

2227/2024

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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AM 334263

30-12-2024
8-334263/08
2024

ADD. Dkt. No. 334263/08
30 DEC 2024

POWER OF ATTORNEY FOR DEVELOPMENT

THIS POWER OF ATTORNEY FOR DEVELOPMENT is
made this the...30th...day...December...of Two Thousand Twenty
Four (2024);

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Samar Ghosh

SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

:: 2 ::

KNOW ALL MEN BY THESE PRESENTS that We, 1) **SRI KAUSTABH MITRA**, son of Late Pabitra Kumar Mitra, by Occupation- Service, PAN-AHRPM5836G, AADHAAR No. 8454 0923 5688, by Faith- Hindu, by Nationality- Indian, residing at 34, Hind Road, New Santoshpur, P.S.- Santoshpur, P.O.- Santoshpur, Kolkata - 700075, District South 24-Parganas, West Bengal, and 2) **SRI KINGSHUK MITRA**, son of Late Pabitra Kumar Mitra, by Occupation-Service, PAN- AMYPM8273H, AADHAAR No. 3861 3612 8033, by Faith- Hindu, by Nationality-Indian, residing at 40, Bansdronei Govt. Colony, P.S.- Regent Park now Bansdronei, P.O.- Bansdronei, Kolkata -700070, District South 24-Parganas, West Bengal, and 3) **MR. DILIP KUMAR MITRA**, son of Late Paresh Chandra Mitra, by Occupation- Retired, PAN-ABSPM0737H, AADHAAR No. 7878 1696 5362, by Faith-Hindu, by Nationality-Indian, residing at 40, Bansdronei Govt. Colony, P.S.- Regent Park now Bansdronei, P.O.- Bansdronei, Kolkata -700070, District South 24- Parganas, West Bengal, and 4) **SMT. SURAVI MITRA**, wife of Late Alope Kumar Mitra alias Alok Kumar Mitra and daughter of Late Kumud Bandhu Sen , by Occupation- Retired,PAN-AEVPM4020P, AADHAAR No. 5906 2950 1748, by Faith- Hindu, by Nationality- Indian, residing at 40, Bansdronei Govt. Colony, P.S.- Regent Park now Bansdronei, P.O.- Bansdronei, Kolkata -700070, District South 24-Parganas, West Bengal, and 5) **SMT. MOUMITA DASTIDAR**, daughter of Late Alope Kumar Mitra alias Alok Kumar Mitra and wife of Mr. Anirban Dastidar, by Occupation- Housewife, PAN- AQCPD4405A, AADHAAR No. 9208 7491 8041, by Faith-Hindu, by Nationality- Indian residing at 51, Moore Avenue, P.S. Regent Park, P.O. Regent Park, Kolkata - 700040, District South 24-Parganas, West Bengal, and 6) **MR. PRADIP KUMAR MITRA**, son of Late Paresh Chandra Mitra, by Occupation- Retired, PAN- ABYPM9899E, AADHAAR No. 9987 3890 2660, by Faith-Hindu, by

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AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
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SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA DASTIDAR

Nationality- Indian, residing at 40, Bansdroni Govt. Colony, P.S. Regent Park now Bansdroni, P.O. Bansdroni, Kolkata-700070, District South 24-Parganas, West Bengal, - hereinafter referred to as the OWNERS/PRINCIPALS, send greetings.

WHEREAS thus 1) Miss Sandhya Mitra (since deceased), 2) Sri Kaustabh Mitra, 3) Sri Kingshuk Mitra, 4) Mr. Dilip Kumar Mitra, 5) Smt. Suravi Mitra, 6) Smt. Moumita Dastidar, 7) Mr. Pradip Kumar Mitra, 8) Smt. Paromita Roy, all the Owners of ALL THAT piece and parcel of homestead Land measuring 4(four) Cottahs 1(one) Chittack more or less with house or old three storied Building measuring total area 2490 Sq. Ft. more or less (at the ground floor 830 Sq. Ft. more or less, at the 1st floor 830 Sq. Ft. more or less, at the second floor 830 Sq. Ft. more or less), in L.O.P. No.-40, R.S. Plot No.-253(P) of Mouza - Bansdroni, J.L. No.- 45, P.S.- Regent Park now Bansdroni, locally known as postal premises No.- 40, Bansdroni Govt. Colony, Kolkata Municipal Corporation Premises No.- 90, Bansdroni Govt. Colony, K.M.C. Ward no. 113, Kolkata - 700070, District South 24-Parganas, West Bengal, Assessee No.-31-113-05-0090-4, entered into the Development Agreement under some terms & conditions contained therein with the Developer herein namely SRI SAMAR GHOSH, son of Late Phanimohan Ghosh alias Phoni Mohan Ghosh, by Occupation-Business, PAN-ADYPG2333F, AADHAAR No. 8909 3382 9520, by Faith- Hindu, by Nationality-Indian, residing at 3B, Sitaram Road, Bansdroni Kalibari, P.S.- Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, District South 24-Parganas, West Bengal, for the purpose of construction of new Building and the said Development Agreement was duly executed on 18/05/2023 and registered on 19/05/2023 and duly registered at the office of the D.S.R.-III, Alipore, South 24-Parganas and duly recorded in it's Book No. I,

