

7547/24

I-7322/24



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AN 518486

7/15/24
 8-1865 243/24
 6-1865 213/24

DEVELOPMENT POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

TO ALL TO WHOM these presents shall come we,

1. SMT ANAMIKA DEY [PAN EDVPD4641G] [AADHAAR 6117 3052 5123] [DOB- 20/12/1976] wife of Bachchu Dey and daughter of Late Haran Dey, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 99/97, Jessore Road, Bapuji Colony, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State-West Bengal, 1A. SMT SHIBANI DEY [PAN FOYPD5176K] [AADHAAR 8999 7677 4651] [DOB-06/01/1979], wife of Late Manoj Dey and daughter of Gayanath Chakraborty, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 9 No Pratapaditya Nagar, Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata -

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

Additional Registrar Sub-Registrar
 District Office, North 24 Parganas

15 JUL 2024

3, District No
ADURI [PAN C
15/02/1958], wife
Binodlal Bhattach

ক্রমিক নং 1925 তারিখ 12/7/24

ক্রমিক নং 1004

পেশা : S/G Developer

ঠিকানা : 218, Gorakshabazi Road, P.O. Dum Dum, Kol-28

ভেণ্ডার : Ranjita Paul

কালিপুর দফতর, ক. প. অ. অফিস

ভেণ্ডারের নাম - রঞ্জিতা পাল

ট্রেজারির নাম :- বারাকপু

চি ভি নং :

স্টাম্প খরিশের তারিখ

ই টি.ডি. নং মোট কত টাকার

স্টাম্প খরিশ করা হইয়াছে।

04 JUL 2024

130000



[Signature]
Sd/-, District Sub-Registrar
Cossipora, Dum Dum

15 JUL 2024

700028, District North 24 Parganas, State- West Bengal, **2. SMT LAKSHMI BHADURI [PAN CCYPB8384C] [AADHAAR 3899 8699 5300] [DOB- 15/02/1958]**, wife of Sri Satya Ranjan Bhaduri and daughter of Late Binodelal Bhattacharya, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 16/4, Sahid Ananta Dutta Sarani, P.O. Rajbari, P.S. Airport, Kolkata - 700081, District North 24 parganas, State- West Bengal, **3. SMT CHAITALI DEY [PAN BTYPD8561P] [AADHAAR 5743 1026 5581] [DOB- 15/03/1981]**, wife of Sri Biswarup Dey and daughter of Late Nirmol Bhattacharjee, by faith Hindu, by Nationality Indian, by occupation - Housewife, residing at 14/15A, N.N. Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, **4. SRI BIMAL BHATTACHARJEE [PAN CKFPB8102F] [AADHAAR 5191 2340 0388] [DOB- 01/01/1963]**, son of Late Binodelal Bhattacharya, by faith Hindu, by Nationality Indian, by occupation - Retired, residing at 9 No Pratapaditya Nagar, Gorakshabasi Road, P.O. Dum Dum, P.S. Dum Dum, at present Nager Bazar, Kolkata - 700028, District North 24 Parganas, State- West Bengal, hereinafter referred to and called as the "**PRINCIPALS**" (which terms or expression shall unless excluded by or repugnant to the context be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

Recital part of the property

WHEREAS after partition of India a large number of residents of former East Pakistan crossed over and came to the territory of the State of West Bengal from time to time due to force circumstances beyond their control.

AND WHEREAS the Government of West Bengal (hereinafter referred to as the "Government") offered to all reasonable facilities to such persons thereinafter referred to as the "Refugees") for residence in West Bengal.

AND WHEREAS a considerable number of such people were compelled by circumstances to use vacant lands in urban areas for homestead purpose.

