

13593/2023

I-13186/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 500568

8-8003012010/2023

DEVELOPMENT POWER OF ATTORNEY

After registration of the Development Agreement

KNOW ALL MEN BY THESE PRESENTS THAT I, **SRI DIPANKAR GHOSH**, PAN-ADNPG2487P, Aadhaar No-6470 3757 7416, son of Late **Tarak Nath Ghosh**, by occupation-Business, by faith-Hindu, by Nationality-Indian, residing at 3/1/11/B, Attapara Lane, Police Station-. Baranagar, P.O. Sinthee, Kolkata-700050 hereinafter called and referred to as the **PRINCIPAL** do hereby declare:

Certified that the document is
to registration. The Signature Sheet and
endorsement Sheet attached to the
document are the part of the document.

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Additional Charge Sub-Registrar
Commission, Durgam Cheru, 24-Pop. (North)

07 DEC 2023

2)

WHEREAS I, **Principal** herein become the owner of **ALL THAT ALL THAT** piece and parcel of Bastu land measuring an area 2 (Two) Cottahs 2 (Two) Chittaks 11(Eleven) Square feet be the same a little more or less, together with **cemented** floor two storied building **covered area 1703 square feet** more or less (Ground floor consist of three rooms, verandah, Kitchen, Dining, bath privy having covered area 785 square feet, and First floor with stair room having covered area 918 square feet) with all easement right over the common passage under District-North 24 Parganas, **Mouza-Sinthe NIj**, J.L. No 11, R.S. No. 9, Touzi No- 1298/2833, under, R.S. Khatian No- **367/768, & 408/774**, comprised in **R.S. Dag No 271**, being Premises/Holding No, **3/1/11/B, Attapara Lane, Police Station- Baranagar,** Kolkata-700050, Assessee No- 1201202001356, old Municipal Holding No-1300, within ward No- 20, of the Baranagar Municipality under jurisdiction of Additional District Sub Registry office Cossipore DumDum.

AND WHEREAS in view to develop the said property we entered into an agreement with **S. S. ENTERPRISE, (PAN NO-ACTFS2405C)** a partnership firm having its registered office at 47/56/2, Ram Krishna Ghosh Road, P.O. Sinthee, P.S. Baranagar, Kolkata700050, represented by its two Partners 1)-**SMT SIPRA MAJI,(PAN -AKQPM5407M)**, wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) **SMT SUJATA MONDAL, (PAN-AZLPM6108M)**, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business, both by faith- Hindu, both by Nationality- Indian, on 07/12/2023

Cont..p/3

Sipra Maji

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sujata Mondal

Partner

3)

for construction of the multi storied building on the said property and the said Development Agreement was registered in the office of the Additional District Sub Registrar Cossipore Dumdum and recorded in Book No-1, serial No- 1506013588/2023 .
Being No- 150613183 ——— for the year 2023.

NOW KNOW YE ALL MEN BY THESE JOINTLY PRESENTS I do hereby nominate, appoint, constitute and authorize 1) **SMT SIPRA MAJI, (PAN -AKQPM5407M)**, wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) **SMT SUJATA MONDAL, (PAN- AZLPM6108M)**, wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business, both by faith- Hindu, both by Nationality- Indian, partners of **S. S. ENTERPRISE**, as my true and lawful attorney to do execute and perform or cause to done execute and performed in my name and on my behalf and in my place and in stead the following acts, matters, deeds and things in respect of my property more fully mentioned in the schedule below:

1) To look after and manage and control and supervise and administration and construction on my said property on my behalf and to take any steps in respect of the said property.

Sipra Maji

Cont..p/4

S. S. ENTERPRISE
Sipra Maji
Partner

S. S. ENTERPRISE
Sujata Mondal
Partner

4)

2) To enter into agreement for sale/lease with prospective buyer or buyers of the Developer's allocation as mentioned in the Development agreement and to receive earnest money or part payments and full consideration money from the prospective buyers. To receive from the intending purchaser any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the purchaser without seeing the application of the money as per Development agreement. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administration the said land and every part thereof, to look after the said land and to control the areas for the development of the said land and construction of a multi storied building thereon as per sanctioned building plan and as per terms and condition of **Development Agreement**.

3) To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Baranagar Municipality and other appropriate authorities.

4) To develop the said property by raising construction of multi storied building thereon as the said attorneys may deem fit and proper and for that purpose to take down, demolish and/or remain existing structure/land whatsoever nature at the said premises if any my said attorney shall think fit and proper.

5) To transfer of flats/shops of developer's allocation in the proposed new constructed building as per **Development Agreement**.

