

2333/2024

I- 2260/2024



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 200133

क्र. 800/1437284/2024

DEVELOPMENT  
POWER OF ATTORNEY AFTER REGISTRATION OF  
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I MR. GOURANGA GUHA alias

Conti.....

11.6.24



GOURANGA GUHA GOON , (PAN AYCPG2995C) AADHAAR NO.- 8649 5423 7266 )  
( MOB:- 9330420260 )son of Late Lakshmi Narayan Guha by faith- Hindu, by  
occupation- Business, by nationality- Indian , residing at 83/2/C Topsia Road South  
, P.O.- Gobindo Khatick Road, P.S.- Topsia , Kolkata - 700046 , District South 24  
Parganas , West Bengal , India being the owner, occupier, possessor of the  
schedule mentioned property, do hereby appoint , nominate, constitute MR.  
BIPLAB JANA (PAN AQUPJ4244R) (AADHAAR NO. 3381 0794 9902) son of - Lt.  
Kartick Ch.Jana, by faith- Hindu, by Occupation- Business, by nationality- Indian,  
residing at 23A/4, Gobindo Khatick Road , Police Station- Topsia, P.O.- Gobindo  
Khatick, Kolkata-700046 being the proprietor of OINDRILA ENTERPRICES  
proprietorship construction firm having its registered office at 23A/4, Gobindo  
Khatick Road , Police Station- Topsia, P.O.- Gobindo Khatick, Kolkata-700046, as  
my true and lawful "ATTORNEY" to do all acts, deeds, things, perform, execute  
and cause to be done, executed and performed relating to my said property in my  
names and on my behalf that . Be it mentioned here that a Agreement for  
Development was duly executed between the us and registered on  
...../...../2024 before A.D.S.R. Sealdah, 24Pgs(south) and duly recorded in  
Deed no.-.....2251.....for the year 2024 vide serial  
no.....2222/2024.....due to our inconvenience to look after, manage and  
control the said schedule mentioned property as well as paucity of fund it is  
absolutely necessary to appoint trusted and faithful and energetic person/s who  
could devote time and do the needful jobs and able to render service to the  
developing four storied building on said schedule mentioned property on my  
behalf. In a view of the aforesaid circumstances I desire to appoint said attorney  
on my behalf to look after and take necessary steps more fully and particularly  
described hereunder:-

- 1) To appear before and represent before and necessary authority including the  
Metropolitan authority, Fire Brigade, Police, Municipal Corporation, the Competent  
authority under the Urban Ceiling and Regulatory Act, 1976 and Government of



West Bengal in connection with the sanction, modification and /or alteration of the Building Plan and take delivery of sanction building plan of the said schedule mentioned property.

- 2) To apply for obtaining electricity, Gas, water and sewerage connection, and building Plan before the competent authority concern and for that the attorney holder entitled to sign in all paper such as application, affidavit, indemnity bond, building plan and take delivery of the same from the concern authority and other documents required by the authorities.
- 3) To look after, supervise and administer our interest and to do all acts, deeds and things in respect of the schedule mentioned property as well as to protect and safeguard our rights, title and interests in respect of the scheduled property.
- 4) To amalgamate any adjacent plot/plots of land with the schedule mentioned plot or split up any part of the schedule mentioned plot.
- 5) To pay all rates, taxes to the authority concerned and/or to the Kolkata Municipal Corporation, Govt. Revenue Seresta in respect of the said schedule mentioned property and to collect proper receipt there from in my name and on my behalf.
- 6) To suit, appeal , revision and make application to file petition in any Court of Law to protect the right and interest of the said schedule mentioned property and to contest any suit, appeal, revision, etc. by filing written objection and for such purpose to appoint lawyer, Barrister at his choice in my name and my behalf.
- 7) To negotiate on terms and to agree to and sell the schedule mentioned property with proportionate share of land to any intending purchaser /purchasers in respect of "Developer's Allocation" as per the said Development Agreement dated ...../...../2024 vide Deed no.- I-.....2251...../2024.
- 8) To enter into agreement with the intending purchaser/purchasers in respect of the "Developer's Allocation" and to receive any amount like Booking , advance, part consideration or otherwise and even the entire consideration against proper receipt

and discharge for the same which will protect the purchaser without seeing the application of the money as per Development agreement and all money and receivals will be solely entitled by the Developer or Developing Concern.