AND, WHEREAS 1. Santi Lata Bhattacharjee, wife of Late Binodelal Bhattacharya, **2. Ashru Samaddar alias Asrukana Samaddar**, Daughter of Late Binodelal Bhattacharya, **3. Anjali Dey**, Daughter of Late Binodelal Bhattacharya, **4. Laxmi Bhaduri**, Daughter of Late Binodelal Bhattacharya, **5. Nirmol Bhattacharjee**, son of son of Late Binodelal Bhattacharya, **6. Bimal Bhattacharjee**, son of Late Binodelal Bhattacharya, the Donees therein were one of such persons who came to use and occupy a piece or parcel of homestead land measuring an area of **3-5-22.5 Three Cottahs Five Chittacks Twenty Two Point Five** sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 9, S.P No 53, comprised in C.S Plot No 1197(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, **Locality/ Street: Pratapaditya Nagar Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas (Each having equal undivided **1/6th share** of the **total property**).

AND WHEREAS Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee, the Donees therein jointly being the refugee displaced from East Pakistan (for Now Bangladesh) approached the Government of West Bengal for a plot of land for her rehabilitation.

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugee from East Pakistan (for Now Bangladesh) acquired the homestead land measuring an area of **3-5-22.5 Three Cottahs Five Chittacks Twenty Two Point Five** sft be the same a little more or less lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 9, S.P No 53, comprised in C.S Plot No 1197(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, **Locality/Street: Pratapaditya Nagar Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, in the urban area under the provision of L.D.P. ACT, 1948/L.A. Act I of 1894 including the plot now in occupation of **Santi Lata Bhattacharjee, Ashru**

Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee, the Donees therein .

AND WHEREAS it has been decided by the Government to confer absolute right title and interest by the way of Gift in the said demised land more fully described in the schedule there under written unto and in favour of **Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee**, the Donees therein and they are having agreed to surrender her leasehold interest and the said Deed of Lease dated on 23.12.1982.

AND WHEREAS thereafter the GOVERNOR of the State of West Bengal, the Donor therein through Refugee Relief and Rehabilitation Department West Bengal executed a registered Deed of Gift on 27.08.1997 registered at Additional District Registrar North 24 Parganas, Barasat and recorded in Book No I, Volume No II, Pages 37 to 40, Being No 85, for the Year 1997, in favour of **Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee**, the Donees therein and thereafter said **Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee**, the Donees therein mutated their names in the record of South Dum Dum Municipality under Ward No 24, Holding No 13, Assessment No 1202901503086, **Locality: Pratapaditya Nagar Colony, Kokata-700028** .

AND WHEREAS thus **Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee and Bimal Bhattacharjee**, the landowners therein became the absolute owner of the above mentioned property measuring an area of **ALL THAT** a piece and parcel of homestead land measuring an area of **3-5-22.5 Three Cottahs Five Chittacks Twenty Two Point Five** sft be the same a little more or less lying and situated at **Mouza Satgachi, J.L No 20, E.P No 9, S.P No 53**, comprised in C.S Plot No 1197(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, New Ward No 24,

old Holding No 9, at present New Holding No 13, **Locality/Street: Pratapaditya Nagar Colony, Kolkata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and **Santi Lata Bhattacharjee, Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee** and **Bimal Bhattacharjee**, the landowners therein enjoyed the same free from all encumbrances and without any interruption from anybody or from any corner.

AND WHEREAS while in course of enjoyed the above mentioned property one of the co sharer namely **Santi Lata Bhattacharjee** died intestate on **26.03.2007** leaving behind her surviving 3(Three) daughters namely **Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri** and 2(Two) sons namely **Nirmol Bhattacharjee** and **Bimal Bhattacharjee**, as her only legal heirs and successors and the undivided $1/6$ th share of the total property left by **Santi Lata Bhattacharjee**, since deceased were jointly inherited by **Ashru Samaddar alias Asrukana Samaddar, Anjali Dey, Laxmi Bhaduri, Nirmol Bhattacharjee** and **Bimal Bhattacharjee**, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956(Each having undivided $1/5$ th share of the total property). This is hereby clearly mentioned that Binodelal Bhattacharya, husband of Santi Lata Bhattacharjee, predeceased her wife a long day ago.

