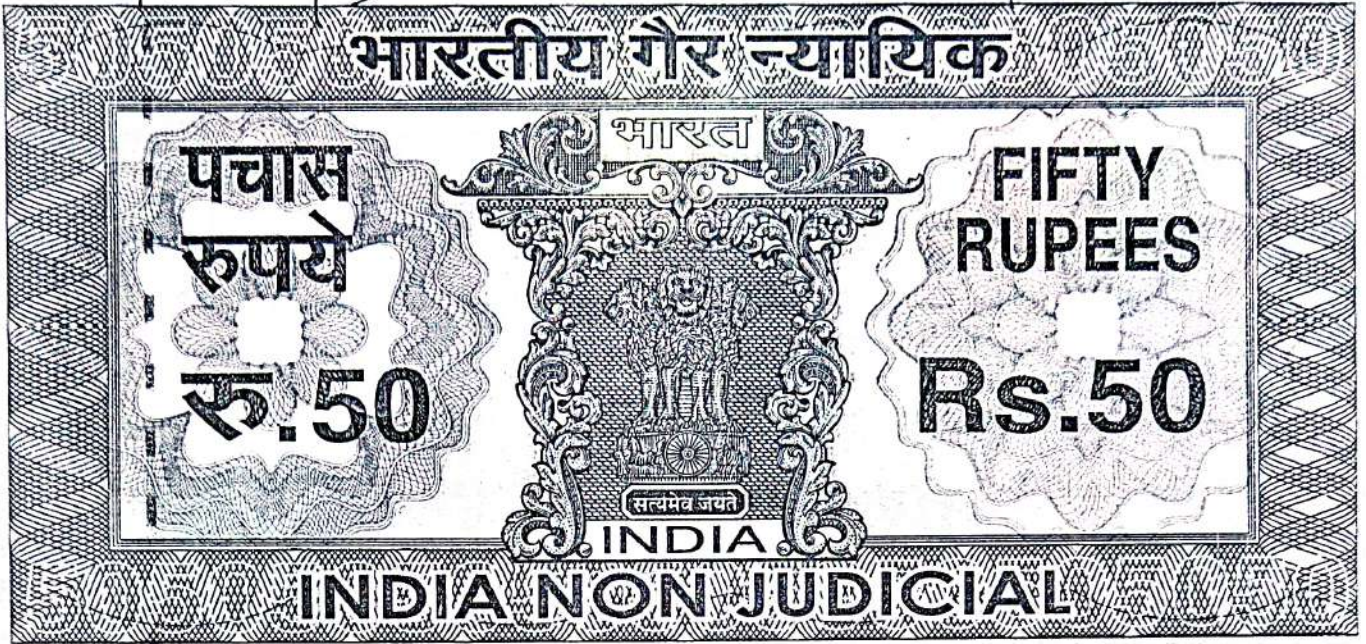


20204/23

I-19397/23



पश्चिमवङ्ग पश्चिम बंगाल WEST BENGAL

AF 694333

20204/23
2086566/23

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

[Signature]
District Sub-Register-III
Alipore, South 24-pargana
15/12/2023

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I MR SHYAMA PROSAD MUKHERJEE (PAN-ADXPM4159Q, Aadhaar No. 5648 8504 3902) Son of Late Ananda Prosad Mukherjee, by faith- Hindu, by occupation- Retired Person, residing at 10/53A, Bijoygarh, Post Office-Jadavpur University, Police Station - Jadavpur, Kolkata - 700032, do hereby nominate, constitute and appoint **SRI SUBHAS DUTTA**, Son of Late- Basudev Dutta, by faith - Hindu, by occupation - Business, residing at 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata- 700 032, Sole proprietor of **M/S S.D.CONSTRUCTION**, having its office at 8/50,

Bijoygarh, Police Station-Jadavpur, now Golf Green, Kolkata- 700 032 to be my true and lawful attorney in my name and on my behalf to do, execute and perform all /or any of the following acts and deeds:-

WHEREAS I am the absolute owner of **ALL THAT** Piece and Parcel of land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land together with two storied building in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 being KMC Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032.

