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পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

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Certified that the document is admitted
to registration. The signature sheet/s and
the endorsement sheet/s attached with this
document are the part of this document.

AMR TAK, Sub-Registrar
Alipore, South 24 Parganas

03 MAY 2017

THE DEVELOPMENT POWER OF ATTORNEY

This the Development Power Of Attorney on this
the 3rd day of May, 2017.

Contd....P/2

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das

2732

AC No..... Dt..... 150/1
 Mrs. Sri. Smt.....
 Address.....
 P. S.....
 Vendor.....

At my

Santosh Kr. Dey
 ALIPUR POLICE COURT
 Kolkata - 77

MSM KUMAR J. A.
 Calcutta (Advocate)
 Calcutta High Court

09 DEC 2016



Inspector Gopinath Manna
 S/o Rondha Nath Manna
 O.C. Service
 Add: 22A, N.S.C. Bose Road
 P.O. - Naktala
 P.S. - Netaji Nongray
 Kolkata - 700047

Signature.....

3 MV

ADDL. DIST. SUB-REGISTRAR
 ALIPORE, SOUTH 24 PGS.

Samar Ghosh
 SAMAR GHOSH as a
 Constituted Attorney of
 Sunil Chandra Chowdhury
 & Sami Das

KNOWN ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT, We, 1) **SRI SUNIL CHANDRA CHOWDHURY**, son of Late Satish Chandra Chowdhury, by faith- Hindu, by nationality - Indian, by occupation-Retired Person, PAN-ABZPC7721J, residing at 139, Dum Dum Park, P.S.-Lake Town, P.O.- Dum Dum Park, Kolkata-700055, District North 24-Parganas, West Bengal And, 2) **SMT. SOMA DAS**, wife of Sri Debabrata Das, by faith- Hindu, by nationality- Indian, by occupation - Housewife, PAN-AUTPD5578M, residing at 167, Sarat Pally Jayashree Kalitala, P.S.-Regent Park, P.O.-Bansdroni, Kolkata- 700070, District South 24-Parganas,West Bengal, state as follows:-

WHEREAS after partition of India a large number of resident of former East Pakistan crossed over and came to the territory of the West Bengal from time to time due to force of circumstance beyond their control.

AND WHEREAS the Government of West Bengal offered all reasonable facilities to such Refugees of residence in West Bengal.

AND WHEREAS a considerable number of such Refugees were compelled by circumstances to use vacant lands in the Urban areas for homestead purpose.

AND WHEREAS one Sri Rajib Dutta alias Rajiv Kumar Dutta , son of Late Ranjit Kumar Dutta alias Ranjit Dutta and Smt. Suranjana Dutta alias Sukanya Dutta , daughter of Late Ranjit Kumar Dutta alias Ranjit Dutta ,being such refugees occupy all that piece or parcel of land measuring 3 (Three) Cottahs and 5 (Five) Chittacks, more or less with house in E.P. No.-8, C.S. Plot No.-331(P), 331/2777 (P) of Mouza-Bansdroni, J.L. No.-45, P.S.-Regent Park, K.M.C. Premises No.- 138, Benoy Pally, same as numbered locally known as Postal Premises No.- E-P-8,Benoy Pally, within the K.M.C. Ward No.-113, Kolkata - 700070, District South 24- Parganas.

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SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

AND WHEREAS the Government of West Bengal with the intent to rehabilitate the refugees from East Pakistan, now Bangladesh acquired land in C.S. Dag or Plot No.- 331(P), 331/2777 (P) of Mouza-Bansdroni, in Police Station-Regent Park, in the District-South 24-Parganas under the provision of L.D.P. Act, 1948/L.A. Act I of 1894 including the plot now in occupation of as the Donee therein said Sri Rajib Dutta alias Rajiv Kumar Dutta and Smt. Suranjana Dutta alias Sukanya Dutta.

