

27209/22

I-7205/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document. AE 252826

31/8/2022  
8/11-50 am  
8/11/663431

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

03 JUN 2022

### DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, SMT. MINATI GHOSH PAN No. - CHLPG0053R, Aadhaar No. - 7533 4916 4576, wife of Sri Ashok Ghosh, by Nationality - Indian, by faith - Hindu, by occupation House wife, residing at Dwarir Roac, Rajpur Sonerpur (M) P.O & P.S. Dakshin Jagatdal, and also 31B, Kalipur Kachha Road, P.O & P.S. Haridevpur, Kolkata - 700082. Dist. South 24 Parganas, SEND

GREETINGS.

13532 19 MAY 2022

587

NO. .... DATE

NAME

ADDRESS

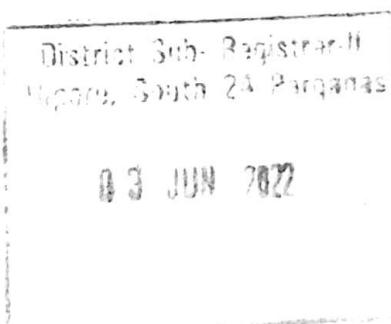
ALIPORE JUDGES COURT  
A. K. SAMAJPATI

A. K.  
SIGNATURE

D. CHOUDHURY  
(Advocate)  
Alipore Judges Court  
Kolkata - 700 027



Identified by me  
Bishan Ch. Majumdar  
Advocate.  
Alipore Judges Court  
Kol-27



**WHEREAS**, I the Owner herein has entered into a Registered Development Agreement in the office of the D.S.R. - II, at Alipore, and recorded in Book No. - 1, Being No. ...7191... for the year 2022, to develop my **SCHEDULE** property of **ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks 35 Sq. Ft. out of 44 decimals together with 500 sq. ft. Kancha structure thereon lying and situated R.S. & L.R. Dag No. 436 under R.S. Khatian No.- 4237 corresponding to L.R. Khatian No. 5777, situated in Mouza - Haridevpur, J.L. No.- 25, District Collectorate Touzi No.- 35, R.S.-35, Pargana - Balia, being **K.M.C. Premises No. 2306, Mahatma Gandhi Road**, vide Assessee No. 411220741416, within the limits of the Kolkata Municipal Corporation **Ward No. 122**, P.S.- previously Thakurpukur presently Haridevpur, Kolkata - 700082, District - South 24 Parganas, upon certain terms and conditions with **M/S. S. S. ENTERPRISE**, a Partnership Firm having **PAN - AESFS3340D**, having its office at 14/1 Mahatma Gandhi Road, P.o. & P.S. - Haridevpur, Kolkata - 700082, District South 24 Parganas represented by its Partners namely 1) **SMT. SUPARNA HALDER, PAN NO. - AGDPH0489D, Aadhaar No. - 9068 8498 7267**, daughter of Subir Halder, residing at 7/1/13, Karunamoyee Ghat Road, P.O. & P.S - Haridevpur, Kolkata- 700082, and 2) **SMT SAMPA DAS, PAN -AESPD5948L, Aadhaar No.- 7173 0674 1838**, daughter of Niranjan Das Business, residing at 140/3, Panchanantala Road, P.O. & P.S - Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas,

**AND WHEREAS** now I appoint, nominate and constitute, the said Developers 1) **SMT. SUPARNA HALDER, PAN NO. - AGDPH0489D,**

Aadhaar No. - 9068 8498 7267, daughter of Subir Halder, residing at 7/1/13, Karunamoyee Ghat Road, P.O. & P.S - Haridevpur, Kolkata- 700082, and 2) **SMT SAMPA DAS, PAN -AESPD5948L, Aadhaar No.- 7173 0674 1838**, daughter of Niranjan Das Business, residing at 140/3, Panchanantala Road, P.O. & P.S - Paschim Putiary, Kolkata- 700041, Dist.- South 24 Parganas, the partners of **M/S. S. S. ENTERPRISE**, a Partnership Firm having its office at 14/1 Mahatma Gandhi Road, P.o. & P.S. – Haridevpur, Kolkata – 700082, District South 24 Parganas, as my lawful **ATTORNEY** to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in my name and on my behalf of the said development work and all other necessary jobs in relating to the said Development Agreement.

**NOW KNOW BY THESE PRESEENTS** that I the above named Principal do hereby nominate, constitute and appoint 1) **SMT. SUPARNA HALDER**, and 2) **SMT SAMPA DAS**, as my true and lawful constituted Attorney for me in my name and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, inter alia, as set forth herein below :-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my name and on my behalf.
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, BL & LR office, and Tribunals and other Offices

within Union of India and to do on my behalf all necessary works which requires to be done by me in respect of the said property or any part thereof.

- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of our said property.
- 4) To accept service of all notices, summonses and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals up to the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and my interest therein.
- 5) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications, documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said Attorney.

- 6) To sign in the multistoried building plan or plans, revised plan if necessary on my behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.
- 7) To construct multistoried building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Registered Development Agreement.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of the developer's allocation as per the Registered Development Agreement, from the intending purchaser or purchasers and use the said amount as it think fit and proper.
- 10) To represent me before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending before the Registration Offices and put necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.
- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect my interest in respect of the said

landed property or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on my behalf.

13) That the said Attorneys is entitled to mutate my property in my name in the records of the B.L. & L.R.O, Kolkata Municipal Corporation and they are also entitled to amalgamate my property with the adjacent property into one plot of landed property by registering the Deed of Exchange and also other necessary documents which are required for Amalgamation of my property and with the adjacent property for preparing building sanctioned plan and obtained the same.

**AND GENERALLY** to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done execute and performed in relation to the said property standing in my name or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as we would do the same if I, personally present.

**AND I** do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

**THE SCHEDULE ABOVE REFERRED TO**

(Description of landed property)

**ALL THAT** piece and parcel of land measuring about 3 Cottahs 6 Chittaks 35 Sq. Ft. out of 44 decimals together with 500 sq. ft. Kancha structure thereon lying and situated R.S. & L.R. Dag No. 436 under R.S. Khatian No.- 4237 corresponding to L.R. Khatian No. 5777, situated in Mouza – Haridevpur, J.L. No.- 25, District Collectorate Touzi No.- 35, R.S.-35, Pargana – Balia, being **K.M.C. Premises No. 2306, Mahatma Gandhi Road**, vide Assessee No. 411220741416, within the limits of the Kolkata Municipal Corporation **Ward No. 122**, P.S.- previously Thakurpukur presently Haridevpur, Kolkata – 700082, District – South 24 Parganas, and is butted and bounded by :-

<b>ON THE NORTH</b>	: Land of R.S. Dag No. 436.
<b>ON THE SOUTH</b>	: Land of R.S. Dag No. 436.
<b>ON THE EAST</b>	: 12' feet wide KMC Road
<b>ON THE WEST</b>	: 17 feet wide KMC Road

**IN WITNESS WHEREOF** the parties hereto have put their respective  
signature and seals on the day, the month and the year first above written, i.e  
**SIGNED, SEALED & DELIVERED**

In the presence of **WITNESSES** :-

1. Buddha Debi Nath  
31, D / K.K. Kanche Road  
Kol - 700082

ପ୍ରକାଶକ

**SIGNATURE OF THE OWNER**

2. Subir Haldar  
7/11/13, K.M.C  
Kol - 82

S. S. ENTERPRISE  
Suparna Halder  
Raed Partner

S. S. ENTERPRISE  
Samprada Das  
Partner

**SIGNATURE OF THE DEVELOPER**

Drafted by :-

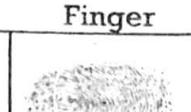
Rishabh Ch. Majumder  
Enrollment No-WBF-279/444/98  
Advocate

Alipore Judges' Court,  
Kolkata - 700 027.

Computer typed by :-

Sukip Das  
Alipore Judges' Court,  
Kolkata - 700 027.



	Thumb	1st Finger	middle Finger	Ring Finger	small finger
Left Hand					
Right Hand					

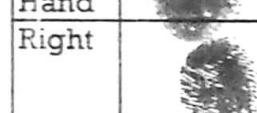
Signature

Farah CEM 21



signature

Syaraiva Dabber

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Left Hand					
Right Hand					

Name

Signature

Sompru Das

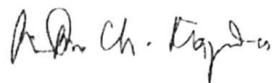
	Thumb	1st Finger	middle Finger	Ring Finger	small finger
Left Hand					
Right Hand					
Photo					

Name

Signature

140/3, Panchanatala Road, City:-, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AExxxxxx8L, Aadhaar No: 71xxxxxxxxx1838 Status : Representative, Representative of : S S Enterprise (as Partner)

#### Identifier Details :

Name	Photo	Finger Print	Signature
Mr Bibhash Chandra Majumder Son of Mr. . Alipore Judges Court, City:-, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	03/06/2022	03/06/2022	03/06/2022