Samar Ghosh
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AS A CONSTITUTED ATTORNEY OF
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SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Volume No. 1603-2023, Pages from 198931 to 198970, Being No. 160306942, for the year 2023 and the Owners namely 1) Miss Sandhya Mitra (since deceased), 2) Sri Kaustabh Mitra, 3) Sri Kingshuk Mitra, 4) Mr. Dilip Kumar Mitra, 5) Smt. Suravi Mitra, 6) Smt. Moumita Dastidar, 7) Mr. Pradip Kumar Mitra, jointly executed and Registered a Power of Attorney for Development in favour of the Developer herein namely Sri Samar Ghosh and the said Power of Attorney for Development was duly executed and registered on 19/05/2023 and duly registered at the office of the D.S.R.-III, Alipore, South 24-Parganas and duly recorded in it's Book No. I, Volume No. 1603-2023, Pages from 203028 to 203050, Being No. 160307085, for the year 2023 and the Owner namely Smt. Paromita Roy separately executed Power of Attorney for Development in favour of the Developer herein namely Sri Samar Ghosh and the Power of Attorney for Development, was duly executed on 22/06/2023 (Ref No.1287 dated 22/06/2023, before Ministry of Public and Business Service Delivery, Ministere des Services au public et aux entreprises, attested by Manoj Sumranl, Consul, Consulate General of India, Toronto).

AND WHEREAS in terms of the said Development Agreement and by the strength of the said Power and Authority, the Developer herein already started construction of the said new building upon the said plot of land as per sanction building plan being Building Permit No. 2024110045, dated 10/05/2024.

AND WHEREAS on the other hand simultaneously one of the Owner namely Miss Sandhya Mitra, died intestate on 30/05/2024 as unmarried leaving behind her biological brothers namely Dilip Kumar Mitra and Pradip Kumar Mitra, the aforesaid Co-Owners as her legal heirs and successors to inherit undivided share of Owner's Allocation as mentioned in the Development Agreement together with proportionate undivided and undemarcated share of Land of the premises under the provision of Hindu Succession Act. 1956.

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AS A CONSTITUTED ATTORNEY OF
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AND WHEREAS after death of Miss Sandhya Mitra and due to smooth completion the new building, and specifically demarcation of Owners' Allocation and the Developer's allocation of the new proposed Building, the present Owners herein entered into this Supplementary Development Agreement on certain terms and conditions with the Developer herein.

AND WHEREAS with a view to develop the said Land by constructing a G+IV storied building, the Owners/Principals herein entered into an Supplementary Development Agreement for development, dated 30.12.2024 registered in the office of A.D.S.R. Alipore, vide Book No. I, Being No. T. 160.50.2026..... for the year 2024, with the Developer namely SRI SAMAR GHOSH, son of Late Phanimohan Ghosh alias Phoni Mohan Ghosh, by Occupation-Business, PAN-ADYPG2333F, AADHAAR No. 8909 3382 9520, by Faith- Hindu, by Nationality-Indian, residing at 3B, Sitaram Road, Bansdroni Kalibari, P.S.- Regent Park now Bansdroni, P.O.- Bansdroni, Kolkata-700070, District South 24-Parganas, West Bengal, in respect of the said land as mentioned in the Schedule hereunder certain terms and conditions contained therein and that the Owner's allocation and Developer's allocation in the newly constructed building shall be as follows:

