

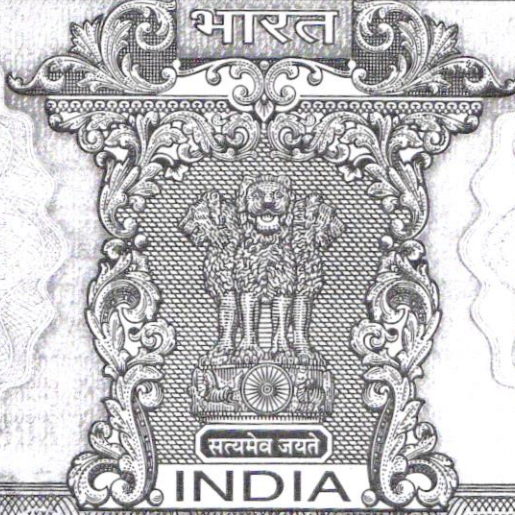
089/2023

P-324/23

भारतीय गैर न्यायिक

पचास
रुपये

रु.50



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

AE 681640

Certified that this document is
admitted to Registration. The
signature sheet and the
Endorsement sheet attached to the
document are part of this document.

Additional Dist. Sub Registrar
Sealdah

31-1-23

DEVELOPMENT POWER OF ATTORNEY

89260

Amit Karmakar
Advocate
Calcutta High Court

NAME.....
ADD.....
Rs.....
29 AUG 2022
SURANJAN MUKHERJEE
Licensed Stamp Vendor
C. C. Court
29 AUG 2022

29 AUG 2022
29 AUG 2022

- Keya Biswas.



VTI
81

- Keya Biswas.



VTI
82

- Jagannath Biswas



VTI
83

A.D.S.R., SEALDAH
- 6 JAN 2023
Dist. South 24 Parganas

Identified by me

S.D.S

S. Sahu Dg

TO ALL TO WHOM THESE PRESENTS SHALL COME
I, JAGANNATH BISWAS, [PAN- AEEP2369H] son of Late Kartick Chandra Biswas by faith Hindu, by occupation – Business, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata:- 700085 the Principal herein is desirous of appointing an attorney to do the following acts, Deeds and things as I am personally unable to do the same, **SEND GREETINGS.**

Whereas the said Executant/Principal namely **Jagannath Biswas** is the Owner in respect of land **1/2 share 2 Cottah 10 Chittacks 22.5 sq.ft (more or less) equivalent to 1912.5 sq.ft (more or less) out of total land 5 Cottah 5 Chittacks equivalent to 3825 sq.ft (more or less) with total permanent structure 2060 sq.ft (more or less)** being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085 have been possessing and enjoying the schedule property without any disturbances and interruption from any corner and mutated the property before the Kolkata Municipal Corporation by payment of rates and taxes regularly.

AND WHEREAS the said **Jagannath Biswas** executed '**Development Agreement**' dated **05.01.2023** with **Keya Biswas**, wife of Jagannath Biswas by faith Hindu, by occupation – Business, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata: - 700085 **Being No. 0068, for the year 2023** registered with A.D.S.R. Sealadah 24 parganas (South) Thereafter the said Owner had sanctioned building Plan No. 2022030008 dated 24.04.2022 from the Kolkata Municipal Corporation for construction of new building being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S Beliaghata, Kolkata:- 700085.

NOW KNOW ALL BY THESE PRESENTS I the above named principle **Jagannath Biswas** do hereby and hereunder nominate constitute and appoint **KEYA BISWAS [PAN BEKPB7635F]**, wife of Jagannath Biswas by faith Hindu, by occupation – Business, by Nationality Indian residing at premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata: - 700085 as my true and lawful attorney in my names and on my behalf to do and execute and perform or caused to be done an executed and performed all the acts stated in the Development Power of Attorney mentioned herein above **AND** also to take necessary steps to look after the said property, more fully described in the schedule hereunder written on my behalf.

1. To enter into, hold and defend possession of the said property and every part thereof and also to manage, maintain and administer the said land and every part thereof.