AND WHEREAS the Government of West Bengal or Hon'ble Governor of the State of West Bengal on behalf of the Refugee Relief and Rehabilitation Department transferred by way of gift in favour of said Sri Rajib Dutta alias Rajiv Kumar Dutta and Smt. Suranjana Dutta alias Sukanya Dutta the said plot occupied by their and land measuring 3 (Three) Cottahs and 5 (Five) Chittacks, together with house lying and situated at Mouza - Bansdroni, J.L. No: 45, E.P. No.8, C.S. Plot No.331/2777 (P), P.S. Regent Park, P.O.Bansdroni, within the limited of Kolkata Municipal Corporation Ward No.- 113, being K.M.C. Premises No. 138, Benoy Pally, locally known as postal Premises no. E-P-8,Benoy Pally, Kolkata-700070 within the District South 24- Parganas, West Bengal, and the said Gift Deed or Indenture was duly registered in the office of the Additional District Registrar, Alipore, South 24- Parganas on 20-09-1991 and duly recorded in it's Book No.-I, Volume No.-13, Pages No.- 289 to 292, Being No.-1573, for the year 1991.

AND WHEREAS by virtue of the said Deed of Gift said Sri Rajib Dutta alias Rajiv Kumar Dutta and Smt. Suranjana Dutta alias Sukanya Dutta, have became the Joint absolute Owner and in lawful & khas possession of the said land with house and are seized and possessed separately and mutated their name at K.M.C. record and paying K.M.C. tax regularly under Assessee No. 31-113-08-0226-0.

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SAMAR GHOSH as a
Constituted Attorney of
Sudil Chandra Chowdhury
& Soma Das



Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das

AND WHEREAS while thus in peaceful khas Possession of the aforesaid property said Sri Rajib Dutta alias Rajiv Kumar Dutta and Smt. Suranjana Dutta alias Sukanya Dutta, sold, transferred, conveyed, released and delivered the aforesaid property in favour of the Sri Sunil Chandra Chowdhury, and Smt. Soma Das, on receipt of valuable consideration thereof by way of registered Deed of Conveyance or Deed of sale duly executed on 18-05- 2016 and duly registered in the Office of the Additional District Sub-Registrar at Alipore, South 24-Parganas, and duly recorded in Book No.-I, Volume No.-1605-2016, pages - 93772 to 93790, Being No.- 160503443, for the year 2016 and they have mutated their name in the record of the Assessment Register of The Kolkata Municipal corporation and has been paying the Municipal Rate Bills regularly in respect of the Premises No.- 138, Benoy Pally, Kolkata-700070 under Assessee No. 31-113-08-0226-0.

AND WHEREAS we, are the Co-owner, occupier and possessor in respect of ALL THAT piece and parcel of homestead land measuring 3 (Three) Cottahs and 5 (Five) Chittacks more or less , together with house lying and situated at Mouza - Bansdroni, J.L. No: 45, E.P. No.8, C.S. Plot No.331/2777 (P), P.S. Regent Park, P.O. Bansdroni, within the limited of Kolkata Municipal Corporation Ward No.- 113, being K.M.C. Premises No. 138, Benoy Pally, locally known as postal Premises no. E-P-8, Benoy Pally, Kolkata-700070 within the District South 24- Parganas, West Bengal, as which has been morefully described in the schedule hereunder written.

AND WHEREAS being thus in possession of the said property the we decided to develop the said property by raising constructions of a new building consisting of several flats and units and accordingly our placed the responsibility for development of the said property and we entered into a Development Agreement with the Developer/Contractor namely

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SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

Sunil Ch. Chowdhury
Soma Das.

SRI SAMAR GHOSH, son of Late Phanimohan Ghosh, by faith- Hindu, by occupation-Business, PAN-ADYPG2333F, by nationality-Indian, residing at 3B, Sitaram Road, Bansdroni Kalibari, P.S.- Regent Park, P.O.- Bansdroni, Kolkata-700070, for the purpose of construction of new Building and the said Development Agreement duly executed on 18-04-2017 under some terms & conditions contained therein and the said Development Agreement duly registered at the office of the A.D.S.R. Alipore, South 24-Parganas and duly Recorded in it's Book No.-I, being no 160502267,..... for the year 2017.