- a) That the Building will be constructed G+IV storied and Owners' allocation shall mean, the Owners/First Party will be get the entire 1st Floor (two Flats), each Flat 3BHK and each Flat measuring 1100 Sq.Ft. Super Built-up area and the entire 3rd Floor (two Flats), each Flat 3BHK and each Flat measuring 1100 Sq.Ft. Super Built-up area and at the Ground floor two Car Parking space each measuring 135 Sq.Ft. more or less.
- b) The Building will be constructed G+IV storied and Developer's allocation shall mean, the Developer will get the entire 2nd Floor (two Flats), each Flat 3BHK and each Flat measuring 1100 Sq.Ft. Super Built-up area and the entire

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Kaustabh Mitra
Kingshuk Mitra
Dilip Kumar Mitra
Moumita Dastidar
Pradip Kumar Mitra

Samar Ghosh

4th Floor (two Flats), each Flat 2BHK and each Flat measuring 850 Sq.Ft. Super Built-up area, with separate open terrace measuring 200 Sq.Ft. more or less and at the Ground floor all area i.e. all Flats, Units and Car Parking Space as Developer Allocation except two Car Parking Space each measuring 135 Sq.Ft. more or less as the Owners' allocation and the Developer shall sell off his allocation's Flats, Units, Open Terrace and Car Parking space at said new building any intending Purchasers and the Developer shall register the Deed of Conveyance or Deed of Sale behalf of the Owners, in favour of the intending Purchasers and to receive the consideration money.

c) That the Owners and the Developers allocations aforesaid all Flat, Unit, Space and Car Parking Space measuring as more or less.

AND WHEREAS for the purpose of construction of the proposed G+IV storied building on the said Land and to sell and/or transfer of the said Developer's allocation of the proposed building over the Land, and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer namely **SRI SAMAR GHOSH**, son of Late Phanimohan Ghosh alias Phoni Mohan Ghosh, by faith- Hindu, by Occupation-Business, PAN-ADYPG2333F, AADHAAR No.8909 3382 9520, by nationality-Indian, residing at 3B, Sitaram Road, Bansdroni Kalibari, P.S- Bansdroni, P.O.- Bansdroni, Kolkata-700070, District South 24-Parganas, West Bengal as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things :

1. To look after, manage the aforesaid property morefully described in the Schedule below on our behalf.
2. To sign and execute all Agreements, Documents and all other necessary papers and documents concerning the said property for and on our behalf.

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3. To apply for and obtain in our name and on our behalf temporary connections of water, electricity and also to apply for and obtain in our name on our behalf for permanent water, electric, drainage, sewerage connections to the said premises and property and to sign as well as execute all plans, forms, papers, documents in connection therewith for and on our behalf.
4. To represent us before all the offices concerned and also like such the K.M.C. and to sign all papers, documents on our behalf for mutation of our name in respect of the relevant papers and to appear in all hearing before the authorities of the K.M.C. for such mutation, deal in objection and/or appeals on our behalf against the excess valuation assessed by the said K.M.C. and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection or appeals on our behalf to move Petitions to plead, to argue, to act on our behalf and file petition, in original assessment, miscellaneous, review, revision or appellate proceeding, to accept service of notices, to produce and take back documents, to apply for and take delivery of copies, to authorise his representatives and registered clerks to take delivery of copies and to do clerical work in the office of the K.M.C. and Building Rules framed there under and all works covered by the provisions of the K.M.C. Act, before the K.M.C., to apply for depositing or adjust any money in connection therewith and the attorney is empowered & authorized to comply with all the requirements and the K.M.C. Act & Rules & the Building rules including signing on the Building plans to be submitted for sanction and take delivery sanction Plan from the K.M.C.
5. To sign letters, correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C., Fire Brigade and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.