AND WHEREAS thereafter while in course of enjoyed the above mentioned property another co sharer namely **Nirmol Bhattacharjee** died intestate on 30.11.2012 leaving behind her surviving wife namely **Smt Anjana Bhattacharya** and 1(One) daughter namely **Chaitali Dey** as his only legal heirs and successors and the undivided $1/5$ th share of the total property left by **Nirmol Bhattacharjee**, since deceased were jointly inherited by **Smt Anjana Bhattacharya** and **Chaitali Dey**, by virtue of hereditary right of their husband and father respectively and also by virtue of Hindu Succession Act 1956(Each having undivided $1/10$ th share of the total property).

AND WHEREAS thereafter while in course of enjoyed the above mentioned property another co sharer namely **Anjali Dey** died intestate on 20.07.2016 leaving behind her surviving daughter namely **Smt Anamika Dey** and 1(One) son namely **Manoj Dey** as her only legal heirs and successors and the undivided **1/5th share** in respect of the total property left by **Anjali Dey**, since deceased were jointly inherited by **Smt Anamika Dey** and **Manoj Dey**, by virtue of hereditary right of their mother and also by virtue of Hindu Succession Act 1956(Each having undivided **1/10th share** of the total property). This is hereby clearly mentioned that Haran Dey, husband of Anjali Dey, predeceased her wife a long day ago.

AND WHEREAS thereafter while in course of enjoyed the above mentioned property another Co sharer namely **Manoj Dey** died intestate as issueless or childless condition on 03.04.2019 leaving behind his only surviving wife namely **Smt Shibani Dey** as his only legal heir and successor and the undivided **1/10 th share** in respect of the total property left by **Manoj Dey**, since deceased was inherited by **Smt Shibani Dey**, by virtue of hereditary right of her husband and also by virtue of Hindu Succession Act 1956. (having undivided **1/10th share** of the total property).

AND WHEREAS thereafter while in course of enjoyed the above mentioned property another co sharer namely **Ashru Samaddar alias Asrukana Samaddar**, died intestate on 14.06.2023 as **widow condition** but **without having any child of her own** leaving behind her surviving niece, daughter in Law, same blood sister, mother in law, niece and same blood brother respectively as her only legal heirs and successors and the undivided **1/5 th share** of the total property left by **Ashru Samaddar alias Asrukana Samaddar**, since deceased were jointly inherited by **Smt Anamika Dey**(having undivided $1/10$ th share + $1/4$ th share of $1/10$ th share i.e undivided **1/8 th share** of the total property), **Smt Shibani Dey** (having undivided $1/10$ th share + $1/4$ th share of $1/10$ th share i.e undivided **1/8 th share** of the total property), **Smt Lakshmi Bhaduri** (having undivided $1/5$ th share + $1/4$ th share of $1/5$ th share i.e undivided **1/4th share** of the total property), **Anjana Bhattacharya** (having undivided $1/10$ th share + $1/4$

th share of 1/10 th share i.e undivided **1/8 th share** of the total property), **Smt Chaitali Dey** (having undivided 1/10 th share + ¼ th share of 1/10 th share i.e undivided **1/8 th share** of the total property) and **Sri Bimal Bhattacharjee** (having undivided 1/5 th share + ¼ th share of 1/5 th share i.e undivided ¼ th share of the total property), by virtue of hereditary right of their aunt, mother in Law, same blood sister, daughter in Law, Aunt and sister respectively and also by virtue of Hindu Succession Act 1956. This is here by clearly mentioned that Ranjit Samaddar, husband of Asrukana Samaddar, predeceased his wife a long day ago. This is here by clearly mentioned that Ranjit Samaddar, husband of Ashru Samaddar alias Asrukana Samaddar, predeceased his wife a long day ago.