AND WHEREAS for better use and enjoy of the aforesaid property I have entered into a Registered Agreement for Development duly executed and registered on 15-12-23 before the D.S.R-III, Alipore, South 24 Parganas vide Deed No. 19384 for the year 2023 with **M/S S.D.CONSTRUCTION**, a Sole proprietorship firm having its office at 8/50, Bijoygarh, Police Station- Jadavpur, now Golf Green, Kolkata- 700 032, represented by its sole proprietor **SRI SUBHAS DUTTA**, Son of Late-Basudev Dutta, of 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata- 700 032 to raise construction of a Ground plus Three storied (G+3) storied building over the aforesaid Premises No 74/10/94A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/53A, Bijoygarh, Kolkata-700032 as

Smt. H.S. Dutta

per the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at the cost and responsibility of the said firm.

AND WHEREAS in terms of the said Agreement for Development and to facilitate the construction work of the proposed Ground plus Three storied (G+3) storied building and to sell the Developer's allocation, I am to give power and/or authority to the Proprietor of the said firm **SRI SUBHAS DUTTA**, Son of Late-Basudev Dutta, to do, execute and perform or cause to be done executed and performed all or any of the following acts and deeds.

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by my said Attorney in respect of the said property and also execute and register any Deed of Declaration or Deed of Gift for the purpose of obtaining sanction from the Kolkata Municipal Corporation in respect of the said Property.
2. To institute or defend any suits or proceedings by and against me and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all plaints, petitions, applications, written statements, written objections and also adduce evidence before the competent Court of Law in respect of said property.
3. To appear before all Government and Semi Government offices and all statutory authorities like Kolkata Municipal Corporation, Kolkata Improvement Trust, and Kolkata Police etc.
4. To sign all building plans, revised plan, modified plan, supplementary plan, structural plan and site plan on my behalf and obtain permission

and sanction of the building plan from the KMC in respect of the aforesaid Premises No 74/10/94A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/53A, Bijoygarh, Kolkata-700032 and also to deposit fees & penalties for the purpose aforesaid and to appear before the K.M.C. authority and to submit all building plans for sanction, modification and/or deviation in respect of aforesaid Premises and obtain necessary sanction and/or approval from the K.M.C and also appear before the sewerage department, water works department, assessment department, and survey department of the K.M.C. and obtain necessary permission/sanction and to apply for and obtain Completion Certificate from the KMC on my behalf. To appear before the KIT for approval and/or for obtaining no objection in respect of the said Premises and to sign all applications for the purpose aforesaid.

5. To appoint any engineer, architect, supervisor, labour, mason, plumber, electrician and contractor for the purpose of construction of the proposed Ground plus Three storied (G+3) storied building and to proceed with the construction work in all manners and complete the construction of the building in all manners according to the sanctioned building plan or modified building plan.

6. To procure all building materials of good quality at the choice and discretion of my Attorney and shall pay all cost and dues of such materials.

7. To sign, execute and register any agreement for sale with any intending purchaser/purchasers in respect of any flat or flats, car parking spaces in

respect of Developer's allocation together with the undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032 and to receive and /or collect the earnest money, booking money and consideration money from the prospective purchaser /purchasers.

8. To sign, execute and register any Deed of Conveyance in respect of any flat or flats, car parking spaces in respect of the Developer's allocation together with the undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032 in favour of any prospective purchaser/s and present the said Deed before the competent Registrar or Sub-Registrar having jurisdiction and admit the execution of the said Deed and or to receive the full and final consideration money upon giving the valid receipt to the purchaser/s.

9. That my said attorney will have the right to bring the new electric connection from C.E.S.C.

10. To negotiate with the terms and to sign all forms and application and to pay all cost and expenses to install the lift in the said Premises.

AND GENERALLY to do, execute and perform any other perform act/acts, deed/deeds, matter or things whatsoever which in the opinion of my said

attorney ought to be done, executed and performed in relation in my aforesaid property or concern engagements and business or affairs and ancillary or incidental thereto as fully and effectually as I myself could do the same if I was personally present.

AND I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under this power in that behalf herein before contained, will lawfully do, execute and perform in exercise of the power authorities and liabilities hereby conferred upon, under and by virtue of this deed.