Identifier Of Mrs Minati Ghosh, Miss SUPARNA HALDER, Miss SAMPA DAS

#### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Ghosh	S S Enterprise-5.64896 Dec

#### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Minati Ghosh	S S Enterprise-500.00000000 Sq Ft

Principal Details :

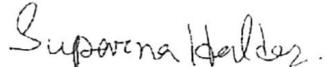
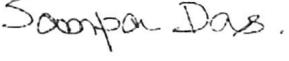
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs Minati Ghosh</b> Wife of Mr Ashok Ghosh Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Office			
		03/06/2022	LTI 03/06/2022	03/06/2022

31B, Kalipur Kachha Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: CHxxxxxx3R, Aadhaar No: 75xxxxxxxx4576, Status :Individual, Executed by: Self, Date of Execution: 03/06/2022 , Admitted by: Self, Date of Admission: 03/06/2022 ,Place : Office

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S S Enterprise</b> 14/1, Mahatma Gandhi Road, City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: AExxxxxx0D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Miss SUPARNA HALDER (Presentant )</b> Daughter of Mr Subir Halder Date of Execution - 03/06/2022, , Admitted by: Self, Date of Admission: 03/06/2022, Place of Admission of Execution: Office			
		Jun 3 2022 12:30PM	LTI 03/06/2022	03/06/2022
	7/1/13, Karunamoyee Ghat Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGxxxxxx9D, Aadhaar No: 90xxxxxxxx7267 Status : Representative, Representative of : S S Enterprise (as Partner)			
2	Name	Photo	Finger Print	Signature
	<b>Miss SAMPA DAS</b> Wife of Mr Niranjan Das Date of Execution - 03/06/2022, , Admitted by: Self, Date of Admission: 03/06/2022, Place of Admission of Execution: Office			
		Jun 3 2022 12:32PM	LTI 03/06/2022	03/06/2022

### Major Information of the Deed

<b>Deed No :</b>	I-1602-07205/2022		<b>Date of Registration</b>	03/06/2022		
<b>Query No / Year</b>	1602-8001663431/2022		<b>Office where deed is registered</b>			
<b>Query Date</b>	03/06/2022 11:53:08 AM		D.S.R. -I SOUTH 24-PARGANAS, District: South 24-Parganas			
<b>Applicant Name, Address &amp; Other Details</b>	Bibhash Chandra Majumder Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9088480417, Status :Advocate					
<b>Transaction</b>						
[0138] Sale, Development Power of Attorney after Registered Development Agreement				<b>Additional Transaction</b>		
Set Forth value				<b>Market Value</b>		
Rs. 2/-				Rs. 46,64,437/-		
Stampduty Paid(SD)				<b>Registration Fee Paid</b>		
Rs. 50/- (Article:48(g))				Rs. 39/- (Article:E, M(b).)		
<b>Remarks</b>	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160207191/2022 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: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 2306, , Ward No: 122 Pin Code : 700082

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 6 Chatak 35 Sq Ft	1/-	45,29,437/-	Width of Approach Road: 17 Ft., , Project Name :
Grand Total :				5.649Dec	1 /-	45,29,437 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor :500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	1,35,000 /-	

Endorsement For Deed Number : I - 160207205 / 2022

On 03-06-2022

**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 11:50 hrs on 03-06-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Miss SUPARNA HALDER ..

**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 46,64,437/-

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

Execution is admitted on 03/06/2022 by Mrs Minati Ghosh, Wife of Mr Ashok Ghosh, 31B, Kalipur Kachha Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession House wife

Indetified by Mr Bibhash Chandra Majumder, , , Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , Sout 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 03-06-2022 by Miss SUPARNA HALDER, Partner, S S Enterprise, 14/1, Mahatma Gandhi Road. City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Bibhash Chandra Majumder, , , Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , Sout 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Execution is admitted on 03-06-2022 by Miss SAMPA DAS, Partner, S S Enterprise, 14/1, Mahatma Gandhi Road. City:- , P.O:- Haridevpur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Bibhash Chandra Majumder, , , Son of Mr . , Alipore Judges Court, P.O: Alipore, Thana: Alipore, , Sout 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39/- ( E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 39/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 252826, Amount: Rs.50/-, Date of Purchase: 19/05/2022, 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 1602-2022, Page from 274076 to 274091

being No 160207205 for the year 2022.



Digitally signed by SUMAN BASU

Date: 2022.06.08 11:02:40 +05:30

Reason: Digital Signing of Deed.

(Suman Basu) 2022/06/08 11:02:40 AM

**DISTRICT SUB-REGISTRAR**

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

West Bengal.



**(This document is digitally signed.)**