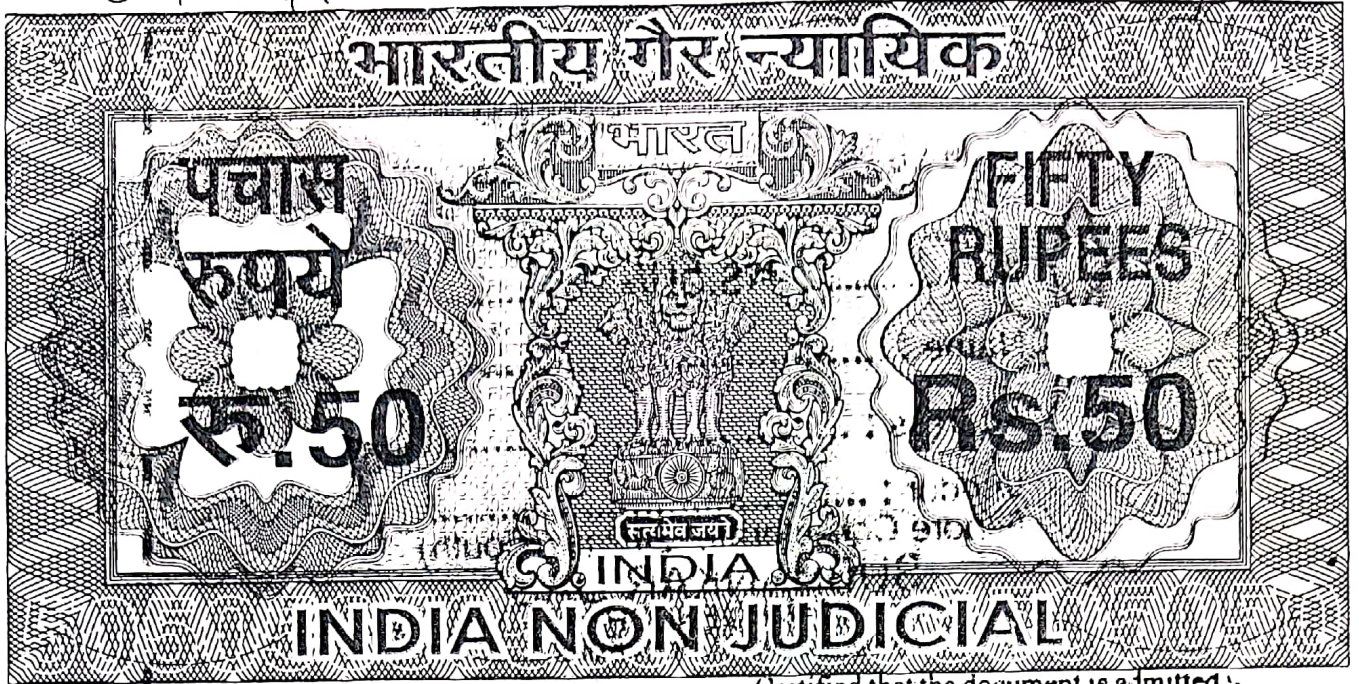


07362/23

T-7384/2023



पश्चिम बंगाल WEST BENGAL

Certified that the document is admitted for Registration. The signature sheets and the endroesement sheets attached with the document are the part of this document.

26/5  
8-81353988

### POWER OF ATTORNEY FOR DEVELOPMENT

District Sub-Register-II  
Alipore, South 24-Parganas

26 MAY 2023

KNOWBY all THESE PRESENTS, We, (1) SMT URMILA DAS (PAN- CHKPD4438C) (AADHAAR- 6728 6135 6009), wife of Late Jatin Chandra Das, by Occupation- Housewife, (2) SRI GOPAL CHANDRA DAS (PAN- BNWPD5037J) (AADHAAR- 9919 3162 1282), by Occupation- Business (3) SRI SOUMEN DAS (PAN- EKUPD0487G) (AADHAAR- 3000 1309 7002), both Son of Late Jatin Chandra Das, by Occupation- Business, all are Residing at 8/9, Karunamoyee Ghat Raod, P.O.- Haridevpur, P.S.- Haridevpur, Dist.- 24 Parganas(S), Kolkata- 700082, all are by faith - Hindu, by Nationality - Indian, hereinafter called and referred to as the "OWNERS" of ALL THAT piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, R.S. No. 194, Dag No. 680, Khatia No. 55, J.L. 11, Touzi No. 3, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas (South), within the local limits of KMC, Ward No. 115, A.D.S.R. Behala, D.S.R. Alipore, together with all

easement rights therein, the description of which is fully and particularly referred in the Schedule hereunder written.

