

5465/24

I- 5265/24



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AN 3771

21.03.24
G-8/78568/24

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.

District Sub-Register - III
Alipore, South 24-pargana
22/03/2024

POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS, WE, (1) SMT SOMA CHAKRABORTY, PAN AGQPC9188B & AADHAAR No. 6219 8050 6977, wife of Sri Sukesh Chakraborty, by religion Hindu, Indian citizen, by occupation Household duties, residing at Sukantapally, Post Office Natagarh, Sodpur, Police Station Ghola, District North 24 Parganas, Pin- 700113, (2) SMT SHIMULI MUKHERJEE, PAN AJGPM7444R & AADHAAR No. 2001 4127 4088, wife of Sri Dilip Kumar Mukherjee, by religion Hindu, Indian citizen, by occupation Household duties, residing at 77/5, Bose Para, Kamdohari, Post Office Garia, Police Station Regent Park, Kolkata-700084, hereinafter referred to as the "PRINCIPALS", send this greeting;

WHEREAS we are the joint owners and are seized and possessed of or otherwise well and sufficiently entitled to All That piece and parcel of 'Danga' land measuring about 04 (Four) Cottahs 15 (Fifteen) Chittaks 08 (Eight) Square feet which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 111 Premises No. 1339, Brahmapur, out of which land measuring 04 (Four) Cottah 06 (Six) Chittaks 41 (Forty one) Square feet is comprised in Dag No. 785 under Khatian No. 851 and land measuring 08 (Eight) Chittaks 12 (Twelve) Square feet is comprised in Dag No. 784 under Khatian No. 681, in Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, Pargana Magura, Police Station formerly Regent Park, Kolkata-700084, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein and which is more fully described in the Schedule written herein below and hereinafter referred to as the 'Said property'.

AND WHEREAS we the principals hereto intended to develop the said property and which is fully described in the Schedule written herein below and as such on this date i.e. 22nd day of March, 2024 A.D. we had entered into an agreement for development with **M/S PUNA ROY LABOUR CONTRACTOR**, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047, represented by its proprietor namely **SRI PUNA ROY**, PAN ADHPR1923M & AADHAAR No. 3738 2393 1466, son of Late Bina Roy, by religion Hindu, Indian citizen, by occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047 for construction of multi- storied building/s on the said property in accordance with Building Plan to be sanctioned by Kolkata Municipal Corporation and on other terms and conditions contained therein and the said agreement for development was duly registered at the office of the District Sub Registrar-III, South 24 Parganas and recorded in Book No. I, Being No. 160305223 for the year 2024 and hereinafter referred to as the 'Said Development Agreement';

AND WHEREAS to at and/or to perform as per terms and conditions contained in the said development agreement a power of attorney is required to be furnished;

Soma Chakraborty
Shimuli Mukherjee

Dr. D.

AND WHEREAS accordingly we do hereby nominate, appoint and constitute **SRI PUNA ROY, I** ADHPR1923M & AADHAAR No. 3738 2393 1466, son of Late Bina Roy, by religion Hindu, Indian citizen occupation Business, residing at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar, Kolkata - 700047 the proprietor of **M/S PUNA ROY LABOUR CONTRACTOR**, a Proprietorship Firm, having its Registered Office at 1/245, Naktala, Post Office Naktala, Police Station - Netaji Nagar (formerly Jadavpur), Kolkata - 700047 as our true and lawful '**ATTORNEY**' for and on our behalf who will do and/or perform all acts, deeds, matters and things in our name and on our behalf in respect of the said property as follows:-

1. To take possession and to take charge of the schedule mentioned property, to look-after, manage, control, administer and execute the development scheme of constructing a multi storied building thereon as per said development agreement.
2. To enter upon the schedule property with their agents, labours for the purpose of commencing construction work thereon and to take all necessary steps required for completing the project in accordance with terms and conditions contained in the said development agreement.
3. That to apply on our behalf for conversion of the nature of land before the competent authority.
4. That for the purpose of getting sanction of building plan from the authority of Kolkata Municipal Corporation, our said Attorney/Developer shall prepare building plan and to sign upon it on our behalf and submit the same before the concern authority of Kolkata Municipal Corporation and further to prepare revised and supplementary building plan and/or as made plan and to sign upon it on our behalf and submit the same before the concern authority of Kolkata Municipal Corporation.
5. That to get the benefit of the height of the building the Attorney/Developer on our behalf shall be able to execute and register Deed of Gift for making free gift of strip of land of the said property and/or corner plot to Kolkata Municipal Corporation and the Attorney/Developer on our behalf.
6. That to prepare revised and supplementary building plan and to sign upon it on our behalf and submit the same before the concern authority of Kolkata Municipal Corporation.