Dipankar Maji

S. S. ENTERPRISE
Sipra Maji
Partner

Cont..p/5

S. S. ENTERPRISE
Seepata Mandal
Partner

5)

6) To sign and executed all other deeds, instrument and assurances which Attorney shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as I could do myself, if personally present.

7) To present any such conveyance for registration or lease deed in respect of Developer's allocation and to admit execution and receipt of consideration before Additional District Sub-Registrar, District Registrar and Registrar having authority for and to have the said conveyance registered according to the law and to do all acts deed and things which my said Attorney shall consider necessary for conveying the said property to the said purchaser/lessee as fully and effectually in all respects as I could do the same myself as per terms and conditions of the **Development Agreement**.

8) To represent me before the Baranagar Municipality and sign all necessary paper for mutation and amalgamation of the property, building Plan , Addition and alteration and renovation plan & paper and submit before the Baranagar Municipality for construction of the building on the said property and also represent us before the B.L.& L.R.O. for record in my name.

9) To pay fees, obtain sanction and such other orders and permission from the authorities in my name as be expedient for sanction, modification and/or alteration of any papers and documents as may be required by the necessary authorities as per Development Agreement.

Sipra Maji

S. S. ENTERPRISE
Sipra Maji
Partner

Cont..p/6

S. S. ENTERPRISE
Seejata Mandal
Partner

6)

10) To apply and obtain the electricity before the CESC, and water sewerage drainage telephone or any other service to the said newly constructed building and or connect or disconnect the same and for the those purpose to sign execute and submit all papers application documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney as per Development Agreement .

11) To compromise suits, appeals or other legal proceeding in any court tribunal authority whatsoever and sign and verify applications thereof for the said property as per Development agreement. And also negotiate with tenant and other occupier of the building if any.

12) To execute, carry into effect and perform all agreements and contracts entered into by us with any other persons as my own act and deed as per terms and conditions of the Development agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue agent or any other legal practitioner relating to my said property on behalf of me and construct a building on my said property and sale the same to any body as per Development agreement.

14) This power of attorney is being granted in favour of the said attorney without any consideration only undertaking the development work in terms of the said **Development agreement**.

Cont..p/7

Dipankar S.

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Sejanta Mandal
Partner

7)

I do hereby agree to ratify and confirm all and whatsoever other act which my said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the Developer's allocation in said property.

AND GENERALLY to do all acts deeds and things and perform any other act or acts deed matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my personal affairs, engagements ancillary or incidental there to as fully effectually as I could do the same if I may personally present.

Sipra Maji

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Sejanta Mondal

Partner

8)

THE SCHEDULE ABOVE REFERRED

Description of the Entire property where multistoried building to be constructed)

ALL THAT piece and parcel of Bastu land measuring an area 2 (Two) Cottahs 2 (Two) Chittaks 1(One) Square feet be the same a little more or less, together with cemented floor two storied building covered area 1765 square feet more or less (Ground floor consist of three rooms, verandah, Kitchen, Dining, bath privy having covered area 795 square feet, and First floor and second floor with stair room having covered area 970 square feet) with all easement right over the common passage under District-North 24 Parganas, Mouza-Sinthe NIj, J.L. No 11, R.S. No. 9, Touzi No-1298/2833, under, R.S. Khatian No- 367/768, & 408/774, corresponding to L.R. Khatian No-1167 comprised in R.S. Dag No 268 & 271, and L.R. Dag No-777, being Premises/Holding No, 3/1/11/B, Attapara Lane, Police Station- Baranagar, Kolkata-700050, Assessee No-1201202001356, old Municipal Holding No-1300, within ward No-20, of the Baranagar Municipality under jurisdiction of Additional District Sub Registry office Cossipore DumDum, butted and bounded as follows:

ON THE EAST: By Premises No-12, Ram Krishna Ghosh Road

ON THE NORTH: By Premises No-38/2, Attapara Lane

ON THE SOUTH: By 6 feet wide Common passage

ON THE WEST: By 16 feet wide Road

Sipra Maji

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Sejita Mondol
Partner

9)

IN WITNESS WHERE OF I have signed this Development Power of Attorney on this 07th day of December, 2023.