SCHEDULE ABOVE REFERRED TO

ALL THAT Piece and Parcel of land measuring 3 (Three) Cottahas 13 (Thirteen) Chittacks, 37 (Thirty Seven) Square feet more or less of homestead land together with two storied building measuring more or less 2000 square feet in E.P No.784, S.P No.1927, in C.S. Plot Nos.2390 (P), 2392(P) & 2395(P) of Mouja - Arakpur, J.L. No.39, within the Police Station - Jadavpur, in the District - South 24-Parganas, within the municipal limits of the Kolkata Municipal Corporation ward No. 96 being KMC Premises No. 74/10/94A, Sri Ram Thakur Road, formerly J.C.Road being postal Address 10/53A, Bijoygarh, Kolkata-700032. Which is butted and bounded by:-

ON THE NORTH : 6 wide Colony Road

ON THE SOUTH : E.P.No.785

ON THE EAST : 15.09' feet wide Road

ON THE WEST : E.P. No.784/A,

IN WITNESS WHEREOF I hereunto put our hands on this the 15th day of December
2023

WITNESSES:-

1. Jayanta Mondal
Alipore Judges Court.
Kolkata - 700027.

2. Gobinda Baidya
Alipore Judges Court
Kolkata - 27

Shyama Prasad Mukherjee

Executant

I accept the Power of Attorney

Subhas Das

Attorney

Drafted by me and prepared in my office

Debnath Saha
DEBNATH SAHA 03/10/2023

Advocate


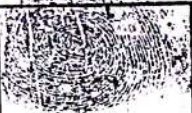









Alipore Judges' Court

Kolkata - 700 027.

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					












Name

Signature

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature *Shyama Prasad Mukherjee*

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
	Left Hand					
	Right Hand					

Name

Signature *Subhas Chandra Bose*



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1603-19397/2023	Date of Registration	15/12/2023
Query No / Year	1603-8003086566/2023	Office where deed is registered	
Query Date	15/12/2023 10:58:48 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	JAYANTA MONDAL Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980417310, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 12,00,000/-	Rs. 97,65,552/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160319384/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



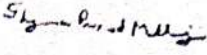
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ram Thakur Road (Bijoygarh Colony), , Premises No: 74/10/94A, , Ward No: 096 Pin Code : 700032

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	3 Katha 13 Chatak 37 Sq Ft	10,00,000/-	84,15,552/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				6.3754Dec	10,00,000 /-	84,15,552 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	2,00,000/-	13,50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1000 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2000 sq ft	2,00,000 /-	13,50,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Shyama Prosad Mukherjee Son of Late Ananda Prosad Mukherjee Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office	 <small>15/12/2023</small>	 <small>LTI 15/12/2023</small>	 <small>15/12/2023</small>
10/53A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADxxxxxx9Q,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/12/2023 , Admitted by: Self, Date of Admission: 15/12/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	S.D.CONSTRUCTION 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: Adxxxxxx9K,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhas Dutta (Presentant) Son of Late Basudev Dutta Date of Execution - 15/12/2023, , Admitted by: Self, Date of Admission: 15/12/2023, Place of Admission of Execution: Office	 <small>Dec 15 2023 11:10AM</small>	 <small>LTI 15/12/2023</small>	 <small>15/12/2023</small>
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx9K,Aadhaar No Not Provided Status : Representative, Representative of : S.D.CONSTRUCTION (as Sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr JAYANTA MONDAL Son of Late S K MONDAL City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	<i>Jayanta Mondal</i>
	15/12/2023	15/12/2023	15/12/2023

Identifier Of Mr Shyama Prosad Mukherjee, Mr Subhas Dutta

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Prosad Mukherjee	S.D.CONSTRUCTION-6.37542 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Shyama Prosad Mukherjee	S.D.CONSTRUCTION-2000.00000000 Sq Ft

Endorsement For Deed Number : I - 160319397 / 2023

On 15-12-2023

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 11:04 hrs on 15-12-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta .

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 97,65,552/-

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

Execution is admitted on 15/12/2023 by Mr Shyama Prosad Mukherjee, Son of Late Ananda Prosad Mukherjee, 10/53A, Bijoygarh, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Retired Person

Identified by Mr JAYANTA MONDAL, , Son of Late S K MONDAL, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 15-12-2023 by Mr Subhas Dutta, Sole proprietor, S.D.CONSTRUCTION, 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District-South 24-Parganas, West Bengal, India, PIN:- 700032

Identified by Mr JAYANTA MONDAL, , Son of Late S K MONDAL, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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 354, Amount: Rs.50.00/-, Date of Purchase: 12/12/2023, Vendor name: Swarup Chandra



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 1603-2023, Page from 533723 to 533736
being No 160319397 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.12.15 11:57:47 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 15/12/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.