AND WHEREAS while in course of enjoyed the same Smt Anjana Bhattacharya, the Donor therein executed a registered Deed of Gift in respect of her **undivided 1/8 th share** of the total property measuring an area of 0-6-31 Six Chittacks Thirty one sft be the same a little more or less together with 25 sft R.T Shed Structure therein out of 3-5-22.5 Three Cottahs Five Chittacks Twenty Two Point Five sft be the same a little more or less together with 120 sft R.T Shed structure thereon in favour of her daughter namely Chaitali Dey, the Donee therein on 15/07/2024 registered at Additional District Sub Registrar Cossipore Dum Dum and recorded in Book No I, Deed 7305 , for the year 2024.

AND WHEREAS thus said Chaitali Dey became the absolute owner in respect of undivided **1/4th share** (1/8th + 1/8th) of the total property measuring an area of **0-13-17 Thirteen Chittacks Seventeen sft with 30 sft R.T. Shed cement Flooring structure thereon** by virtue of the above mentioned be the same a little more or less by virtue of the above mentioned inheritance and Gift and enjoyed the same free from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS thus **Smt Anamika Dey** (having undivided 1/10th share + ¼ th share of 1/10th share i.e undivided **1/8 th share** of the total property), **Smt Shibani Dey** (having undivided 1/10th share + ¼ th share of 1/10th

Anamika Dey

share i.e undivided **1/8 th share** of the total property), **Smt Lakshmi Bhaduri** (having undivided **1/5 th share + 1/4 th share of 1/5 th share i.e undivided 1/4 th share** of the total property), **Smt Chaitali Dey** (having undivided **1/10 th share + 1/4 th share of 1/10 th share + 1/8 th share i.e undivided 1/4 th share** of the total property) and **Sri Bimal Bhattacharjee** (having undivided **1/5 th share + 1/4 th share of 1/5 th share i.e undivided 1/4 th share** of the total property) jointly became the absolute owners in respect of land measuring an area of **3-5-22.5 Three Cottahs Five Chittacks Twenty Two Point Five sft** be the same a little more or less together with **120 sft R.T Shed structure with cement Flooring thereon** lying and situated at **Mouza Satgachi, J.L No 20, E.P No 9, S.P No 53**, comprised in C.S Plot No 1197(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, under Ward No 24, **Holding No 13**, Assessment No 1202901503086, **Locality: Pratapaditya Nagar Colony, Kokata-700028** Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas and they jointly enjoying the same free in the manner and share as mentioned above which is from all encumbrances and without having any interruption from anybody or from any corner.

AND WHEREAS thus **Smt Anamika Dey, Smt Shibani Dey, Smt Lakshmi Bhaduri, Smt Chaitali Dey** and **Sri Bimal Bhattacharjee**, the landowners therein and **principals herein** for construction of proposed (G+6) storied building thereon the said property executed a registered Development Agreement in favour of the Developer therein and attorney herein on **...15.. /07/2024** registered at Additional District Sub Registrar Cossipore Dum Dum and recoded in Book No I, Being No.1506 **7306** , for the year 2024.

AND WHEREAS due to our (principals) non-availability it is urgently required by us to appoint attorney who will look after and to control the affairs of our under schedule mentioned property.

We do hereby nominate, constitute, authorize and appoint **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager

Resubmitted

Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1. SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2. SRI BAIDYANATH NANDI [PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm.**

AND WHEREAS our attorney **S G DEVELOPER [PAN AEUFS1553A]**, a partnership firm having its principal place of business at 218, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, represented by its existing two partners namely **1. SMT MOUMITA DAS [PAN ATTPD7715M] [AADHAAR 5050 0818 6256]**, wife of Sri Sanjay Das, by faith Hindu, by Nationality- Indian, by occupation Business, residing at 7/27, Gorakshabasi Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **2. SRI BAIDYANATH NANDI [PAN AOLPN8121N] [AADHAAR 3638 2366 3772]**, son of Late Manindra Chandra Nandi, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 11/57, Nagendra Nath Road, P.S. Dum Dum, at present Nager Bazar, P.O. Dum Dum, Kolkata -700028, District North 24 Parganas, West Bengal, **The partner No 1 SMT MOUMITA DAS** represented as the **only signatory authority for and on behalf of the Partnership Firm**, shall Act as our true and lawful attorney for us, in our names and on our behalf and to do exercise execute and perform the following acts, deeds and things mentioned hereafter.

