-I, Kolkata having authority for and to have said conveyance registered and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats and/or service area in respect of the **Developer's allocation** in the proposed building or part thereof as the case may be.

14. The Developers will be bound to make over Owners' allocation as described in the said Development Agreement (dated 06.08.2025) mentioned therein and thereafter the Developer shall be entitled to transfer/dispose of **Developer's allocation** to any one he like by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of transfer of property act.

15. That by virtue of this Power of Attorney the Developer of this Development Agreement shall do his job by maintaining and performing all legal formalities and in such case We, the appointer shall always be bound to extend full co-operation.

AND appointer hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf

JESUS DEVELOPER
Jesus Mada
 Proprietor

hereinbefore contained, shall lawfully do, execute or perform in execute of the power, authorities and liabilities hereby conferred upon, under and by virtue of these presents.

:: THE SCHEDULE ABOVE REFERRED TO ::

(Description of the Property)

ALL THAT piece and parcel of land measuring more or less **3 (Three) Cottahs 13 (Thirteen) Square Feet** be the same a little more or less together with 100 Square Feet R.T. Shed structure standing thereon, situate and lying at Mouza- Dakshin Behala, Pargana- Balia, J.L. No.- 16, R.S. No.- 81, Touzi No.- 351, sabek Khatian No.- 216, under Hal Khatian No.- 415, appertaining to Dag Nos.- 497, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being **Premises No.- 46, Talpukur Road**, Kolkata- 700061, under Ward No.-126, being Assessee No.- 41-126-20-0046-5, Police Station- Thakurpukur now Sarsuna, Kolkata- 700 061, District - South 24 Parganas, A.D.S.R. Office - Behala, together with all other easement rights, facilities and amenities attached thereto and butted and bounded in the manner as follows:-

ON THE NORTH : Property of Chandra Kumar Metia;

ON THE SOUTH : 16' Feet wide Talpukur Road;

ON THE EAST : Property of Ganesh Paul;

ON THE WEST : Property of Narayan Chandra Das;

IN WITNESS WHEREOF the Parties hereto set and subscribed their respective signatures on this Power of Attorney at Kolkata this 6th day of Aug, , 2025 (Two Thousand Twenty Five)

SIGNED SEALED AND DELIVERED

by the Parties at Kolkata in the Presence of :-

WITNESSES :-

1. Naba Kumar Das
103 Tal Pukur Road
Kolkata-61

2. Joy Prakash Chakraborty
Alipore Judges Court
Kolkata-27

Rama Mitra

Gita Goswami,
Riya Mukherjee
Rakul Mishra

EXECUTANTS

JESUS DEVELOPER

Amitabha Mallick
Proprietor

Accepted by the **ATTORNEY**

Drafted by me:-

Joy Prakash Chakraborty
JOY PRAKASH CHAKRABORTY

Advocate

Enrollment No.- F/1108/2007.

Alipore Judges Court. Kol-27.












Computer Typed by:-

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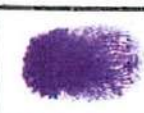
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Name

Signature *Anil Mehta*

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Name *Rama Mishra*

Signature

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Name

Signature *Sita Goswami*

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Name

Signature



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right hand						

Name

Signature *Riya Mukherjee*



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left hand						
right hand						

Name

Signature *Rohit*

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Name

Signature



Government of West Bengal
Directorate of Registration & Stamp Revenue
e-Assessment Slip

Query No / Year	8002258099/2025	Office where deed will be registered
Query Date	06/08/2025 1:42:14 PM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	J P CHAKRABORTY ALIPORE, Thana : Alipurduar, District : Alipurduar, WEST BENGAL, Mobile No. : 9874426174, 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. 15,39,026/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 600/- (Article:E, E)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160706190/2025	

Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Talpukur Road, , Premises No: 46, , Ward No: 126 Pin Code : 700061

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 13 Sq Ft	1/-	15,09,026/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				4.9798Dec	1/-	15,09,026 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1/-	30,000 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Mrs Rama Mitra Wife of Late Rabi Mitra Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.:: bzxxxxx8d, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mr Rahul Mitra Son of Late Rabi Mitra Talpukur Road, Saheb Bagan Pally, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth: XX-XX-1XX0 , PAN No.:: bsxxxxx6n, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs Riya Mukherjee Wife of Mr Suman Mukherjee 40, Talpukur Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX4 , PAN No.:: byxxxxx1a, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs Gita Goswami Wife of Shanti Shekhar Goswami 14/7, Production Centre Haripur, Ashokenagar Kalyangarh, City:- , P.O:- Haripur, P.S:-Ashoknagar, District:-North 24-Parganas, West Bengal, India, PIN:- 743223 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX3 , PAN No.:: azxxxxx8e, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	JESUS DEVELOPER 273/1, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:- Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 , PAN No.:: dfxxxxx4m, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Avijit Malo Son of Atul Chandra Malo 242, Radha Krishna Pally, Dakshin Behala Road, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX2 , PAN No.:: dfxxxxx4m,Aadhaar No Not Provided by UIDAI	JESUS DEVELOPER (as proprietor)

Identifier Details :

Name & address
Mr J P Chakraborty Son of Mr D Chakraborty 546 Talpukur Rd, City:- Not Specified, P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mrs Rama Mitra, Mr Rahul Mitra, Mrs Riya Mukherjee, Mrs Gita Goswami, Mr Avijit Malo

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-1.24495 Dec
2	Mr Rahul Mitra	JESUS DEVELOPER-1.24495 Dec
3	Mrs Riya Mukherjee	JESUS DEVELOPER-1.24495 Dec
4	Mrs Gita Goswami	JESUS DEVELOPER-1.24495 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mrs Rama Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
2	Mr Rahul Mitra	JESUS DEVELOPER-25.00000000 Sq Ft
3	Mrs Riya Mukherjee	JESUS DEVELOPER-25.00000000 Sq Ft
4	Mrs Gita Goswami	JESUS DEVELOPER-25.00000000 Sq Ft

Note:

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 05-09-2025) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 05-09-2025)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for Issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.