

5509/24

I-5525/2024 I-8467/2024



पश्चिम बंगाल WEST BENGAL

AM 164819

Q. No- 2001139582/2024

Signature Sheet and
endorsement Sheet are
the Part & Parcel of the
Document.

Addl. District Sub-Registrar
Chinsurah, Dt.-Hooghly

24 MAY 2024

24-07-2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENT THAT Mrs **SUMITA ROY CHOWDHURY** W/O **Shobhan Roy Chowdhury** D/O late Sunil Kumar Ghosh aged about 63 years, by faith Hindu, by occupation housewife residing at 563 bolck New Alipur ,Kolkata West Bengal ,Pin 700053 (**PAN-ADDPR9527K**), do stats as follows :

2507 22/5/24

1001

Sumita Roy Chowdhury

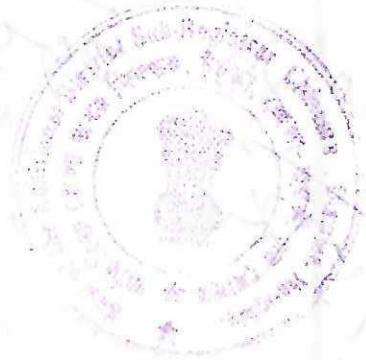
563 Block, New Alipore

New Alipore

South 24 Parganas.

Rowan Singh

নাইলেন প্রদীপ্ত কুমার
অনুগ্রহ কুমার



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(2)

WHEREAS all that piece and parcel of Bastu Land ad – measuring about 0.050 acre or 3 Kata 45 Square feet little more or less together with Old Structures standing thereon, comprised in R.S. Khatian No.1614 , R.S. Dag No.1903 corresponding to LR khatian No. 4128, LR Dag no 2635 ,Within Mozua – Bali, J.L- 9, holding No.- 138/122, Kazi Danga, Ward no -5 under Hooghly Chinsurah Municipality, District - Hooghly, is hereinafter referred to as the “said property” which is the subject matter of the present of the instant instrument as specifically described in the Schedule ‘A’ written herein below .

AND WHEREAS The property described in schedule below originally belonged to Rekha Ghosh now deceased purchased from Heuri Desuza S/O Gorge Desuza being constituted attorney of Arch Bishop L.T.P Cyachi, the Arch Bishop of Kolkata by register sale deed being deed no 3697 for the year 1973 and mutated the name of above original owner before the esteemed settlement authority concerned.

AND WHEREAS said Rekha ghosh died on 6/10/2021 and her husband Sunil kumar Ghosh died on 28/9/2010. After demise of Rekha Ghosh her son Mr Subrata Ghosh S/O Late Sunil Kumar Ghosh and only daughter Sumita Roy Chowdhury D/O Late Sunil Kumar Ghosh being only legal heirs and successors became the owner and possessor of the property mentioned in the schedule below.

AND WHEREAS after demise of said Rekha ghosh her aforesaid legal heirs are became joint Owners of undivided share of said property as left by their mother rekha Ghosh and each having $\frac{1}{2}$ share thereon.

AND WHEREAS on the occasion Mr Subrata Ghosh being one of the legal heirs of said Rekha Ghosh executed a registered deed of gift being



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(3)

AND WHEREAS since the date of execution of said deed of gift, said sumita Roy Chowdhury has become the absolute owner and possessor of said property and declare that the said property is free from all encumbrances.

AND WHEREAS the Owner herein has decided and agreed to develop the said property and to have suitable accommodation they approached the Developer to develop the said property and on good faith and trust upon the Owner and totally upon confirmation and affirmation of the Owner the Developer has decided to promote and develop the said property on the basis of terms and conditions.

AND WHEREAS due to inconvenience to look after manage, control I am above named appointer /principal entered into a registered Development Agreement on 24th May 2024 with **JORAG NIRMAN** a proprietorship firm having registered office at Kacharipara Road, Barabazar, P.O & PS - chinsurah, District- Hooghly, Pin-712101 represented by its sole proprietor **ARNAB DUTTA**, S/O Anjan Dutta (**PAN- ALLPD 2941D**), residing at 337 Kacharipara Road, P.O & P.S - Chinsurah, Dist - Hooghly, Pin- 712101. and in such effect the said Developer has already taken necessary steps for obtaining sanctioned plan from Hooghly Chinsurah Municipality . Now it has become necessary to make and execute a General Power of Attorney wherein and whereby I want to appoint the said Developer as our lawful constituted Attorney with full power to execute all acts, deeds, things and cause to be done and perform in respect of our said property in terms of the said Development Agreement on our behalf. The said Development Agreement is entered into being no 5510 of 2024 dated before the A.D.S.R. Hooghly at chinsurah.