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6. To sign & submit of all document for the approval of proposed building plan on the K.M.C. building department and also office the approval of proposed building plan during construction if any declaration occurred further to sign and submit the building plan for registration to attend and appear for the hearing of the authority of the K.M.C. for additional approval on the Building Department and correspondence and documents and to receive all papers, documents, maps or plans from the K.M.C.
7. To sign & submit the plan of internal & external water connection and appear before the water supply department of the K.M.C. sign & submit the plan of internal and external drainage and sewerage connection and to be appear before the drainage department of the K.M.C. and to apply for the obtain connection for water, Sewerage , etc.
8. To prepare proposed drawing /plan for sanction from K.M.C. and submit and also to sign building plan on our behalf of the schedule below property and obtain such sanctioned plan thereof from the appropriate authorities concerned on our behalf and prepare and/or submit the plan or any revision plan or altered building plan by the said Attorney on our behalf for and on our said residential building purposes and other purposes.
9. To apply for and obtain all necessary sanction clearances, the said proposed building on our behalf.
10. To appear for and represent us before any competent authority, tribunal authority arbitrator or revenue, administrative civil, criminal, jurisdiction relating to the any matters, concerning the said property as mentioned in the schedule below property on our behalf.
11. To institute any case or defend any suit, proceedings, appeal, revision injunction proceedings, enquiry, claims etc. relating to the said landed property on our behalf.

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12. To appoint and/or engage any legal practitioner, solicitors, auditors, valuer, assessor, arbitrators and/or any legal practitioner or any advocates other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarhamas, show causes petitions etc. for the said purposes on our behalf.
13. To sign, execute, submit or deliver all complaints, written statements, objections, memorandum of appeals, applications, revision, injunction, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.
14. To visit and represent us before all the West Bengal Govt. Office or offices and/or Central Govt. offices concerned and all other offices concerned smooth management of our said landed property as stated and written in the schedule below on our behalf.
15. To apply for and obtain electricity, water, sewerages/ drainage or any other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.
16. To make and present any Deed of Sale or other documents for registration to be executed by our said Attorney after delivered Owners' allocation to us as per term of Development Agreement in respect of said Developer's allocation only and to admit, execution and registration thereof before as the registering authorities concerned like as such registrar of District Registrar and all D.S.R.-I, II, III, IV, V at Alipore and A.D.S.R. Alipore at South 24-Parganas and Assurances at Kolkata such like other registering offices concerned on our behalf in our name.
17. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except our allocation, (i.e. only the specified allocation of the Developer as per the Supplementary Development Agreement) on our behalf and the Developer present for

Samar Ghosh
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AS A CONSTITUTED ATTORNEY OF
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registration of the Deed of Sale on our behalf, in favour of the intending Purchasers, names and to receive the all consideration money related to his allocations i.e. flats/unites/spaces/car parking space.

18. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending Purchasers in respect of our schedule below property and also to handed over the same to the said intending Purchasers on our behalf.

19. To prepare plan of building for development of the said landed property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said K.M.C. for the purpose of obtaining sanction of the same.

20. To execute the development, work, manage, control and supervise the management of all and administer the property mentioned in the schedule hereunder and constitute, build and erect a building at the said K.M.C. Premises morefully described in the Schedule hereto and for the purpose to sign and execute all papers, documents and application which is required for the purposes of construction of a building.

21. To make necessary representations to the K.M.C., the West Bengal State Electricity Distribution Co. Ltd. (WBSEDCL) authorities, Fire and Police authority and/or other authorities and concerns for obtaining necessary permission as required in law for installations water line, drainage connection, electric connection, fire permission, police permission from the concerning authority and to represent before the Assessor and collectors of the K.M.C. and also to the other concerning authorities in respect of the fixation of taxes and its hearing to the above said authority in respect of the schedule property.

22. To appoint from time to time Architect, R.C.C. Consultants, Contractors, Sub-Contractors and other personal and workman for the Development of the

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Contd..P/11

property and construction in the said landed property.

23. He is also empowered to sign on the documentation i.e., undertakings , declarations and also registration if any, filing indemnity bond and other matter relating to sanctioning of the building plan from the K.M.C.. If any deviations comes into picture out of the approved building plan in that event he is empowered to deal with issues related there to, he is empowered to sign documentation in this regard and can also submit revised building plan to the K.M.C. for the purpose of regularisation for the said building plan.

24. He is also empowered to sign documentation for the purpose of obtaining of Completion Certificate from the K.M.C. and also empowered to sign on the documentation regarding obtaining of inside & outside sanction of drainage connection from the drainage department of the premises as may behalf before the K.M.C. as and when required.

25. He also empowered to sign on the documentation regarding obtaining of inside & outside sanction of water connection from the water supply department of the premises as may behalf ,before the K.M.C. as and when required.