7. To represent us and to approach all the concern authority including Kolkata Municipal Corporation, Revenue Officer, electricity authority., Fire Brigade, Police Station and other authorities for the purpose of getting sanction or obtaining necessary permission / permissions for proposed construction work at the said property in accordance with terms and conditions contained in the said development agreement.
8. To enter upon the property in schedule hereinafter written along with his men, agents, stock materials thereupon erect temporary structure thereat for facilitating the construction of the proposed building thereon and to carry-on the construction work of said building and to supervise the same and do every necessary acts, works, deeds and things to finish the proposed building/s.
9. To negotiate, enter into agreement for sale of the units in the said proposed building to be constructed on the said property together with proportionate share in land mentioned in the Schedule hereunder written in respect of the Attorney's/Developer's allotted portion and/or the Attorney's/Developer's allocation as mentioned in the said development agreement with any prospective purchaser(s) and to receive booking money/advance or earnest money/part of consideration for the same.
10. That our said Attorney/Developer shall be able to transfer the demarcated self contained flats/car parking etc. together with super built up area in respect of his allotted portion and/or the Attorney's/Developer's allocation together with undivided proportionate share of land mentioned in the schedule below by way of sale or any other form of dispossession unto the person/s of the choice of our said Attorney after receiving entire consideration amount. Our said Attorney shall execute on our behalf in the necessary documents, agreements, sale deeds, lease deeds and/or any other deeds and present the same before the proper registering authority for its registration and completion of the registration work in respect of his allotted portion and/or the attorney's allocation in pursuance of the said development agreement and to deliver possession of the same. The Attorney shall do all and every work, formalities whatever be required to complete the registration in favour of the intending purchaser(s) / lessee(s). Our said Attorney shall have every right to deliver possession of the

property/portion/flat/other units in the said proposed building in favour of the intending purchaser(s) / lessee(s) in respect of his allotted portion and/or the Attorney's/Developer's allocation. Our said Attorney could do all acts to complete the transfer.

11. To engage masons, labours, architects, engineers, consultant, advocate, security personnel, electricians, plumbers etc. to complete the proposed project and the Attorney shall make payment of salary, wages, remuneration to them directly and to purchase building materials and fittings whatever be required for the proposed building and to pay all expenses, charges directly to the creditors of the same. The responsibility of such payment shall be borne by our said Attorney.
12. To apply for obtaining required water connection and electric connection for the said building to be constructed at the same property also to obtain sewerage connection from any concern authority including Kolkata Municipal Corporation.
13. To accept money/cheque from prospective purchaser/purchasers of any units in respect of his allotted portion and/or the Attorney's/Developer's allocation at the said proposed building and/or from their banker by issuing proper receipt and our said Attorney shall receive any other amount towards extra cost and expenses incurred as per instruction of the purchaser/s. Our said Attorney shall have every right to take charges for super built-up area and charges for making arrangement of extra facility/facilities for any intending purchaser or purchasers and the said Attorney shall be able to refund any amount if ever taken due to miscalculation.
14. To construct the said building on the said property described in the schedule written herein below by casting R.C.C. foundation, columns, beams, roofs and by erecting brick walls with cement and sand plaster and to complete self- contained flats/car parings etc. to be made and each floor of the proposed multi-storied building as per said development agreement and to install common facilities and amenities as are required and to take proportionate charges separately for the above facilities from the prospective purchasers.