NOW KNOW BY THESE PRESENTS I am the above named appointer do



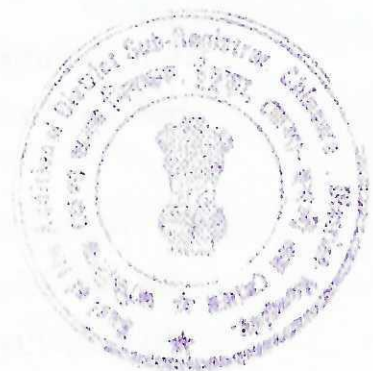
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represented by its sole proprietor namely **ARNAB DUTTA**, S/O Anjan Dutta (**PAN- ALLPD 2941D**), residing at 337 Kacharipara Road, PO & P.S- Chinsurah, Dist - Hooghly, Pin- 712101. herein after referred to as the '**APPOINTEE**' as true and lawful Attorney with full power to execute to do all acts, things, perform, execute and cause to be done ,executed and performed in respect of our said property more fully and particularly described in the schedule here under written as mentioned below in our names and our behalf that is to say.

1. To look after, control, supervise the management and develop of the schedule mentioned property.
2. To dismantle the old structures and to construct and erect a new building in the schedule mentioned property.
3. To prepare sketch drawing designs, plans for the construction of the building and file the same before the Hooghly Chinsurah Municipality for sanction and to get the plan sanctioned from the authorities.
4. To engage engineer and / or L.B.S architect expert mason labour on our behalf for construction of the proposed buildings.
5. To appoint contractor, building materials suppliers issue order for goods and pay bills of labour charges.
6. To do all the works of the proposed building according to the sanction plan.
7. To appear before the settlement office, registration notice, police station, electric supply corporation and other sanitary office or offices and also all courts and tribunals for all matters in



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8. To protect our said schedule mentioned property by instituting suit, case and to file plant, injunction application, written statement , objection any other petitions and applications swearing affidavit sign verification and adducing evidence on our behalf.
9. To appoint and engage lawyers and / or Advocates by signing vokalatnama on our behalf.
- 10.To prefer appeal, revision, review of any order passed against us before the appellant courts in any suit or proceeding or any decree passed against relating to the schedule mentioned property.
- 11.To settle negotiate, withdraw, compromise any dispute in connection with the schedule mentioned property.
- 12.To negotiate the deed for assignment / sale/transfer assign and dispose of flat of the developer allocation only with any intending purchaser or purchasers on such price as our attorney shall deem fit and proper at his sole discretion.
- 13.To receive from the intending purchaser or purchasers any earnest money or advance / advances as well as the balance of the consideration money and to give good and valid receipt on our behalf in respect of the developers allocation only.
- 14.To sign execute all agreements, sale deed , lease deeds and other deeds or instruments in connection with the flat of developers, Allocation and to present the same before the



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admit the execution on our behalf and completely transferring assigning and conveying the property in favour of the intending purchaser/purchasers securing him good and valid title over their purchased flat and to deliver him vacant, and peaceful possession of the flat.

15.To sign documents, paper, contract and dealings under the seal of our authorized signatories, the Power of Attorney will be enforceable till allocated area of the developer is completely disposed off.

16.Be it further informed that the Power of Attorney conferred upon JORAG NIRMAN a Proprietorship firm having its registered office at 337 Kacharipara Road, PO & PS - Chinsurah, Dist - Hooghly, Pin- 712101 represented by its sole proprietor **Mr. ARNAB DUTTA** ,S/O Anjan Dutta (PAN- ALLPD 2941D), residing at 337 Kacharipara Road, PO & PS - Chinsurah, Dist - Hooghly, Pin- 712101. the developer is not revocable till the completion of the multistoried building.

17.To receive consideration money or earnest money or deposit in respect of newly constructed building/buildings upto the limit of Developer's share mentioned in the development Agreement and obtain all money which may hereafter became payable in connection there with and to sign give and grant sufficient and effectual receipts.

