

15482/23

I-15409/2023

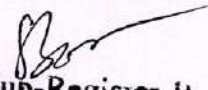


पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 798812

16/10  
S-8/2663459

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-11  
Alipore, South 24-Parganas

16 OCT 2023

DEVELOPMENT POWER OF ATTORNEY AFTER

REGISTERED DEVELOPMENT AGREEMENT



**KNOW ALL THESE MEN BY THESE PRESENTS** that I, **SRI MADHUSUDAN GHOSH, (PAN- BKHPG2358F, AADHAAR NO. 4349 1184 9686)**, son of Late Panchu Gopal Ghosh, by creed Hindu, by occupation – Service, by nationality Indian, residing at 13, Sashan Kalitala Road, P.O. Barisha, P.S. Thakurpukur, Kolkata – 700008, District- South 24 Parganas, hereinafter called and known as the **OWNER** send the following greetings :

**WHEREAS** I am the absolute owner of **ALL THAT** piece and parcel of land physically measuring more or less 3 Cottahs 15 Chittacks together with 100 sq.ft. structure standing thereon in Mouza- Paschim Barisha, Touzi No. 1-6, 8-10, 12-16, J.L. No. 19, under Khatian No. 895 and 236 appertaining to dag no. 347, being premises no. 16H, Sashan Kalitala Road, mailing address 13, Sashan Kalitala Road, P.S. Thakurpukur, Kolkata – 700008, within the limits of the Kolkata Municipal Corporation, Ward no. 125, Assessee no.41-125-21-0151-6, District- South 24 Parganas, more fully and particularly described in the Schedule hereunder written.



**AND WHEREAS** by a Registered Development Agreement dated 16.10.2023 registered before D.S.R-II Alipore being No. 15358 for the year 2023, I the aforesaid principal herein have entered into Development Agreement in respect of the said property with **SRI DHIMAN GHOSH, (PAN- AHEPG1897Q, AADHAAR NO. 4655 4795 3820)**, son of Late Mohanto Ghosh, by creed Hindu, by occupation – Business, by nationality Indian, residing at 130, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas for the construction of a G + III storeyed building on the said property on the terms and conditions therein contained.

**NOW KNOW YE ALL MEN BY THESE PRESENTS** that I the executor abovenamed doth hereby make, nominate, constitute retain and appoint and has nominated, constituted, retained and appointed the said **SRI DHIMAN GHOSH, (PAN- AHEPG1897Q, AADHAAR NO. 4655 4795 3820)**, son of Late Mohanto Ghosh, by creed Hindu, by occupation – Business, by nationality Indian, residing at 130, Dakshin Behala Road, P.O.- Sarsuna, P.S.- Thakurpukur, Kolkata- 700061, District- South 24 Parganas, (hereinafter referred to as the said **ATTORNEY**) to act in my name and on my behalf and to do jointly or severally

all or any of the following acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possess the said land measuring more or less 3 Cottahs 15 Chittacks together with 100 sq.ft. structure standing thereon in Mouza- Paschim Barisha, Touzi No. 1-6, 8-10, 12-16, J.L. No. 19, under Khatian No. 895 and 236 appertaining to dag no. 347, being premises no. 16H, Sashan Kalitala Road, mailing address 13, Sashan Kalitala Road, P.S. Thakurpukur, Kolkata - 700008, within the limits of the Kolkata Municipal Corporation, Ward no. 125, Assessee no.41-125-21-0151-6, District- South 24 Parganas more fully described in Schedule hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall reasonably think proper.
2. To take charge or look after, manage and administer the said property which has been mentioned in the Schedule hereunder thereof as the said attorney shall think proper.



3. To appear and represent the executor before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, CESC Ltd., Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said property and/or to erect/construct new building and in compliance of the terms, conditions, covenants and for successful implementation of the said agreement the attorney shall do all acts and/or put their signature and/or to sign and execute all necessary documents etc. To sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said attorney shall reasonable think proper.
4. To demolish or cause to be demolished the existing building, and other structure whatsoever lying erected at the said property.
5. To apply for and obtain all necessary sanctions, permissions no objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from the Kolkata

Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said portion of premises thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To apply for and to sign and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time necessary or required for the development of the said portion of the premises and/or demolition of the existing structures thereon comprised in the said property and/or construction of the new building or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds matters and things as the said Attorney shall reasonably think proper.



7. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said property and/or in the new building that may hereafter be erected for that the said attorney shall reasonably think proper and for the said purpose sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall reasonable think proper.
8. To undertake and carry out the development of the said property and/or construction of the proposed building and other structures in or upon the land comprised in the said portion of the premises after demolishing the existing structures if any comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
9. To institute and/or prosecute all or any suit/suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said property and / or the

development thereof and/or construction of the proposed new buildings in the portion of the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall reasonable think proper.

10. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relating to the said property and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
11. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.
12. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said property



thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall reasonable think proper.

13. To refer all or any disputes concerning or relating to the said portion of the said property thereof and/or the development thereof and/or construction of the proposed new buildings to proper Court of law.
14. To retain and appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authorize letters and further to revoke such appointment as the said attorney think proper.
15. To retain and appoint architects, engineers, contractor, Masons, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the portion of the said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
16. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.



17. Save and except the Owners' Allocation as detailed in Development Agreement the said attorney shall have right to enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats, car parking space and other spaces of the developer's allocated portion Only of the proposed new building to be erected in or upon the land comprised in the said portion of the premises.
18. To receive realize and recover the amounts of earnest money and/or for part payments and/or consideration money for and on account of sale of flats, car parking space and other spaces of the Developer's Allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
19. Save and except Owner's Allocation in the new building to sign and execute Agreement for Sale, Deed of Conveyance Documents after completing and handing over possession of Owners allocation and papers for sale on ownership basis or otherwise transfer or disposal of the several flats and other saleable spaces of the Developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only developer's allocation in accordance with the terms and conditions of aforesaid Development Agreement.



20. To appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats or other saleable spaces of the Developer's allocation of the proposed building and to admit the execution there and to do all acts deeds matters and things as may be necessary or required for the completion of the registration there for only Developer's Allocation in accordance with the terms and conditions of aforesaid Development agreement.
18. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at their own risk and responsibility.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

**AND** I the said APPOINTER above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said ATTORNEY or any of them acting as aforesaid lawfully do.



**SCHEDULE ABOVE REFERRED****(Description of the Entire Land)**

**ALL THAT** piece and parcel of land physically measuring more or less 3 Cottahs 15 Chittacks together with 100 sq.ft. structure standing thereon in Mouza- Paschim Barisha, Touzi No. 1-6, 8-10, 12-16, J.L. No. 19, under Khatian No. 895 and 236 appertaining to dag no. 347, being premises no. 16H, Sashan Kalitala Road, mailing address 13, Sashan Kalitala Road, P.S. Thakurpukur, Kolkata – 700008, within the limits of the Kolkata Municipal Corporation, Ward no. 125, Assessee no.41-125-21-0151-6, District- South 24 Parganas, together with all rights of easements, benefits, facilities, privileges and other advantages attached therein and the said property is butted and bounded in the manner following: -

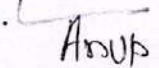
- ON THE NORTH** : Sashan Kalitala Road.  
**ON THE SOUTH** : 9' feet wide common passage.  
**ON THE EAST** : Tarapada Ghosh House.  
**ON THE WEST** : 6' feet wide common passage.



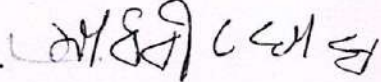
**IN WITNESSES WHEREOF** we the parties above named and attorney have hereunto set our respective hands and seals this 16<sup>th</sup> day of October, 2023.