Samar Ghosh

AND WHEREAS we the Owners/ Principal herein hereby appointed the Developer/ Contractor for development of the land and the Developer/ Contractor has accepted such appointment on the terms and conditions hereunder contained. THAT in this context, we the Owner/Principal herein hereby appoint, nominate, authorise, constitute, nominate and empower **SRI SAMAR GHOSH**, son of Late Phanimohan Ghosh, by faith- Hindu, by occupation-Business, PAN-ADYPG2333F, by nationality-Indian, residing at 3B, Sitaram Road, Bansdroni Kalibari, P.S.- Regent Park, P.O.- Bansdroni, Kolkata-700070, who will act as our true and lawful Attorney for us and on our behalf to execute and do all or any of the instruments, acts, deeds and things, hereinafter mentioned in connection with the Scheduled property.

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

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

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 of permanent 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 office/s concerned and also like such K.M.C. and to sign all papers, documents on our behalf for mutation of our name 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 Kolkata Municipal Corporation Act, 1980 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, rule 26 drawing & C.C. drawing etc. to be submitted for sanction and take delivery sanction Plan from K.M.C.
5. To sign letters, correspondence and documents related to sanction of building plans and to receive all papers, documents, maps or plans from the K.M.C., K.I.T., K.M.D.A. and other authority or authorities and for that purpose to sign and grant proper effectual receipts and discharges thereof.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

6. To apply for and obtain electricity, water, sewerages and/ or connections of any other utilities and infra structure facilities, and also the completion and other certificates from the competent authorities and/or any other appropriate authority or authorities.
7. To prepare 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.
8. To 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 building purposes and other purposes.
9. To apply for and obtain all necessary sanction clearances, the said proposed building on our behalf.
10. To deposit sanction fees or any related fees of K.M.C. on our behalf to take receipt of these .
11. 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.
12. To institute any case or defend any suit, proceedings, appeal, revision injunction proceedings, enquiry, claims etc. relating to the said property on our behalf.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunita Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

13. To appoint and/or engage any L.B.S./ Architect, legal practitioner, solicitors, auditors, valuer, assessor, arbitrators and/or any legal practitioner or any advocate/s other person or persons and to sign, execute and deliver all Vakalatnamas, Ekrarhamas, show causes petitions etc. for the said purposes on our behalf.
14. To sign, execute, submit or deliver all plaints, written statements, objections, memorandum of appeals, applications, revision, injunction, petitions and all other appeals and all papers, documents, exhibits for the aforesaid purposes.
15. To visit and represent us before all the West Bengal Govt. office or offices and/or Central Govt. office/s concerned and all other offices concerned smooth management of our said landed property as stated and written in the schedule below on our behalf.
16. To apply for and obtain electricity, water, sewerages/drainage or any other Civil, Criminal, Commotion, amenities, and other utilities in the said property and/or make alteration thereof and to close down or to disconnect the same on our behalf.
17. To sign and execute all other Deeds, instruments, assurances, which will be necessary, and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveyed several properties upon the said property on our behalf.
18. To make and present any Deed of Sale or other documents for registration when to be executed by our said Attorney and to admit, execution and registration thereof before as the registering authorities concerned like as such registrar of District Registrar and Assurances at Kolkata and A.D.S.R. Alipore and such like other registering office/s concerned on our behalf in our name.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

19. To make any kind of agreement or agreements with any Purchaser or Purchasers in respect of the schedule below property except our allocation, on our behalf and to register the Deed of Sale on our behalf, in favour of the intending Purchaser or Purchasers, name or names and to receive the all consideration money.
20. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser/s in respect of our schedule below property and also to handed over the same to the said intending purchaser/s on our behalf.
21. To prepare plan of building for the development of the said property and to submit proposal from time to time for the amendment and/or modification of such building plan to the said Kolkata Municipal Corporation for the purpose of obtaining sanction of the same.
22. To execute the development, work, manage, control and supervise the management of all and administer the property mentioned in the schedule hereunder.
23. To constitute, build and erect a building at land measuring 3 (Three) Cottahs and 5 (Five) Chittacks, together with house lying and situated at Mouza - Bansdroni, J.L. No: 45, E.P. No.8, C.S. Plot No.331/2777 (P). P.S. Regent Park , P.O. Bansdroni, within the limited of Kolkata Municipal Corporation Ward No.- 113, being K.M.C. Premises No. 138, Benoy Pally, locally known as postal Premises no. E-P-8,Benoy Pally, Kolkata-700070 within the District South 24-Parganas, West Bengal, and for the purpose to sign and execute all papers, documents and application which is required for the purposes of construction of a building.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