26. This registered Power of Attorney being collateral documents of the said the Development Agreement and Supplementary Development Agreement and whatsoever acts deeds and things concerning the said premises to be done by the Attorney shall be deemed to be done on behalf of the said Developer's firm be bound by such acts, deeds and things so done. Generally to do or execute all such acts, deeds and things in the same manner and to the same extends as we could do or execute such documents and We do hereby agree to confirm and ratify whatever have been done by Attorney or his men and agent during the continuance of the construction work as per Development Agreement and Supplementary Development Agreement .

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27. And we hereby agree and undertake to ratify and confirm all and whatsoever our said Attorney under the power in that behalf hereinbefore contained, shall lawfully do execute or perform in exercise of the power so vested upon him hereby confirmed upon under by virtue of this power provided however our said Attorney shall be bound to ensure day to day work in respect of the progress of the construction work in the premises to us.

THE FIRST SCHEDULE ABOVE REFERRED TO
(Description of the total property)

ALL THAT piece and parcel of homestead land measuring 4(four) Cottahs l(one) Chittack more or less with house or old three storied Building measuring total area 2490 Sq. Ft. more or less (at the ground floor 830 Sq. Ft. more or less, at the 1st floor 830 Sq. Ft. more or less, at the second floor 830 Sq. Ft. more or less} In L.O.P. No.-40, R.S. Plot No.-253(P) of Mouza - Bansdrani, J.L. No.- 45, P.S.- Regent Park now Bansdrani, locally known as postal premises No.- 40, Bansdrani Govt. Colony, Kolkata Municipal Corporation Premises No.- 90, Bansdrani Govt. Colony, K.M.C. Ward no. 113, Kolkata - 700070, District South 24-Parganas, West Bengal, Assessee No.-31-113-05-0090-4, which is butted and bounded by:-

ON THE NORTH : 30' wide K.M.C. Road(Colony Road).

ON THE EAST : LOP. No.41 & 41A.

ON THE SOUTH : Colony Boundary.

ON THE WEST :LO.P. No.39.

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Samar Ghosh

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SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

IN WITNESS WHEREOF We, the Executants herein, execute this The Development Power of Attorney on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED in presence of :

WITNESSES :-

1. *Dipak Mitra*
224 A, N.S.C. Bose Road
Kolkata-700047

Kaustabh Mitra
Kingshuk Mitra

Dilip Kumar Mitra

Suravi Mitra

Moumita Dastidar

2. *Gosta Gopal Manna*
224A, N.S.C. Bose Road
Kolkata-700047

Pradip Kumar Mitra

SIGNATURE OF THE EXECUTANTS

Samar Ghosh

SIGNATURE OF THE ATTORNEY

Drafted by me as per directions of the
Owners hereto and read over, explained.

Asim Kumar Jana
(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- WB/663/2000)

COMPUTER PRINTED BY :

Gosta Gopal Manna

Samar Ghosh

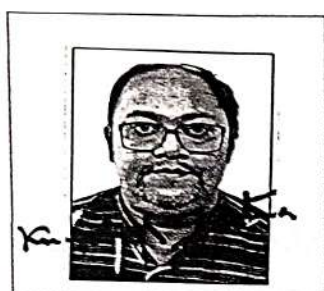
SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
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MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY



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right hand					

Name.....KAUSTABH MITRA.....

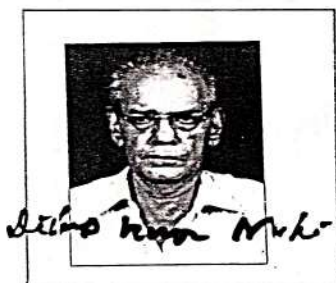
Signature.....*Kaustabh Mitra*.....



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right hand					

Name.....KINGSHUK MITRA.....

Signature.....*Kingshuk Mitra*.....



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left hand					
right hand					

Name.....DILIP KUMAR MITRA.....

Signature.....*Dilip Kumar Mitra*.....



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left hand					
right hand					

Name.....SURAVI MITRA.....

Signature.....*Suravi Mitra*.....