**Whereas on** \_\_\_\_\_, We have entered into a registered Development Agreement vide Deed No. \_\_\_\_\_ of 2023 with **M/S. APG ESTABLISHMENT (PAN- HHBPS5980Q)**, A Proprietorship Concern, having its registered office at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, represented by its Sole Proprietor **SRI AYAN SAHA (PAN – HHBPS5980Q) (AADHAR – 713206317185)**, son of, Sri. Gopal Saha, faith Hindu, by Nationality Indian, by occupation Business, Residing at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas under certain terms and conditions contained therein and hereinafter referred to as the “SAID DEVELOPMENT AGREEMENT”.

**NOW BY THIS POWER OF ATTORNEY,** We the executants herein do hereby nominate, constitute and authorize **SRI AYAN SAHA (PAN – HHBPS5980Q) (AADHAR – 713206317185)**, son of, Sri. Gopal Saha, faith Hindu, by Nationality Indian, by occupation Business, Residing at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, Sole Proprietor of **M/S. APG ESTABLISHMENT (PAN- HHBPS5980Q)**, A Proprietorship Concern, having its registered office at, 2/31, Karunamoyee Ghat Road, P.O.- Haridevpur, Police Station – Haridevpur, Kolkata- 700082, District:- South 24-Parganas, as our true and lawful attorney in our names and on our behalf to do execute all or any of the following acts, deeds and things hereunder provided:

1. To develop our said schedule below property and to construct a building upon the said property in accordance with the Sanctioned building plan, by the Kolkata Municipal Corporation.

2. To do all proceedings in connection with Land Acquisition, amalgamation of two/several adjacent plot/s of the schedule land, acquisition of front portion of the schedule land, for and on connection with the said premises on behalf of us.
3. To make sign, execute, cancel, alter, draw, approve and all papers, documents, declarations, affidavits, applications, returns, Sign and Execute the Registration procedure for KMC Boundary declaration, sign the building plan for sanction from K.M.C, confirmations and consents as may in any way be required to be so done, for and on connection with the said premises on behalf of us.
4. To supervise the construction of the building and or structure according to the sanctioned building plan, in respect of the said premises as mentioned in the schedule herein under and to that effect to get signed, pursue and collect on our behalf all such or relevant applications, documents and any representations and whatsoever manner or nature that is to be done.
5. To appoint and engage any solicitor, counsel, advocates or other lawyer or lawyers to sign and verify any petition for the grant, to affirm any affidavits, enter or lodge any caveat or to apply for its discharge.
6. That Our said attorney shall have ample power to mortgage/lien entire/part of the schedule mentioned property (to the extent of the Developer's Allocations only), before any Bank or Financial institute/NBFC for taking mortgage loan/financial support/assistance from the said Bank/Financial institute/NBFC for smooth sailing of the proposed construction work, on behalf of us.
7. That our said attorney shall have full right to institute, prosecute and/or defends suits of other actions and proceedings, appeals in any court anywhere within civil,

criminal, revenue, revision or before any tribunal on behalf of us and to execute warrant sign vakalatnama, to act and plead, to sign and verify plaints, written statements petitions and other pleading under article 226 of the constitution of India and also to present any Memorandum of Appeal, tribunal statement, inventories to accept service of summons, notice and other legal processes, enforce judgement, execute any decree of order, to appoint and engage on our behalf, pleaders Attorneys, counsel and other legal agents as our said Attorney may think fit and proper and to adjust settle all accounts, to refer to attribution all disputes and differences, to withdraw the same or to be non-suited and to receive deliver of documents or payments of any money from any court, office or opposite party either in execution of decree or order or otherwise as he shall think fit and proper at his cost.

8. That Our said attorney shall have ample power to negotiate on terms and to agrees and/or to enter into an Agreement/s for Sale or Memo of understanding with any intending purchaser/s or his /their nominated person/s for selling of Developer's Allocation and to present the Deed of Conveyance/s for registration and to receive the money /sale consideration and sign and or to admit execution before the registration office having authority and to have the said Deed of Conveyance/s and registered and to issue receipts thereof and to receive consideration money and to do acts deeds and things for the purpose of selling proportionate share in the land of Our schedule below properties which our said attorney shall think fit and proper unto and in favour of any intending purchaser or purchasers on our behalf as fully and effectually in all respects as We could do ourselves if personally present and except the Owner's allocation as per Registered Development Agreement, but the said Sale/transfer may happen only after handing over the Owner's Allocation, according to the said Registered Development Agreement.