24. To make necessary representations to the Kolkata Municipal Corporation, the West Bengal State Electricity Distribution Co. Ltd.(WBSEDCL) authorities, Fire and Police authority and/or other authority or authorities and concerns for obtaining necessary permission as required in law for installations water line, drainage connection, electric connection, 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.

25. To appoint from time to time Architect, R.C.C. Consultants, Contractors, Sub-Contractors and other personal and workman for the Development of the property and construction in the said property.

26. To enter into Agreement for Sale and sign and execute all Agreements with prospective buyers of flats, car parking spaces, covered spaces etc. as the case may be of the proposed building to be constructed on the said land measuring 3 (Three) Cottahs and 5 (Five) Chittacks more or less , together with house lying and situated at Mouza - Bansdroni, J.L. No: 45, E.P. No.8, C.S. Plot No.331/2777 (P). P.S. Regent Park , P.O. Bansdroni, within the limited of Kolkata Municipal Corporation Ward No.- 113, being K.M.C. Premises No. 138, Benoy Pally, locally known as postal Premises no. E-P-8,Benoy Pally, Kolkata-700070 within the District South 24- Parganas, West Bengal, and to receive, realise and collect all purchase money either in full or in part or in advance by way of earnest money and payment of purchase money from prospective Purchaser and/or Purchasers and to give, sign and grant effective receipts and discharge for the same from the Developer's Allocation in terms of the Development Agreement as entered between ourselves. That the

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SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

Owners herein in no way shall be responsible to the realisation of the Sale money which will be receive from the Purchasers by the Developer and after proper allotment to the Owners as per the Development Agreement, shall hand over the respective flats to the Purchasers after receipt of occupancy certificate.

27. To execute deed of sale in respect of the undivided proportionate share of land and/or flats and the covered area in respect of the Developer's Allocation as per the said the Development Agreement in favour of any Purchaser or Purchasers nominated by the said Attorney and to present the Deeds before the Registrar to admit execution of any Deeds executed by the Attorney on our behalf, receive consideration money and to give discharge thereof relating to the Developer's allocated portion as per the said the Development Agreement in respect of the scheduled property written below.
28. To file any suit, claim before any court of law Appeal and second appeal and miscellaneous appeal in any Court of Law, Injunction and to sign and verify plant, written statement, application and objection in any nature, including Special Jurisdiction of High Court, Article 226 of the Constitution of India and swearing affidavit in connection with the said scheduled below property.
29. To engage, constitute and appoint any Advocate or Advocates, Revenue Agent or any other practitioner to conduct all sorts of cases, appeals, revision and other matters or affairs and to take and defend all sorts of legal proceedings, suits, claims demand etc. arising in course of or in relation to the aforesaid matters.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

30. To ask, receive any recover from all the flat purchasers, other occupiers, agreement holders for purchasing flat, all rents, charges, profits, emoluments and sum of money now due or owing and payable in respect of the Developer's Allocation in terms of said the Development Agreement in respect of the Schedule below property, in any manner or whatsoever and also on non payment thereof or any part thereof to enter upon and restrain and/or to take appropriate legal steps for the recovery thereof or to eject such defaulting acquirer and/or occupants.

31. To appear before the Sub-Registrar or Registrar of any Registration office in India and/or to execute and present deeds for registration on our behalf and also any agreement, assignment, assurance, release, lease, trust, gift deed, mortgage deed, indemnity bond or other instrument or writing, the registration of which is compulsory under the Registration Act and generally to do all things necessary or expedient for registering the said deeds, instruments and writings or any of them as fully and effectually as ourselves could do.