Samar Ghosh
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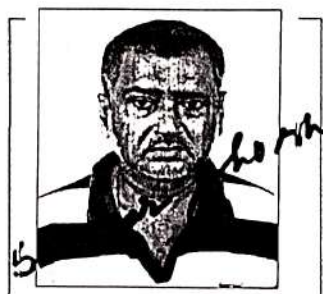
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left hand					
right hand					

Name... MOUMITA DASTIDAR
 Signature... Moumita Dastidar



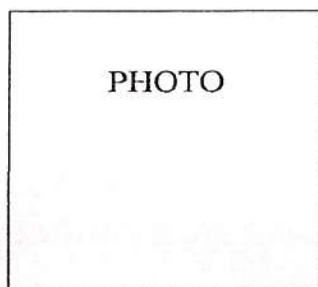
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left hand					
right hand					

Name... PRADIP KUMAR MITRA
 Signature... Pradip Kumar Mitra



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left hand					
right hand					

Name... SAMAR GHOSH
 Signature... Samar Ghosh



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

Name.....
 Signature.....

Samar Ghosh
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 AS A CONSTITUTED ATTORNEY OF
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 SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
 MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Major Information of the Deed

Deed No :	I-1605-02031/2024	Date of Registration	30/12/2024
Query No / Year	1605-8003306108/2024	Office where deed is registered	
Query Date	30/12/2024 12:13:37 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Kumar Jana High Court,Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9874079338, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 61,33,127/-	
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):- 160502026/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bansdrani Govt Colony, , Premises No: 90, , Ward No: 113 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	4 Katha 1 Chatak	1/-	42,65,627/-	Width of Approach Road: 30 Ft.,
Grand Total :				6.7031Dec	1 /-	42,65,627 /-	



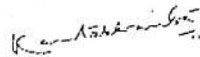






Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2490 Sq Ft.	1/-	18,67,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 830 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 830 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 2, Area of floor : 830 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		2490 sq ft	1 /-	18,67,500 /-	



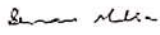


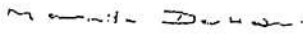


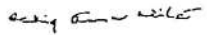
Samar Ghosh
SAMAR GHOSH


AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINCSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr KAUSTABH MITRA Son of Late PABITRA KUMAR MITRA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
34, HIND ROAD, NEW SANTOSH PUR, City:- Kolkata, P.O:- SANTOSH PUR, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700075 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: AHxxxxxx6G, Aadhaar No: 84xxxxxxxx5688, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				
2	Name Mr KINGSHUK MITRA Son of Late PABITRA KUMAR MITRA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
40, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India Date of Birth:XX-XX-1XX6 , PAN No.:: AMxxxxxx3H, Aadhaar No: 38xxxxxxxx8033, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				
3	Name Mr DILIP KUMAR MITRA Son of Late PARESH CHANDRA MITRA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
40, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India Date of Birth:XX-XX-1XX8 , PAN No.:: ABxxxxxx7H, Aadhaar No: 78xxxxxxxx5362, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				


 SAMAR GHOSH
 AS A CONSTITUTED ATTORNEY OF
 SRI. KAUSTABH MITRA,
 SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
 SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
 MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY



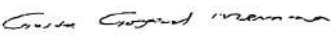
4	Name Smt SURAVI MITRA Wife of Late ALOKE KUMAR MITRA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
40, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX6 , PAN No.:: AExxxxxx0P, Aadhaar No: 59xxxxxxxx1748, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				
5	Name Smt MOUMITA DASTIDAR Wife of Mr ANIRBAN DASTIDAR Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
51, MOORE AVENUE, City:- Kolkata, P.O:- REGENT PARK, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700040 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.:: AQxxxxxx5A, Aadhaar No: 92xxxxxxxx8041, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				
6	Name Mr PRADIP KUMAR MITRA Son of Late PARESH CHANDRA MITRA Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  Captured LTI 30/12/2024	Signature  30/12/2024
40, BANSDRONI GOVT COLONY, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdronei, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxxx9E, Aadhaar No: 99xxxxxxxx2660, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				


SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr SAMAR GHOSH (Presentant) Son of Late PHANIMOHAN GHOSH Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office	Photo  30/12/2024	Finger Print  LTI 30/12/2024 Captured	Signature  30/12/2024
Son of Late PHANIMOHAN GHOSH 3B, SITARAM ROAD, BANSDRONI KALIBARI, City:- Kolkata, P.O:- BANSDRONI, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX4 , PAN No.:: ADxxxxxx3F, Aadhaar No: 89xxxxxxxx9520, Status :Individual, Executed by: Self, Date of Execution: 30/12/2024 , Admitted by: Self, Date of Admission: 30/12/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr GOSTA GOPAL MANNA Son of Late RADHA NATH MANNA 224, N S C BOSE RD, City:- Kolkata, P.O:- NAKTALA, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	 30/12/2024	 30/12/2024 Captured	 30/12/2024
Identifier Of Mr KAUSTABH MITRA, Mr KINGSHUK MITRA, Mr DILIP KUMAR MITRA, Smt SURAVI MITRA, Smt MOUMITA DASTIDAR, Mr PRADIP KUMAR MITRA, Mr SAMAR GHOSH			