2. To sign, execute and submit all papers, documents, building plan, statements undertakings, declarations, mutation, separation, amalgamation, to obtain Completion Certificate, KMC Instruments, common passage and boundary declaration and plans as be required for having the plan sanctioned and/or modified by the Appropriate Authority/The Kolkata Municipal Corporation.
3. To appear and represent me before the necessary authorities including The Kolkata Municipal Corporation for any purpose in respect of the schedule property.
4. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for sanction, Modification and/or alterations of the sanctioned plans and also premises and other papers and documents as be required by The Kolkata Municipal Corporation.
5. To receive refund of the excess amount of fees and/or Tax, If any paid for the purpose of sanction, modification, addition and/or alteration of the sanctioned plans to any person, authority or authorities.
6. To assign, sell, mortgage and transfer of the part and portion of the **Developer's Allocation** save and except Owner's allocation along with proportionate share of land more fully described in the schedule hereunder.
7. To apply for and obtain electricity, gas, water, sewerage, drainage, lift, telephone or other connections of any other utility in the said property and/or to make additions, alterations therein and to close down and/or have disconnected the same and for that to sign, execute and submit all papers, applications, documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the said Attorney.
8. To sign, execute enter into, modify and/or cancel all agreements, contracts, statements, declarations, assurances and other papers documents on my behalf as confirming party.
- 9a. To file and submit declaration, statements and applications and/or returns to the necessary authority or authorities in connection with the matters herein contained.
- 9b. To look after or arrange construction in term of the Plan as agreed upon as per sanction Plan relating to the premises No 36, Latafat Hossain Lane, Post Office K.G. Bose Sarani, Police Station Beliaghata, Kolkata: - 700085 .
10. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceeding and demands touching any of the matters concerning the said land or any part thereof.

11. To enter into and execute any Agreement for sale and to execute and register any Deed of conveyance or Conveyances, Declaration, affidavit, K.M.C. Gift, Deed of Exchange, Deed of Amalgamation and to receive and acknowledge earnest money, advance money, part-payment and/or consideration money and to deposit the same in Developer's Bank Account save and except Owner's Allocation.

12. To appear before any Sub-Registrar, Additional Sub-Registrar, Additional District Registrar or Sub-Registrar under 24 Paragnas (South), Additional Registrar of Assurances and/or before any officer or officers of Registration Department and to execute and register conveyance or conveyances and/or any other such Document or Documents to sale and transfer in my name and on my behalf.

13. To defend and to file suit, Civil or criminal and for the said purpose to file plaint, written statement, objections, Counter objections, Appeal Writs, affidavit in-Opposite, affidavit-in-Reply, Civil Revisions and to appoint Advocate, Pleader, Barrister and to sign Vakalatnama in my name and on my behalf accordingly.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel land 1/2 share 2 Cottah 10 Chittacks 22.5 sq.ft (more or less) equivalent to 1912.5 sq.ft (more or less) out of total land 5 Cottah 5 Chittacks equivalent to 3825 sq.ft (more or less) with permanent structure 1030 sq.ft (more or less) out of total permanent structure 2060 sq.ft (more or less) being premises 36, Latafat Hossain Lane, Kolkata - 700085, P.O. K.G. Bose Sarani, P.S. Beliaghata, Kolkata:- 700085 which is butted and bounded as follows:-

ON THE NORTH	:-	35, Latafat Hossain Lane,
ON THE SOUTH	:-	39/B, Latafat Hossain Lane,
ON THE EAST	:-	37, Latafat Hossain Lane,
ON THE WEST	:-	Lee Colin School

IN WITNESS WHEREOF I, Principal/executor have hereunto set and subscribed my hand and seal on this the 06th day January, 2023.

WITNESSES:

1. Q. DG

Sealdah Court
KOL-700014

Tagannath Biswas

SIGNATURE OF THE PRINCIPAL/

EXECUTANT

2. Baruch. DG
4/2, Omra Raja
Lane, KOL-700015

Keya Biswas.

SIGNATURE OF THE ATTORNEY

Drafted by me:

Amit Karmakar
Advocate

Amit Karmakar

Advocate

High Court, Calcutta.



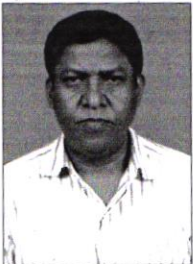
Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

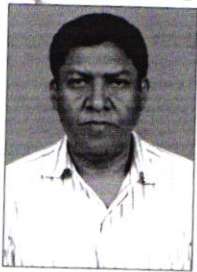
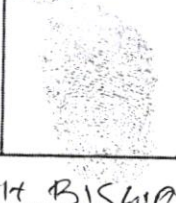
OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16068000051870/2023