32. This power is involved with couple with interest and is credited for valuable consideration and to be effected under Section 202 to 205 of the Indian Contract Act and Section 32 to 35 of the Registration Act. This power will subsist and remain until the contract is rescinded upon violation breach of contract on the part of the Attorney being established. This registered Power of Attorney being collateral documents of the said the 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 and that will also remain operative until and unless the contract is rescinded upon violation of breach of contract on the part of Developer/ Attorney being established.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

AND 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 the Development Agreement.

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 his 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 SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of LAND measuring or containing by the total area has become more or less measuring 3 (Three) Cottahs and 5 (Five) Chittacks , together with two storied building standing thereon having Ground floor measuring 600 square feet more or less and First floor measuring 500 square feet more or less standing thereon lying and situated at Mouza - Bansdroni, J.L. No: 45, E.P. No.8, C.S. Plot No.331/2777 (P). P.S. Regent Park , P.O. Bansdroni, within the limited of Kolkata Municipal Corporation Ward No.- 113, being K.M.C. Premises No. 138, Benoy Pally, locally known as postal Premises no. E-P-8,Benoy Pally, Kolkata-700070 within the District South 24- Parganas, West Bengal, the property is butted and bounded in the manner following:-

ON THE NORTH	: By 6'(feet) Wide Road;
ON THE SOUTH	: By 8'(feet) Wide Road;
ON THE EAST	: By E.P.7;
ON THE WEST	: BY 18'(feet)Wide Road.

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Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das

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. *Bimal Kumar Biswas*
9th Lane Vidyasagar Park
Pipkuur Road.
Kolkata-700070

Sunil Ch. Chowdhury

Soma Das.

SIGNATURE OF THE
EXECUTANTS

2. *Gostar Gopan Manna*
224A, N.S.C. Bose Road
Kolkata- 700047

Samar Ghosh
SIGNATURE OF THE

ATTORNEY

Drafted by me as per directions of the Owners/
Principal hereto and read over, explained:-

Asim Kumar Jana

(ASIM KUMAR JANA)

ADVOCATE

High Court, Calcutta.

(Enrolment No.- F-576/553/2000 now W.B./663/2000)

Computer type and printed by :

Gostar Gopan Manna

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunit Chandra Chowdhury
& Soma Das



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

Name... SUNIL CHANDRA CHOWDHURY

Signature... *Sunil Ch. Chowdhury*



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

Name..... SOMA DAS.....

Signature..... *Soma Das*.....



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

Name. SAMAR GHOSH.....

Signature. *Samar Ghosh*.....

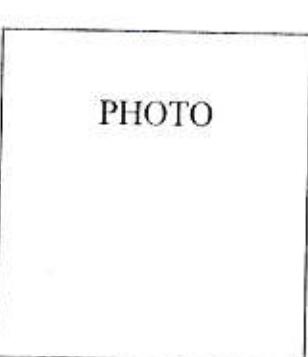


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left hand					
right hand					

Name.....

Signature.....

Samar Ghosh

SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das



Signature.....

03 MAY

ADDL. DIST. SUB-REGISTRAR
ALIPORE, SOUTH 24 PGS.

Samar Ghosh
SAMAR GHOSH as a
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& Soma Das

Major Information of the Deed

Deed No :	I-1605-02433/2017	Date of Registration	03/05/2017
Query No / Year	1605-1000156399/2017	Office where deed is registered	
Query Date	03/05/2017 12:23:09 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Asim Kumar Jana 224a N. S. C. Bose Road, Thana : Jadavpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830074190, Status : Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 41,37,502/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160502267/2017 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: Binoy Pally Road, , Premises No. 138, Ward No: 113