1. To enter hold and defend possession of the said land and every part thereof and to manage, maintain and administer the said land and every part thereof and further the attorney shall have every right to commence Development or Constructional Work on the said property.
2. To appear and represent our before any authority and authorities including the South Dum Dum Municipality, The Kolkata Metropolitan Development Authority, Fire Brigade, CESC/WBSEB, West Bengal Police, B.L & L.R.O, The Competent Authority under the Urban Land (ceiling and regulation) Act. 1976 and Government of West Bengal or any other Government or Non Government sector in connection with the modification and/or alteration of the sanctioned plans.
3. To pay fees to obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the Development Plan, Revised sanction Plan and to submit the plan before the South Dum Dum Municipality and take delivery of title deed concerning the said premises and also other papers and documents as may be required by the authorities.
4. To develop the said Premises by making construction of proposed multi storied building thereon as per sanctioned plan which to be approved and sanctioned by the South Dum Dum Municipality and for that purpose to demolish and/or remove existing house building and/or structure if any whatsoever in nature on the premises.
5. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other utility to the said Premises and/or make alterations thereon and to close down and/or have disconnected the same and for that purpose to sign, execute and commit the 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.
6. To use, shift, or re-adjust the existing electricity connection if any in the said Premises in such manner, as the said ATTORNEY may deem fit and proper.
7. To pay all rates, taxes, charges, expenses and other outgoing whatsoever payable for and on account of the said Premises or any part thereof and similarly to receive all incoming receivable for and on account of the said Premises or any part thereof including the rent and/or license fees from the occupants thereof and including the price for the salvaged building

materials doors, windows, grills and other fittings of the existing structure to be demolished as per the written terms and conditions in the said Deed of Agreement for the Development of the said Premises as mentioned above.

8. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
9. To sign, execute and submit and take delivery of site plan, building plan, application certificate, completion certificate as any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plans modification and / or alteration by the South Dum Dum Municipality in respect of our property more specifically mentioned in the schedule written hereunder.
10. To enter into any agreement for sale with intending purchaser/ purchasers in respect of the Developer's allocated portion mentioned in the said Development Agreement as mentioned above and also do collect advance and /or part payment or full consideration from them at any terms and conditions as may the Attorney shall think fit and proper.
11. To enter into all Agreement for sale with the prospective Purchasers/ Purchasers in respect of the Developer's allocated and save and except the landowners allocation in the said building to be constructed upon the said Premises and to receive all consideration money or earnest money or deposits in respect of any portion or portions of the said Premises and also to receive, realize and obtain payment of all or any money which may hereafter become payable to us as set forth in the Development agreement by the said ATTORNEY and to sign, give and grant sufficient and effectual receipts and discharges for the same as our said ATTORNEY shall think fit and proper.
12. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the said ATTORNEY in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises as mentioned above.