15. To realise common expenses monthly and/or incidentally as the case may be from all dwellers and other inhabitants of the units of building for running, and maintaining, repairing, replacing the common areas and common installations and fittings and also the facilities and amenities in common till owners association of the said proposed building is formed.
16. To utilise the existing infrastructure facilities like water, electricity etc. in the said property which may be required for the construction work of the building at the said property on our behalf and to affix advertisement boards, hoarding upon the said property and at any appropriate place or on the top roof of the building to be constructed at the said property either temporarily or permanently.
17. To locate, demarcate and modify the design, elevation and specification of the flat(s)/Unit(s) of the multi-storied building to be constructed on the said property described in the schedule herein below written.
18. That with prior information to the Principals, the Attorney shall be able file all kinds of suits and also to defend any suit in any Court of competent Jurisdiction relating to the said property described in the schedule written herein below.
19. To sign and verify complaints, affidavits, written statements, petitions, objections, Memorandum of appeal, Affidavit-in-Reply, applications of all kinds, writ applications and to file it in any Civil and Criminal Court on our behalf and also to depose on our behalf in any court or office.
20. To compromise or withdraw any case/cases and also to compromise and/or settle any dispute of any nature regarding the property mentioned in the Schedule hereto below.
21. To appear and act in all Civil Courts, Criminal Courts, High Court, Calcutta whether original or appellate jurisdiction, Revenue Office, Settlement Office, Kolkata Municipal Corporation, Registration office and in any other office or offices which will be required in connection with the schedule mentioned property on behalf of us and to depose on our behalf.
22. For all or any of the aforesaid purposes shall appoint solicitor, advocates, and if necessary revoke such appointments and to reappoint and execute Vakalatnamas and other such papers or documents as will be necessary on our behalf.

23. Generally to do and perform all acts, deeds, matters and things necessary for all and/or any of the purpose as aforesaid in pursuance of the said development agreement.
24. We being the Owners/First Parties of the said development agreement do hereby undertake to confirm, agreed to ratify and confirm all acts, deeds and matters as above and whatever other acts be lawfully done, executed, performed or cause to be done, executed or performed in connection with the development of our said property described in schedule hereunder written and the sale of the flats, car parking areas and other areas of Attorney's/Developer's allocation in the said proposed building to be constructed together with undivided proportionate share of land by virtue of this Deed/authority conferred on our said Attorney in our name, on our behalf and for our benefit shall be deemed to have been done, executed, performed by us personally and we further say that if the said Attorney would act in conformity with said development agreement.
25. That this Power of Attorney will be cancelled automatically after completion of the total project and also after sale of the entire Attorney's/Developer's portion and/or allocations of the proposed building as per the said development agreement.

SCHEDULE

ALL THAT piece and parcel of 'Danga' land measuring about 04 (Four) Cottahs 15 (Fifteen) Chittaks 08 (Eight) Square feet which is situated and lying within the limit of Kolkata Municipal Corporation, under Ward No. 111, Premises No. 1339, Brahmapur, out of which land measuring 04 (Four) Cottah 06 (Six) Chittaks 41 (Forty one) Square feet is comprised in Dag No. 785 under Khatian No. 851 and land measuring 08 (Eight) Chittaks 12 (Twelve) Square feet is comprised in Dag No. 784 under Khatian No. 681, in Mouza Brahmapur, J.L. No. 48, Touzi No. 60, R.S. No. 169, Pargana Magura, Police Station formerly Regent Park, Kolkata-700084, District South 24 Parganas together with all easement rights, benefits, facilities and other advantages attached therein and which is butted and bounded by-

On the North : By the land of part of R.S. Dag No. 785 (Premises No. 316, Satindra Pally).
On the South : By 16' (sixteen feet) wide KMC Road.
On the East : By 20' (twenty feet) wide KMC Road.
On the West : By the land of part of R.S. Dag No. 785 (Premises No. 315, Satindra Pally).

IN WITNESSESS WHEREOF, we the Principals above named above have executed this power of Attorney on this 22nd day of March, 2024 A.D.

WITNESSES:

1. T. Mohan Mohan
L. Luah, Howrah

Soma Chakraborty
Shimuli Mukherjee

SIGNATURE OF THE PRINCIPALS

Puna Roy Labour Contractor
Puna Roy
Proprietor

2. Delip Kumar Mukherjee
K/2 Bedeepara,
Garia, KOL-84

SIGNATURE OF THE ATTORNEY

Drafted by me

Advocate
WB/290/99
Howrah Court
Typed by :
L. Luah, Howrah
Liluah, Howrah

FORM FOR TEN FINGER IMPRESSION

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Soma Chakraborty

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature Shrimuli Mukherjee

	Left Hand	Little	Ring	Middle	Fore	Thumb
						
	Right Hand	Thumb	Fore	Middle	Ring	Little
						

Signature pu...