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 5 Chatak	1/-	33,12,502/-	Width of Approach Road: 18 Ft.,
Grand Total :					5.4656Dec	1/-	33,12,502/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1100 Sq Ft.	1/-	8,25,000/-	Structure Type: Structure
		Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete			
		Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Pucca, Extent of Completion: Complete			
	Total :	1100 sq ft	1/-	8,25,000 /-	<i>Samal Ghosh</i> SAMAR GHOSH as a Constituted Attorney of Sunil Chandra Chowdhury & Soma Das

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Name : Mr Sunil Chandra Chowdhury (Presentant) Son of Late Satish Chandra Chowdhury Executed by: Self, Date of Execution: 03/05/2017 , Admitted by: Self, Date of Admission: 03/05/2017 ,Place : Office</p> <p></p> <p>03/05/2017</p> <p></p> <p>LTI 03/05/2017</p> <p><i>Sunil C. Chowdhury</i></p>

139 Dum Dum Park, P.O:- Dum Dum Park, P.S:- Lake Town, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700055 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ABZPC7721J, Status :Individual

2	Name	Photo	Fingerprint	Signature
	Mrs Soma Das Wife of Mr Debabrata Das Executed by: Self, Date of Execution: 03/05/2017 , Admitted by: Self, Date of Admission: 03/05/2017 ,Place : Office			
		03/05/2017	LTI 03/05/2017	03/05/2017

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Samar Ghosh Son of Late Phanimohan Ghosh Executed by: Self, Date of Execution: 03/05/2017 , Admitted by: Self, Date of Admission: 03/05/2017 ,Place : Office			
03/05/2017 LTI 03/05/2017 03/05/2017				
Son of Late Phanimohan Ghosh Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: ADYPG2333F, Status :Individual				

Identifier Details :

Name & address	
Mr Gosta Gopal Manna Son of Mr Radha Nath Manna 224a N. S. C. Bose Road, P.O:- Naktala, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mr Sunil Chandra Chowdhury, Mrs Soma Das, Mr Samar Ghosh	
 Gosta Gopal Manna	 Samar Ghosh SAMAR GHOSH as a Constituted Attorney of Sunil Chandra Chowdhury & Soma Das
03/05/2017	

Transfer of property for I.1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Chandra Chowdhury	Mr Samar Ghosh-2.73281 Dec
2	Mrs Soma Das	Mr Samar Ghosh-2.73281 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Sunil Chandra Chowdhury	Mr Samar Ghosh-550 Sq Ft
2	Mrs Soma Das	Mr Samar Ghosh-550 Sq Ft

Endorsement For Deed Number : I - 160502433 / 2017

On 03-05-2017

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 12:33 hrs on 03-05-2017, at the Office of the A.D.S.R. ALIPORE by Mr Sunil Chandra Chowdhury , one of the Executants.

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 41,37,502/-

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

Execution is admitted on 03/05/2017 by 1. Mr Sunil Chandra Chowdhury, Son of Late Satish Chandra Chowdhury, 139 Dum Dum Park, P.O: Dum Dum Park, Thana: Lake Town, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Retired Person, 2. Mrs Soma Das, Wife of Mr Debabrata Das, 167 Sarat Pally Jayashree Kalitala, P.O: Bansdroni, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by Profession House wife, 3. Mr Samar Ghosh, Son of Late Phanimohan Ghosh, 3B Sitaram Road Bansdroni Kalibari, P.O: Bansdroni, Thana: Regent Park, , 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 Mr Radha Nath Manna, 224a N. S. C. Bose Road, 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/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/- Description of Stamp

1. Stamp: Type: Impressed, Serial no 2938, Amount: Rs.100/-, Date of Purchase: 09/12/2016, Vendor name: S Kr Dey



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



SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2017, Page from 63606 to 63625
being No 160502433 for the year 2017.



Digitally signed by AMITAVA CHANDA
Date: 2017.05.04 16:08:09 +05:30
Reason: Digital Signing of Deed.

(Amitava Chanda) 04-05-2017 16:08:08

ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

Samar Ghosh
SAMAR GHOSH as a
Constituted Attorney of
Sunil Chandra Chowdhury
& Soma Das

(This document is digitally signed.)