- 9) To receive money towards total consideration or part consideration on account of execution and registration of the respective Deed of Conveyance or whatever may be to give good valid receipt and discharge for the same which will protect the Purchaser/Purchasers without seeing the application of the money in respect of the developer's allocation and all money, receivals and sale proceeds solely entitled by the Developer /Developing Concern.
- 10) To sell and /or transfer of schedule mentioned to the proposed buyer or buyers in respect of "developer's allocation" as per said Development Agreement but not to deliver possession before handing over possession of the "Owners' Allocation".
- 11) To sign and execute all other deed/ deeds , instruments and assurances which the attorney shall consider necessary and to enter in to and /or agree to such covenants and conditions, as may be required for full and effectually conveying the said schedule mentioned as we could do ourselves , if I personally present.
- 12) To present any such deeds or deed of sale, conveyance or conveyances or other document or documents for registration and to represent us before the Sub registrar, District Registrar and Registrar of Assurances having authority for and to have them registered according to law and to do all other acts, deeds and things which my said Attorney shall consider necessary for the transferring and/or conveying the said Property (exclusively developer's allocation) in all respects as I could do the same myself .
- 13) To develop the said property according to sanctioned building Plan and/ or modified plan of the Kolkata Municipal Corporation.



And Generally to do all acts, deeds and things in my name as I could have lawfully done and I hereby ratify and confirm and agree to ratify all and whatsoever the said Attorney shall lawfully do arise to be done in or about the property as aforesaid.

And I do hereby ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the developer allocation of the said property under and by virtue of this power of attorney.

#### THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of Land (classification Bastu) area measuring about 2(two) Cotthas be the same or little more or less along with R.T. shed structure having area measuring 600 sq.ft. with cemented floor thereon which is lying and situated at premises no. 83/2 (presently 83/2D) Topsia Road South, Kolkata-700046, P.O.- Gobindo Khatick, P.S.- Topsia, under Dihi 55 Gram, Division- IV, Mouza- Gobra, Holding no.- 104, under the District of 24 Parganas (South) , W.B., India within the municipal limit of ward no. 59 of Kolkata Municipal Corporation , Borough- VII , Assessee No.- 110592202086 TOGETHERWITH all easementary rights available and attached with the said property along with 4 feet wide common passage adjacent to the said property which is butted and bounded as follows:-

ON THE NORTH	: Premises no. 86 Topsia Road ;
ON THE SOUTH	: Land with structure of Tapan Kumar Chatterjee and 4 feet wide common passage there after 12 feet wide Road
ON THE EAST	: Land and structure of Lakshi Narayan Goon ;
ON THE WEST	: Premises 13/2 of Mahendra Roy Lane , Kolkata-46.

IN WITNESSES WHEREOF we, the Executors have set and subscribed our respective signatures on this instrument on this.....<sup>11<sup>th</sup></sup> day of .....June..... 2024 execution A.D. in presence of the following:-

Witnesses:-

1) DIPUHAZRA

4/4-L.N.B.G. Line  
KOL-46

2) K. Dm.  
Advocate, Sealdah Court-  
Kot-14.

Gouranga Gola

SIGNATURES OF THE EXECUTOR











Biplab Jana

SIGNATURE OF THE ATTORNEY HOLDER

Drafted and prepared by:-











Hausik Das  
B.A.L.L.B. Advocate  
Sealdah Court Complex  
Sealdah Criminal Court, Room No.-201  
Floor, Kolkata-14



	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : GOURANGA GUHA

SIGNATURE: Gouranga Guha

	THUMB	1 <sup>ST</sup> FINGER	MIDDLE FINGER	RING FINGER	SMALL FINGER
LEFT HAND					
RIGHT HAND					

NAME : BIPLAB JANA

SIGNATURE: Biplab Jana



### Major Information of the Deed

Deed No :	I-1606-02260/2024	Date of Registration	11/06/2024
Query No / Year	1606-8001437234/2024	Office where deed is registered	
Query Date	11/06/2024 12:48:42 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kausik Das Sealdah Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 7059572677, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 68,12,775/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 160602251/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Topsia, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Topsia Road South, Road Zone : (Topsia More -- Maruti Bagan (Premises Nos. 74,82,83/3,84/1a,88,96c,9/2a,9/1/1,85/1,86a,83/1 and others)) , , Premises No: 83/2D, , Ward No: 059 Pin Code : 700046