सुमन माजूमदार

Suman Majumder

जन्म तिथि/ DOB: 22/08/1969

पुरुष / MALE

6444 6792 3907



आधार - आम आदमी का अधिकार



पता:

आत्मज: सुशील रंजन माजूमदार, 29,
भट्टानगर, लीलुआ, बाली (एम),
हावड़ा,
वेस्ट बंगाल - 711203

Address

S/O: Sushil Ranjan
Majumder, 29,
Bhattanagar, Lilluah,
Bally (M), Howrah,
West Bengal - 711203



1947
1800 300 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru - 560 081

Major Information of the Deed

Deed No :	I-1603-05265/2024	Date of Registration	22/03/2024
Query No / Year	1603-8000785681/2024	Office where deed is registered	
Query Date	22/03/2024 1:07:53 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUMAN MAJUMDER Thana : Howrah, District : Howrah, WEST BENGAL, Mobile No. : 9143287576, Status Advocate		
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. 53,71,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 53/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year] - 160305223/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

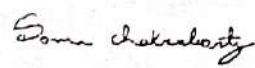
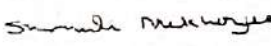
District South 24-Parganas, P S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brahmapur, , Premises No. 1339, , Ward No: 111 Pin Code : 700084

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 15 Chatak 8 Sq Ft	1/-	53,44,502/-	Width of Approach Road: 20 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				8.1652Dec	1 /-	53,44,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth 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 :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mrs Soma Chakraborty Wife of Mr. Sukesh Chakraborty Executed by: Self, Date of Execution: 22/03/2024 Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	Photo  22/03/2024	Finger Print  Captured LTI 22/03/2024	Signature  22/03/2024
Sukantapally, City:- , P.O:- Natagarh, P.S:-Ghola, District:-North 24-Parganas, West Bengal, India, PIN:- 700113 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: agxxxxxx8b,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				
2	Name Mrs Shimuli Mukherjee Wife of Mr. Dilip Kumar Mukherjee Executed by: Self, Date of Execution: 22/03/2024 Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office	Photo  22/03/2024	Finger Print  Captured LTI 22/03/2024	Signature  22/03/2024
77/5, Bose Para, Kamdohari, City:- , P.O:- Garia, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: ajxxxxxx4r,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/03/2024 , Admitted by: Self, Date of Admission: 22/03/2024 ,Place : Office				

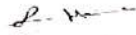
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Puna Roy Labour Contractor 1/245, Naktala, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 PAN No.: adxxxxxx3m,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Puna Roy (Presentant) Son of Late Bina Roy Date of Execution - 22/03/2024, , Admitted by: Self, Date of Admission: 22/03/2024, Place of Admission of Execution: Office	Photo  Mar 22 2024 2 26PM	Finger Print  LTI 22/03/2024	Signature  22/03/2024
1/245, Naktala, City - , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: adxxxxxx3m,Aadhaar No Not Provided Status : Representative, Representative of : Puna Roy Labour Contractor (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Suman Majumder Son of Late Sushil Ranjan Majumder Howrah Court, City - , P.O - Howrah, P.S - Howrah, District -Howrah, West Bengal, India PIN - 711101	 22/03/2024	 22/03/2024	 22/03/2024

Identifier Of Mrs Soma Chakraborty, Mr Puna Roy, Mrs Shimuli Mukherjee

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	Puna Roy Labour Contractor-4.0826 Dec
2	Mrs Shimuli Mukherjee	Puna Roy Labour Contractor-4.0826 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Soma Chakraborty	Puna Roy Labour Contractor-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160305265 / 2024

On 22-03-2024

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 14-19 hrs on 22-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Puna Roy.

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 53,71,502/-

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

Execution is admitted on 22/03/2024 by 1. Mrs Soma Chakraborty, Wife of Mr Sukesh Chakraborty, Sukantapally, P.O: Natagarh, Thana: Gholia, , North 24-Parganas, WEST BENGAL, India, PIN - 700113, by caste Hindu, by Profession House wife, 2. Mrs Shimuli Mukherjee, Wife of Mr Dilip Kumar Mukherjee, 77/5, Bose Para, Kamdohari, P.O: Garia, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr Suman Majumder, , , Son of Late Sushil Ranjan Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-03-2024 by Mr Puna Roy, Proprietor, Puna Roy Labour Contractor, 1/245, Naktala, City:- P.O - Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr Suman Majumder, , , Son of Late Sushil Ranjan Majumder, Howrah Court, P.O: Howrah, Thana: Howrah, , Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 1722, Amount: Rs.100.00/-, Date of Purchase: 11/03/2024, Vendor name: A SARKAR



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2024, Page from 123750 to 123765
being No 160305265 for the year 2024.



Digitally signed by Debasish Dhar
Date: 2024.03.22 15:30:19 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/03/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.