9. To sign and execute any agreement/s for sale, Deed of Conveyance/s in respect of the Developer's Allocation as per Agreement dated \_\_\_\_\_ together with undivided proportionate share of land underneath and the common user of the common areas and facilities attached in the said building according to the terms and conditions contained in the said Development Agreement regarding flats, car parking spaces both covered to be constructed, in favour of any person, association of persons, company both private limited and public limited and to any other business and partnership firm and to receive from them any earnest money in the name of his concern and to give or issue valid receipts for the same.
10. In case of Sale, to execute, sign proper Agreement/s for Sale, Deed of Conveyance/s in respect of the different saleable flat/s, car parking space/s and other parts thereof in favour of the intending buyer/s and to give construction and physical possession of the said flat/s, car parking spaces and commercial spaces and to present before the Register of Assurances, Additional District Sub Register and District Sub Register, all Deed of Conveyance/s, Agreement/s for Sale for registration in our name and on our behalf in respect of Developer's Allocation as per Registered Agreement, and to receive consideration money either in cash, cheques or drafts from the intending buyer/s in the name of the his Firm and to credit the said amount in the Firm's account and to give valid receipts and discharge the same only for the Developer's allocation as mentioned in the said registered Development Agreement as mentioned above.
11. To apply for and obtain temporary and permanent connection from the Kolkata Municipal Corporation for water supply, electricity, drainage, sewerage, gas and/or power in respect of the said building required for the construction, use and enjoyment of the said building and to sign all such applications, forms and documents as shall be required for the said Development of the project at **ALL THAT**

piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, R.S. No. 194, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas (South), within the local limits of KMC, Ward No. 115, A.D.S.R. Behala, D.S.R. Alipore, together with all easement rights therein.

12. To supervise, manage and conduct all sorts of administration in respect of the Schedule below land and to handle all sorts of official matters, letters arisen in course of concerned matters in connection with our said property.
13. AND to do all other acts, deeds and things which our said attorney shall deem fit and proper for the management, control and supervision of our said property as effectively as We could do if personally present.
14. AND We do hereby agree to ratify and confirm all or what so ever there acts, deeds and things which our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the construction of the said building upon the said SCHEDULE below property, sale and/or any other necessary matters in respect of the Developer's allocation as aforesaid regarding construction work of the proposed building at **ALL THAT** piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, R.S. No. 194, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554,

under Kolkata- 700082, Dist.- 24 Parganas (South), within the local limits of KMC, Ward No. 115, A.D.S.R. Behala, D.S.R. Alipore, together with all easement rights therein, and also in connection with the sale of the Flat/s, Car Parking Space/s, Covered space/s, Commercial space/s in respect of the Developer's Allocation except the Owner's allocation in terms of this registered Development Agreement under and by virtue of this registered Development Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

**(Description Of The Said Property)**

**ALL THAT** piece or parcel of Bastu land measuring about 03 Cottahs 04 Chattaks, more or less, together with a 100 sq. ft. tiles shaded structure standing thereon, which is lying and situate under Mouza- Siriti, Pargana- Magura, R.S. No. 194, Dag No. 680, Khatian No. 55, J.L. 11, Touzi No. 3, P.O.- Haridevpur, P.S.- Initially Behala thereafter Thakurpukur and at present Haridevpur, being KMC Premises No. 16B, Karunamayee Ghat Road, Assesee No. 411150505554, under Kolkata- 700082, Dist.- 24 Parganas (South), within the local limits of KMC, Ward No. 115, A.D.S.R. Behala, D.S.R. Alipore, the above land is butted and bounded in the following manner:-

**TO THE NORTH** : Property of S. Bose;

**TO THE EAST** : Mr. Ratan Kumar Das;

**TO THE SOUTH** : By Karunamoyee Ghat Road;

**TO THE WEST** : Mrs. R. Naskar.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the 26<sup>th</sup> May (Two Thousand Twenty Three).

SIGNED, SEALED & DELIVERED  
by the Parties at Kolkata  
in the presence of :-

WITNESSES :-

1. Susmita Das.

8/9 Kuruna moye Ghat Road  
70082

2. Amarpata  
20/M.A. Road.  
Kol-41

Soumen Das.

Gopal ch Das

Urmila Das

Signature of the EXECUTANT

Drafted by me according  
to the documents supplied by  
the parties herein,

Biswambar Paul

Biswambar Paul

Advocate

(Enrollment No.- WB/1414/2010)

Alipore Police Court, Kol : 700027.



Accepted by the ATTORNEY

Computer Typed by me,

Susaj Bhan Singh  
Advocate Clerk.

Thumb

1<sup>st</sup> Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name .....

Signature .....












Thumb

1<sup>st</sup> Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name URMILA DASSignature Urmila Das












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1<sup>st</sup> Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name GOPAL CHANDRA DASSignature Gopal ch Das












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1<sup>st</sup> Finger

Middle finger

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	Right Hand					

Name SOUMEN DASSignature Soumen Das

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Middle finger

Ring Finger

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	Left Hand					
	Right Hand					

Name .....