**SIGNED, SEALED AND DELIVERED**

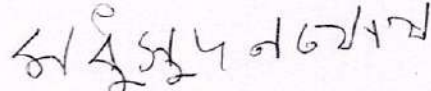
by the Appointers, abovenamed  
at Kolkata in presence of :

1.   
Anup Ghosh

13, Sashan Kalitala  
Road - Kol-08

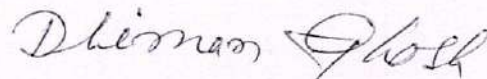
2.   
B. S. Chatterjee

13, Sashan Kalitala  
Road - Kol-08



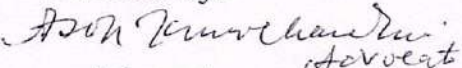
**Signature of the Executant**

I accept this power



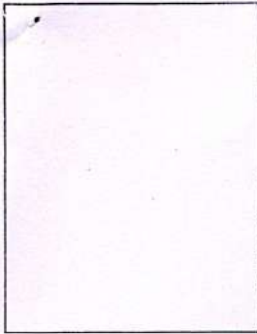
**Signature of the Attorney**

Drafted by:-

  
Advocate <sup>Advocate</sup> WB/589/73  
Alipore Judges' Court,  
Kolkata-700027.



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 ..... *Alfonso Hernandez*

Signature .....

Thumb      1<sup>st</sup> Finger      Middle Finger      Ring Finger      Small Finger

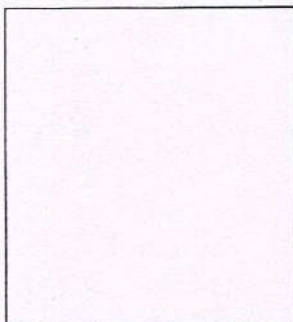


Left hand					
Right hand					

Name .....

Signature *Dimitri Flock*

Thumb      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-1602-15409/2023	Date of Registration	16/10/2023
Query No / Year	1602-8002663459/2023	Office where deed is registered	
Query Date	16/10/2023 3:19:39 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MAHSIN ALIPORE JUDGES COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831672757, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 28,61,997/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160215358/2023 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: Smashan kalitala Road, , Premises No: 16H, , Ward No: 125 Pin Code : 700008

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 15 Chatak	1/-	28,34,997/-	Property is on Road , Project Name :
<b>Grand Total :</b>				<b>6.4969Dec</b>	<b>1 /-</b>	<b>28,34,997 /-</b>	

### Structure Details :



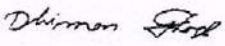
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: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



**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Madhusudan Ghosh</b> Son of Late Panchu Gopal Ghosh Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
13, Sashan Kalitala Road,, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: bkxxxxxx8f, Aadhaar No: 43xxxxxxxx9686, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Dhiman Ghosh (Presentant)</b> Son of Late Mohanto Ghosh Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office	 16/10/2023	 Captured LTI 16/10/2023	 16/10/2023
Son of Late Mohanto Ghosh 130, Dakshin Behala Road,, City:- , P.O:- Sarsuna, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ahxxxxxx7q, Aadhaar No: 46xxxxxxxx3820, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Md MAHSIN</b> Son of Late MD SHAHRIAR ALIPORE JUDGES COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 16/10/2023	 Captured 16/10/2023	 16/10/2023
Identifier Of Mr Madhusudan Ghosh, Mr Dhiman Ghosh			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Madhusudan Ghosh	Mr Dhiman Ghosh-6.49687 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Madhusudan Ghosh	Mr Dhiman Ghosh-100.00000000 Sq Ft



Endorsement For Deed Number : I - 160215409 / 2023

On 16-10-2023

**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 15:53 hrs on 16-10-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr Dhiman 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 28,61,997/-

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

Execution is admitted on 16/10/2023 by 1. Mr Madhusudan Ghosh, Son of Late Panchu Gopal Ghosh, 13, Sashan Kalitala Road,, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Service, 2. Mr Dhiman Ghosh, Son of Late Mohanto Ghosh, 130, Dakshin Behala Road,, P.O: Sarsuna, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession Business

Indetified by Md MAHSIN , , Son of Late MD SHAHRIAR , ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Muslim, 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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 798812, Amount: Rs.100.00/-, Date of Purchase: 19/09/2023, Vendor name: A K Samajpati

  
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 569619 to 569639  
being No 160215409 for the year 2023.



*Suman*

Digitally signed by Suman Basu  
Date: 2023.11.09 14:07:22 +05:30  
Reason: Digital Signing of Deed.

(Suman Basu) 09/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - I | SOUTH 24-PARGANAS  
West Bengal.