13. To appear before any Registrar, Sub-Registrar having jurisdiction to present all Deeds and documents including Sale deeds for registration and present the same under the law and sign all receipts and other documents as may be required as per law and equity, for completion of Registration in respect of the Developer's allocated portion only and save and except the landowners allocation.
14. To execute deed of conveyance or conveyances in respect of the said property or any part thereof or any portion of the proposed building in respect of the Developer's allocated portion only and save and except the landowners allocation as stated in the said Development agreement as mentioned above.
15. To sign and execute any deeds, instruments of documents for the purpose of transferring of the said premises or any portion thereof to the intending purchaser or purchasers in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement as mentioned above.
16. To execute conveyance or conveyances in our names and on our behalf to do all acts and deeds in favour of the intending purchaser/purchasers and to present the said conveyance for registration before the competent registering authority in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement as mentioned above.
17. To instruct the Advocate/ Lawyer/ Deed Writer for preparing drafting such deeds, agreements, documents and other such papers necessary for the purpose of booking and/or selling in respect of the Developer's allocated portion only as written in the said Development Agreement as mentioned above.
18. To execute and/or negotiate and/or entering into any agreement for selling the under schedule-mentioned property in the name of the Attorney as and on our behalf in respect of the Developer's allocated portion only and save and except Landowners allocation as stated in the Development agreement dated as mentioned above.
19. To execute and sign any deeds, agreements, memo of understanding with a view to sale of under schedule mentioned property in his/her/their own names and on our behalf in respect of Developer's allocated portion only and save and except the landowners allocation as stated in the Development agreement as mentioned above.

20. To commence, prosecute, enrolled, answer and oppose all actions and other legal proceedings and demands touching any of the mutual concerning the said Premises or any part thereof including acquisition and/or requisition and/or in respect of the said Premises or any part thereof in which the said estate is now or may hereinafter be interested or concerned and if think fit to compromise, settle, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Learned Court of Civil, Criminal and Revenue.
21. To affix sign board or install any Hoarding on the said Premises in the name of the ATTORNEY till completion of sale of the units of the said building.
22. To advertise in the newspapers for obtaining Purchaser/purchasers for sale of the flat / commercial and car parking space in the proposed building in respect of Developer's allocated portion only and save and except the landowners allocation as written in the said Development Agreement as mentioned above.
23. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of us or it be instituted preferred by or against any person or persons in respect of the said premises and also to present and prosecute right application in respect thereof.
24. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other Authority whatsoever and to sign and verify applications therefor.
25. To sign declare and / or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant or memo of appeal or any other documents or papers in any proceedings or in any way connected therewith after with the consent of the principals.

AND GENERALLY to act as our ATTORNEY or agents in relation to all matters touching our said Premises and building, as we would do if we

personally represent notwithstanding the Power of Attorney in that particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds and things whatsoever by the said Attorney or Agents appointed under this Development Power of Attorney herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including in such confirmation and other works till the completion of the whole deal / transaction as per the said Development Agreement as mentioned above.

SCHEDULE ABOVE REFERRED TO

(PROPERTY)

ALL THAT a piece and parcel of land measuring an area of **3-5-22.5** Three Cottahs Five Chittacks Twenty Two Point Five sft be the same a little more or less together with **120 sft R.T Shed structure with cement Flooring thereon** lying and situated at **Mouza Satgachi**, J.L No 20, E.P No 9, S.P No 53, comprised in C.S Plot No 1197(P), P.S Dum Dum, at present Nager Bazar, within the limits of South Dum Dum Municipality, under Ward No 24, **Holding No 13**, Assessment No 1202901503086, **Locality: Pratapaditya Nagar Colony, Kokata-700028**, Additional District Sub Registrar Cossipore Dum Dum, in the District of North 24 Parganas, along with all amenities and easement rights. The total property is butted and bounded in the manner as follows :-

ON THE NORTH BY : Colony Road;

ON THE SOUTH BY : others land;

ON THE EAST BY : Colony Road;

ON THE WEST BY : E.P No - 8;

IN WITNESS WHEREOF we the Principals and attorney each hereunto set and subscribed our respective hand and seals on the 15th day of June Two Thousand and Twenty Four (2024).

Signed Sealed and Delivered at Kolkata by the Principals in the presence of:-

Witness:-

1. Sayan Saha
4/59, N.W. Road
Wt. 28

Anamika Dey

Shibani Dey

Lakshmi Bhaduri
Chaitali Dey

Bimal Bhattacharya

SIGNATURE OF THE PRINCIPALS

2. Manash Bhattacharya
BD-6, D.B. Nagar
Wt-5

S G DEVELOPER

Deumita Das

Partner

SIGNATURE OF THE ATTORNEY

Prepared By:-

Manash Bhattacharya
Manash Bhattacharya

BD/6, Deshbandhu Nagar
Kolkata-700059

L. No. DW. XI.45.

A.D.S.R. Cossipore Dum Dum

Composed by:-

Avijit Paul
Avijit Paul

100, S.S. Road, Dum Dum
Kolkata-700030.