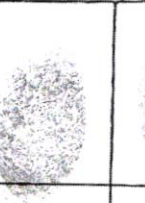
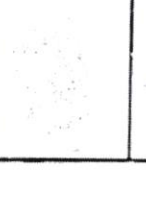
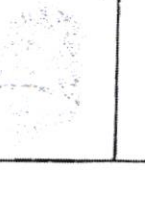
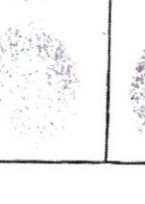
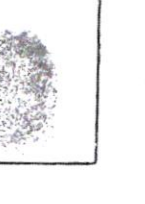
I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Jagannath Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085	Principal			Jagannath Biswas 06.01.2023
2	Keya Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:- South 24-Parganas, West Bengal, India, PIN:- 700085	Attorney			Keya Biswas 06.01.2023
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24- Parganas, West Bengal, India, PIN:- 700014	Jagannath Biswas, Keya Biswas			S. Dey 06.01.2023

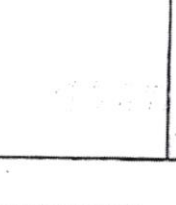
(Amitya Ghosal)

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name JAGANNATH BISWAS
 Signature Jagannath Biswas

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name KEYA BISWAS
 Signature Keya Biswas

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name
 Signature

Major Information of the Deed

Deed No :	I-1606-00324/2023	Date of Registration	31/01/2023
Query No / Year	1606-8000051870/2023	Office where deed is registered	
Query Date	06/01/2023 11:54:24 AM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	A Karmakar H C Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 8910342901, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 1,26,48,375/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160600068/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Beliaghata, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Latafat Hossain Lane, , Premises No: 36, , Ward No: 034 Pin Code : 700085

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	2 Katha 10 Chatak 22.5 Sq Ft		1,19,53,125/-	Property is on Road , Project Name :
Grand Total :				4.3828Dec	0 /-	119,53,125 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1030 Sq Ft.	0/-	6,95,250/-	Structure Type: Structure
Gr. Floor, Area of floor : 1030 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1030 sq ft	0 /-	6,95,250 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Jagannath Biswas Son of Late Kartick Chandra Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:- Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AExxxxxx9H,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Pvt. Residence

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Keya Biswas (Presentant) Wife of Jagannath Biswas 36, Latafat Hossain Lane, City:- Not Specified, P.O:- K G Bose Sarani, P.S:-Beliaghata, District:-South 24-Parganas, West Bengal, India, PIN:- 700085 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BExxxxxx5F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 06/01/2023 , Admitted by: Self, Date of Admission: 06/01/2023 ,Place : Pvt. Residence

Identifier Details :

Name	Photo	Finger Print	Signature
S Dey Son of G Dey Sealdah Court, City:- Not Specified, P.O:- Entaly, P.S:-Entaly, District:-South 24-Parganas, West Bengal, India, PIN:- 700014			
Identifier Of Jagannath Biswas, Keya Biswas			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Jagannath Biswas	Keya Biswas-2.19141 Dec
2		Keya Biswas-2.19141 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Jagannath Biswas	Keya Biswas-1030.00000000 Sq Ft

On 06-01-2023**Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)**

Presented for registration at 20:01 hrs on 06-01-2023, at the Private residence by Keya Biswas ,Claimant.

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

Execution is admitted on 06/01/2023 by 1. Jagannath Biswas, Son of Late Kartick Chandra Biswas, 36, Road: Latafat Hossain Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business, 2. Keya Biswas, Jagannath Biswas, 36, Road: Latafat Hossain Lane, , P.O: K G Bose Sarani, Thana: Beliaghata, , South 24-Parganas, WEST BENGAL, India, PIN - 700085, by caste Hindu, by Profession Business

Indetified by S Dey, , , Son of G Dey, Sealdah Court, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Law Clerk

Amitava Ghosal

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

On 09-01-2023**Certificate of Market Value(WB PUVI rules of 2001)**

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,26,48,375/-

Amitava Ghosal

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

On 31-01-2023**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

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

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 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 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 89260, Amount: Rs.50.00/-, Date of Purchase: 29/08/2022, Vendor name: S
MUKHERJEE

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 1606-2023, Page from 12661 to 12674
being No 160600324 for the year 2023.



Digitally signed by AMITAVA GHOSAL
Date: 2023.02.06 13:00:57 +05:30
Reason: Digital Signing of Deed.

Amitava Ghosal.

(Amitava Ghosal) 2023/02/06 01:00:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SEALDAH
West Bengal.

(This document is digitally signed.)