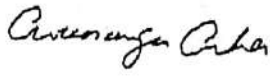
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	1 Katha 8 Chatak	1/-	67,50,000/-	Property is on Road , Project Name :
Grand Total :				2.475Dec	1 /-	67,50,000 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	62,775/-	Structure Type: Structure
Floor No: 1, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 40 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	62,775 /-	






## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr GOURANGA GUHA,</b> <b>(Alias: Mr GOURANGA GUHA GOON)</b> Son of Late LAKSHMI GUHA Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office	<b>Photo</b>  11/06/2024	<b>Finger Print</b>  Captured LTI 11/06/2024	<b>Signature</b>  11/06/2024
83/2/C TOPSIA ROAD SOUTH, City:- Not Specified, P.O:- GOBINDO KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AYxxxxxx5C, Aadhaar No: 86xxxxxxx7266, Status :Individual, Executed by: Self, Date of Execution: 11/06/2024 , Admitted by: Self, Date of Admission: 11/06/2024 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>OINDRILA ENTERPRICES</b> 23A/4 GOBINDO KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK ROAD, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046 Date of Incorporation:XX-XX-1XX1 , PAN No.:: AQxxxxxx4R, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Shri BIPLAB JANA</b> <b>(Presentant)</b> Son of Late KARTICK CHNADRA JANA Date of Execution - 11/06/2024, , Admitted by: Self, Date of Admission: 11/06/2024, Place of Admission of Execution: Office	<b>Photo</b>  Jun 11 2024 1:56PM	<b>Finger Print</b>  Captured LTI 11/06/2024	<b>Signature</b>  11/06/2024
23A/4 GOBINDO KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK, P.S:-Topsia, District:-South 24-Parganas, West Bengal, India, PIN:- 700046, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX1 , PAN No.:: AQxxxxxx4R, Aadhaar No: 33xxxxxxx9902 Status : Representative, Representative of : OINDRILA ENTERPRICES (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss Sayani Khan Daughter of Mr G Khan 40/1/1, H. K. Banerjee Lane, City:- Not Specified, P.O:- Kadamtala, P.S:-Bantra, District:-Howrah, West Bengal, India, PIN:- 711101		 Captured	
	11/06/2024	11/06/2024	11/06/2024
Identifier Of Mr GOURANGA GUHA, Shri BIPLAB JANA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr GOURANGA GUHA	OINDRILA ENTERPRICES-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr GOURANGA GUHA	OINDRILA ENTERPRICES-300.00000000 Sq Ft



on 11-06-2024

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 13:22 hrs on 11-06-2024, at the Office of the A.D.S.R. SEALDAH by Shri BIPLAB JANA

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  
68,12,775/-

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

Execution is admitted on 11/06/2024 by Mr GOURANGA GUHA, Alias Mr GOURANGA GUHA GOON, Son of Late  
LAKSHMI GUHA, 83/2/C TOPSIA ROAD SOUTH, P.O: GOBINDO KHATICK ROAD, Thana: Topsia, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession Business  
Indetified by Miss Sayani Khan, , , Daughter of Mr G Khan, 40/1/1, H. K. Banerjee Lane, P.O: Kadamtala, Thana:  
Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Student

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

Execution is admitted on 11-06-2024 by Shri BIPLAB JANA, PROPRIETOR, OINDRILA ENTERPRICES, 23A/4  
GOBINDO KHATICK ROAD, City:- Not Specified, P.O:- GOBINDO KHATICK ROAD, P.S:-Topsia, District:-South 24-  
Parganas, West Bengal, India, PIN:- 700046  
Indetified by Miss Sayani Khan, , , Daughter of Mr G Khan, 40/1/1, H. K. Banerjee Lane, P.O: Kadamtala, Thana:  
Bantra, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Student

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees  
paid by Cash Rs 7.00/-

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 15762, Amount: Rs.100.00/-, Date of Purchase: 22/04/2024, Vendor name: S  
CHATTERJEE

*Amitava Ghosal*

Amitava Ghosal  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 67212 to 67225  
being No 160602260 for the year 2024.



*Amitava Ghosal*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.06.18 12:18:22 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 18/06/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

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

West Bengal.