Signature .....

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1<sup>st</sup> Finger

Middle finger

Ring Finger

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	Left Hand					
	Right Hand					

Name .....

Signature .....

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1<sup>st</sup> Finger

Middle finger

Ring Finger

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	Left Hand					
	Right Hand					

Name AJAY SATHIASignature 

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1<sup>st</sup> Finger

Middle finger

Ring Finger

Small Finger

	Left Hand					
	Right Hand					

Name .....

Signature .....

## Major Information of the Deed

Deed No :	I-1602-07384/2023	Date of Registration	26/05/2023
Query No / Year	1602-8001353988/2023	Office where deed is registered	
Query Date	26/05/2023 1:49:40 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Biswambar Paul Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748029017, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 35,37,001/-	
Stamp duty Paid (SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207343/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Karunamayee Ghat Road, , Premises No: 16B, , Ward No: 115 Pin Code : 700082






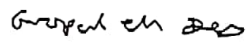


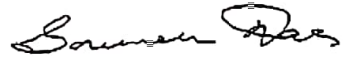
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha 4 Chatak	1/-	35,10,001/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				5.3625Dec	1 /-	35,10,001 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	



## Principal Details :

No	Name, Address, Photo, Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	<b>Smt Urmila Das</b> Wife of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	 26/05/2023	 LTI 26/05/2023	 26/05/2023
	8/9 Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Chxxxxxx8c, Aadhaar No: 67xxxxxxxx6009, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office			
2	<b>Mr Gopal Chandra Das</b> Son of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	 26/05/2023	 LTI 26/05/2023	 26/05/2023
	8/9, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bnxxxxxx7j, Aadhaar No: 99xxxxxxxx1282, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office			
3	<b>Mr Soumen Das</b> Son of Late Jatin Chandra Das Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office	 26/05/2023	 LTI 26/05/2023	 26/05/2023
	8/9, Karunamoyee Ghat Road, Block/Sector: A, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ekxxxxxx7g, Aadhaar No: 30xxxxxxxx7002, Status :Individual, Executed by: Self, Date of Execution: 26/05/2023 , Admitted by: Self, Date of Admission: 26/05/2023 ,Place : Office			

# orney Details :



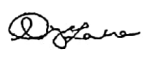
Name,Address,Photo,Finger print and Signature

No  
1



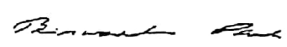
## M S APG Establishment

2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: hxxxxxx0q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

## Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Ayan Saha (Presentant )</b> Son of Mr Gopal Saha Date of Execution - 26/05/2023, , Admitted by: Self, Date of Admission: 26/05/2023, Place of Admission of Execution: Office	 May 26 2023 2:46PM	 LTI 26/05/2023	 26/05/2023
2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: HHxxxxxx0Q, Aadhaar No: 71xxxxxxxx7185 Status : Representative, Representative of : M S APG Establishment (as OWNER)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Biswambar Paul</b> Son of Mr . Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	26/05/2023	26/05/2023	26/05/2023
Identifier Of Smt Urmila Das, Mr Gopal Chandra Das, Mr Soumen Das, Mr Ayan Saha			

## Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Urmila Das	M S APG Establishment-1.7875 Dec
2	Mr Gopal Chandra Das	M S APG Establishment-1.7875 Dec
3	Mr Soumen Das	M S APG Establishment-1.7875 Dec

## Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Urmila Das	M S APG Establishment-33.33333300 Sq Ft
2	Mr Gopal Chandra Das	M S APG Establishment-33.33333300 Sq Ft
3	Mr Soumen Das	M S APG Establishment-33.33333300 Sq Ft

On 26-05-2023

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

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

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

Presented for registration at 14:33 hrs on 26-05-2023, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr Ayan Saha ,.

**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 35,37,001/-

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

Execution is admitted on 26/05/2023 by 1. Smt Urmila Das, Wife of Late Jatin Chandra Das, 8/9 Karunamoyee Ghat Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife, 2. Mr Gopal Chandra Das, Son of Late Jatin Chandra Das, 8/9, Karunamoyee Ghat Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business, 3. Mr Soumen Das, Son of Late Jatin Chandra Das, 8/9, Karunamoyee Ghat Road, Sector: A, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Business

Indetified by Mr Biswambar Paul, , , Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 26-05-2023 by Mr Ayan Saha, OWNER, M S APG Establishment, 2/31, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Biswambar Paul, , , Son of Mr . , Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**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 235370, Amount: Rs.50.00/-, Date of Purchase: 15/05/2023, Vendor name: Subhankar Das



**Suman Basu**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 248923 to 248940

being No 160207384 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.05.31 13:53:39 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 2023/05/31 01:53:39 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)