Samar Ghosh

SAMAR GHOSH

AS A CONSTITUTED ATTORNEY OF

SRI. KAUSTABH MITRA,

SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,

SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,

MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr KAUSTABH MITRA	Mr SAMAR GHOSH-1.11719 Dec
2	Mr KINGSHUK MITRA	Mr SAMAR GHOSH-1.11719 Dec
3	Mr DILIP KUMAR MITRA	Mr SAMAR GHOSH-1.11719 Dec
4	Smt SURAVI MITRA	Mr SAMAR GHOSH-1.11719 Dec
5	Smt MOUMITA DASTIDAR	Mr SAMAR GHOSH-1.11719 Dec
6	Mr PRADIP KUMAR MITRA	Mr SAMAR GHOSH-1.11719 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr KAUSTABH MITRA	Mr SAMAR GHOSH-415.00000000 Sq Ft
2	Mr KINGSHUK MITRA	Mr SAMAR GHOSH-415.00000000 Sq Ft
3	Mr DILIP KUMAR MITRA	Mr SAMAR GHOSH-415.00000000 Sq Ft
4	Smt SURAVI MITRA	Mr SAMAR GHOSH-415.00000000 Sq Ft
5	Smt MOUMITA DASTIDAR	Mr SAMAR GHOSH-415.00000000 Sq Ft
6	Mr PRADIP KUMAR MITRA	Mr SAMAR GHOSH-415.00000000 Sq Ft

Samar Ghosh

SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Endorsement For Deed Number : I - 160502031 / 2024

On 30-12-2024

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 12:48 hrs on 30-12-2024, at the Office of the A.D.S.R. ALIPORE by Mr SAMAR GHOSH, Claimant.

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 61,33,127/-

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

Execution is admitted on 30/12/2024 by 1. Mr KAUSTABH MITRA, Son of Late PABITRA KUMAR MITRA, 34, HIND ROAD, NEW SANTOSH PUR, P.O: SANTOSH PUR, Thana: Purba Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Service, 2. Mr KINGSHUK MITRA, Son of Late PABITRA KUMAR MITRA, 40, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Service, 3. Mr DILIP KUMAR MITRA, Son of Late PARESH CHANDRA MITRA, 40, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 4. Smt SURAVI MITRA, Wife of Late ALOKE KUMAR MITRA, 40, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 5. Smt MOUMITA DASTIDAR, Wife of Mr ANIRBAN DASTIDAR, 51, MOORE AVENUE, P.O: REGENT PARK, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700040, by caste Hindu, by Profession House wife, 6. Mr PRADIP KUMAR MITRA, Son of Late PARESH CHANDRA MITRA, 40, BANSDRONI GOVT COLONY, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Retired Person, 7. Mr SAMAR GHOSH, Son of Late PHANIMOHAN GHOSH, 3B, SITARAM ROAD, BANSDRONI KALIBARI, P.O: BANSDRONI, Thana: Bansdroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession Business

Indetified by Mr GOSTA GOPAL MANNA, , Son of Late RADHA NATH MANNA, 224, N S C BOSE RD, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by profession Service

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 26108, Amount: Rs.50.00/-, Date of Purchase: 23/12/2024, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal



SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2025, Page from 186 to 209
being No 160502031 for the year 2024.



W.B.

Digitally signed by MANIMALA CHAKRABORTY
Date: 2025.01.02 13:17:24 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 02/01/2025
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

Samar Ghosh

SAMAR GHOSH
AS A CONSTITUTED ATTORNEY OF
SRI. KAUSTABH MITRA,
SRI. KINGSHUK MITRA, MR. DILIP KUMAR MITRA,
SMT. SURAVI MITRA, SMT. MOUMITA DASTIDAR,
MR. PRADIP KUMAR MITRA, SMT. PAROMITA ROY