A.D.S.R. Cossipore Dum Dum

PAGE NO:
SPECIMEN FROM FOR TEN FINGERPRINTS

Sl. NO.	Signature of the Executants/Presentants							
	 Anamika Dey	Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
								
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				
								
	 Swbanidey.	Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
								
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				
								
	 Lakshmi Bhaduri	Little	Ring	Middle	Fore	Thumb		
			Left	Hand				
								
		Thumb	Fore	Middle	Ring	Little		
			Right	Hand				
								

PAGE NO. _____
SPECIMEN FROM FOR TEN FINGERPRINTS

SL. NO.

Signature of the Executants/Presentants



Chaitali Dey.

Little

Ring

Middle

Fore

Thumb

Left

Hand

Thumb

Fore

Middle

Ring

Little

Right

Hand

Little

Ring

Middle

Fore

Thumb

Left

Hand

Thumb

Fore

Middle

Ring

Little

Right

Hand

Little

Ring

Middle

Fore

Thumb

Left

Hand

Thumb

Fore

Middle

Ring

Little

Right

Hand



Soumitra Das.

Major Information of the Deed

Deed No :	I-1506-07322/2024	Date of Registration	15/07/2024
Query No / Year	1506-8001865243/2024	Office where deed is registered	
Query Date	15/07/2024 11:32:53 AM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Ranajit Das Thana : Ghola, District : North 24-Parganas, WEST BENGAL, PIN - 700113, Mobile No. : 8910121422, Status :Others		
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. 53,86,000/-		
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]:- 150607306/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

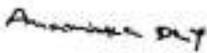
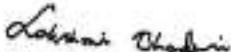
District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Pratapaditya Colony, Mouza: Satgachi, , Ward No: 24, Holding No:13 Pin Code : 700028

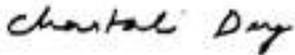
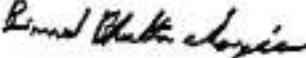
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1011	LR-9	Bastu	Bastu	3 Katha 5 Chatak 22.5 Sq Ft	1/-	53,50,000/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					5.5172Dec	1 /-	53,50,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	1/-	36,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 1Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	1 /-	36,000 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs ANAMIKA DEY Wife of Bachchu Dey Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
99/97, Jessore Road, Bapuji Colony, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.: EDxxxxxx1G, Aadhaar No: 61xxxxxxxx5123, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
2	Name Mrs SHIBANI DEY Wife of Late Manoj Dey Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
9 No Pratapaditya Nagar, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: FOxxxxxx6K, Aadhaar No: 89xxxxxxxx4651, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
3	Name Mrs LAKSHMI BHADURI Wife of Satya Ranjan Bhaduri Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	Photo  15/07/2024	Finger Print  Captured LTI 15/07/2024	Signature  15/07/2024
16/4, Sahid Ananta Dutta Sarani, City:- , P.O:- Rajbari, P.S:-Airport, District:-North 24-Parganas, West Bengal, India, PIN:- 700081 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: CCxxxxxx4C, Aadhaar No: 38xxxxxxxx5300, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				