Signed, sealed & Delivered:

In the presence of

1)

Bibhas Maji
32/1 Atta para lane
kol- 50

Sipra Maji

SIGNATURE OF THE
EXECUTANT/PRINCIPAL

2) Subhankar Ghosh.
3/1/11 B, Atta Para lane
Kolkata 700050

S. S. ENTERPRISE

Sipra Maji
Partner

S. S. ENTERPRISE

Seejata Mondal
Partner

SIGNATURE OF THE
ATTORNEYS

Drafted By;

Kalyan Ghosh.
Advocate
Seakhehnil Gost
WB/663/557/95

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
 <i>Dipankar Das</i> <i>Dipankar Das</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
 <i>Sipra Maji</i> <i>Sipra Maji</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				
 <i>Sejata Mandal</i> <i>Sejata Mandal</i>	Little	Ring	Middle	Fore	Thumb	
		(Left Hand)				
	Thumb	Fore	Middle	Ring	Little	
		(Right Hand)				

Major Information of the Deed

Deed No :	I-1506-13186/2023	Date of Registration	07/12/2023
Query No / Year	1506-8003012010/2023	Office where deed is registered	
Query Date	07/12/2023 11:07:38 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sipra Maji Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9830114865, Status :Buyer/Claimant		
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. 42,05,530/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 21/- (Article:E, E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150613183/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Attapara Lane, Mouza: sinthee-Niij, Premises No: 3/1/11/B, , Ward No: 20 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-777	LR-1167	Bastu Bastu	2 Katha 2 Chatak 1 Sq Ft	1/-	30,14,155/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				3.5085Dec	1 /-	30,14,155 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1765 Sq Ft.	1/-	11,91,375/-	Structure Type: Structure
Gr. Floor, Area of floor : 795 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 970 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1765 sq ft	1 /-	11,91,375 /-	

Principal Details :

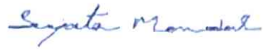
SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Dipankar Ghosh Son of Late Tarak Nath Ghosh Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office	Photo  07/12/2023	Finger Print  Captured LTI 07/12/2023	Signature  07/12/2023
3/1/11/B, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: adxxxxxx7p, Aadhaar No: 64xxxxxxxx7416, Status :Individual, Executed by: Self, Date of Execution: 07/12/2023 , Admitted by: Self, Date of Admission: 07/12/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	S S Enterprise 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050 , PAN No.: acxxxxxx5c,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sipra Maji (Presentant) Wife of Bibhas Maji Date of Execution - 07/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office	Photo  Dec 7 2023 11:15AM	Finger Print  Captured LTI 07/12/2023	Signature  07/12/2023
32/1, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: akxxxxxx7m,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S Enterprise (as partner)				

Name	Photo	Finger Print	Signature
Smt Sujata Mondal Wife of Kalyan Mondal Date of Execution - 07/12/2023, , Admitted by: Self, Date of Admission: 07/12/2023, Place of Admission of Execution: Office		 Captured	
Dec 7 2023 11:16AM	LT1 07/12/2023	07/12/2023	
32/3, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: azxxxxx8m, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S Enterprise (as partner)			

Identifier Details :

Name	Photo	Finger Print	Signature
Bibhas Maji Son of Balai Charan Maji 32/1 Attapara Lane, City:- , P.O:- Sinthi, P.S:-Baranagar, District:-North 24- Parganas, West Bengal, India, PIN:- 700050		 Captured	
07/12/2023	07/12/2023	07/12/2023	
Identifier Of Mr Dipankar Ghosh, Smt Sipra Maji, Smt Sujata Mondal			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Ghosh	S S Enterprise-3.50854 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Dipankar Ghosh	S S Enterprise-1765.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Baranagar, Municipality: BARANAGAR, Road: Attapara Lane, Mouza: sinthee-Niij, Premises No: 3/1/11/B, , Ward No: 20 Pin Code : 700050

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 777, LR Khatian No:- 1167	Owner:দীপঙ্কর ঘোষ, Gurdian:মৃত ভারকনাথ, Address:নিজ , Classification:বাড়, Area:0.03850000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150613186 / 2023

On 07-12-2023

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 11:13 hrs on 07-12-2023, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt Sipra Maji ..

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 42,05,530/-

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

Execution is admitted on 07/12/2023 by Mr Dipankar Ghosh, Son of Late Tarak Nath Ghosh, 3/1/11/B, Attapara Lane, P.O: Sinthee, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by Profession Business

Indetified by Bibhas Maji, , , Son of Balai Charan Maji, 32/1 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

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

Execution is admitted on 07-12-2023 by Smt Sipra Maji, partner, S S Enterprise, 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Bibhas Maji, , , Son of Balai Charan Maji, 32/1 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Execution is admitted on 07-12-2023 by Smt Sujata Mondal, partner, S S Enterprise, 33/1/H, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Indetified by Bibhas Maji, , , Son of Balai Charan Maji, 32/1 Attapara Lane, P.O: Sinthi, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

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

1. Stamp: Type: Impressed, Serial no 393, Amount: Rs.100.00/-, Date of Purchase: 04/12/2023, Vendor name: Ranjita Paul

Kaustava Dey

Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM
North 24-Parganas, West Bengal

1506/23

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2023, Page from 381485 to 381500
being No 150613186 for the year 2023.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2023.12.13 12:00:16 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 13/12/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.