4	Name	Photo	Finger Print	Signature
	Mrs CHAITALI DEY (Presentant) Wife of Mr. Biswarup Dey Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	 15/07/2024	 Captured LTI 15/07/2024	 15/07/2024
14/15A, N.N. Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.: BTxxxxxx1P, Aadhaar No: 57xxxxxxxx5581, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Mr BIMAL BHATTACHARJEE Son of Late Binodelal Bhattacharya Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office	 15/07/2024	 Captured LTI 15/07/2024	 15/07/2024
9 No Pratapaditya Nagar, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX3 , PAN No.: CKxxxxxx2F, Aadhaar No: 51xxxxxxxx0388, Status :Individual, Executed by: Self, Date of Execution: 15/07/2024 , Admitted by: Self, Date of Admission: 15/07/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
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7/27, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX7 , PAN No.: ATxxxxxx5M, Aadhaar No: 50xxxxxxxx6256 Status : Representative, Representative of : S G DEVELOPER (as PARTNER)

Identifier Details :

Name	Photo	Finger Print	Signature
Madhu Das Son of Late Gourango Ch Das Natagarh, City:- , P.O:- Natagarh, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113		 Captured	
	15/07/2024	15/07/2024	15/07/2024

Identifier Of Mrs ANAMIKA DEY, Mrs SHIBANI DEY, Mrs LAKSHMI BHADURI, Mrs CHAITALI DEY, Mr BIMAL BHATTACHARJEE, Mrs MOUMITA DAS

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANAMIKA DEY	S G DEVELOPER-1.10344 Dec
2	Mrs SHIBANI DEY	S G DEVELOPER-1.10344 Dec
3	Mrs LAKSHMI BHADURI	S G DEVELOPER-1.10344 Dec
4	Mrs CHAITALI DEY	S G DEVELOPER-1.10344 Dec
5	Mr BIMAL BHATTACHARJEE	S G DEVELOPER-1.10344 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs ANAMIKA DEY	S G DEVELOPER-24.00000000 Sq Ft
2	Mrs SHIBANI DEY	S G DEVELOPER-24.00000000 Sq Ft
3	Mrs LAKSHMI BHADURI	S G DEVELOPER-24.00000000 Sq Ft
4	Mrs CHAITALI DEY	S G DEVELOPER-24.00000000 Sq Ft
5	Mr BIMAL BHATTACHARJEE	S G DEVELOPER-24.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Pratapaditya Colony, Mouza: Satgachi, , Ward No: 24, Holding No:13 Pin Code : 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1011, LR Khatian No:- 9		Owner Name not selected by applicant.

Endorsement For Deed Number : I - 150607322 / 2024

On 15-07-2024

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

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

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

Presented for registration at 11:48 hrs on 15-07-2024, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Mrs CHAITALI DEY , 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 53,86,000/-

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

Execution is admitted on 15/07/2024 by 1. Mrs ANAMIKA DEY, Wife of Bachchu Dey, 99/97, Jessore Road, Bapuji Colony, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 2. Mrs SHIBANI DEY, Wife of Late Manoj Dey, 9 No Pratapaditya Nagar, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 3. Mrs LAKSHMI BHADURI, Wife of Satya Ranjan Bhaduri, 16/4, Sahid Ananta Dutta Sarani, P.O: Rajbari, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700081, by caste Hindu, by Profession House wife, 4. Mrs CHAITALI DEY, Wife of Mr Biswarup Dey, 14/15A, N.N. Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife, 5. Mr BIMAL BHATTACHARJEE, Son of Late Binodelal Bhattacharya, 9 No Pratapaditya Nagar, Gorakshabasi Road, P.O: Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession Retired Person

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by profession Others

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

Execution is admitted on 15-07-2024 by Mrs MOUMITA DAS, PARTNER, S G DEVELOPER, 218, Gorakshabasi Road, City:- , P.O:- Dum Dum, P.S:-Dum Dum, District-North 24-Parganas, West Bengal, India, PIN:- 700028

Identified by Madhu Das, , , Son of Late Gourango Ch Das, Natagarh, P.O: Natagarh, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, 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 1925, Amount: Rs.100.00/-, Date of Purchase: 12/07/2024, Vendor name: Ranjita Pal

Kaustava Dey

Kaustava Dey

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1506-2024, Page from 218735 to 218758
being No 150607322 for the year 2024.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2024.07.16 14:33:09 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 16/07/2024

**ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.**