18.To present after execution all sale deeds and / or documents and / or agreement relating to and /or in respect of any



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and to appear and represent for the said property before such Authority and to admit execution for the Registration of such deeds and /or documents of instruments for registration and / or to receive such deeds and / or appoint to any such person/ persons by way of registration such documents or deeds or instruments and /or to do all such acts, deeds and things as may be fit and proper for the greater interest of ourselves on our name and on our behalf.

19.To make prepare or caused to be made or prepared all any sketches ,plans applications and all other papers or documents as may be necessary and /or required for the purpose of construction and /or in re - construction with and /or relating to the construction and /or creating of building / buildings in or upon the land comprised in the said premises or any part of any portion whereof which is to be made signed , sealed, execute, affirmed, endorsed, verified and for the said purpose on our behalf .

20.To make , sign, seal, execute ,affirm and endorse, verify and delivery all or any such sketches, plan schemes applications and all other papers or documents as may be necessary and /or required for the purposes of and/ or for and / or in connection with and / or relating to the construction and / or reconstruction and /or erection of building / buildings in our upon the said land or said premises or any part or portion thereof, which is to be made, signed, sealed, executed, affirmed, endorsed, verified and delivered for the said purpose in our name on our behalf.



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of the said purpose relating to the construction in the said premises before the authority or Hooghly chinsurah Municipality improvement Trust, Fire Brigade authority, competent authority under the urban land ceiling and regulations act, 1976, electric supply authority, police authorities ,insurance company or any other judicial Administrative or Revenue authority. State or Central Govt. authority / authorities or any of aforesaid plan sketches and or schemes sanctioned as aforesaid and to make sign, seal, execute, endorse, affirm verify and deliver all applications petitions papers and or documents as may be necessary and or required or the said purpose and to submit the file before the Hooghly Chinsurah Municipality or the authorities relating to the said building plan sanctioned in our name and on our behalf.

22.To act back or receive the sanctioned plan or sketch or scheme or construction or building/ buildings structure in our upon the said land / premises or any portion or portions thereof and/ or obtaining of filtered and / or unfiltered water connection, drains and or sewerage connection (to be submitted for being sanctioned by the Hooghly Chinsurah Municipality or improvement Trust or the Brigade authorities) on our behalf.

23.To pay and / or to receive refund or the excess amount of fees if any paid for such purpose aforesaid in our name and on our behalf.

24.To enter into execute, resign contract with any person



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conditions as well be required and fit and proper and to receive consideration or deposit therefore and grant valid receipt and discharges therefore on our behalf.

25.To sign, execute and /or register all or any documents, instruments, agreements, for sale and /or transfer of flat/flats portion/ portions into the limit of developer's share as mentioned in the Development Agreement along with undivided proportionate share of land thereof according to the West Bengal Apartment Ownership Act 1972 upon the newly constructed building or buildings on the said premise to any person , persons firms or company and will present such documents instruments or deeds or conveyance for sale for registration to the District Sub Registration Office, Register or assurance , Hooghly and adequate and competent authority such documents instruments sale deed , deeds conveyance.

26.To make building erect or construct any multi storied building or other building/ buildings or structure/ structures in or any portion of the land or upon the total land comprised in the said premises and or to make any alteration and /or addition/ additions in any manner whatsoever will be necessary of the newly constructed building/ buildings thereon or as will be required and proper on our behalf.

27.To sign and execute and / or register all or an documents/ documents agreement or instrument for sale, sale deed, deed of conveyance and transfer in respect of the Developer's share as mentioned in the Development Agreement in our name and on our behalf.



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28.To receive consideration amount from any person/ persons from the said property partly or fully including undivided proportionate impartible share of the land in respect of the developer's share as mentioned in the Development Agreement.

AND GENERALLY to do all that is or may be necessary and proper for the aforesaid.

AND we do hereby agree to ratify and confirm all and whatsoever as aforesaid shall lawful do or caused to be done the premises by virtue of this Power of Attorney.

Schedule (Property)

All THAT piece and parcel of Bastu Land ad – measuring about 0.050 acre or 3 Kata 45 Square feet little more or less together with Old Structures standing thereon, comprised in R.S. Khatian No.1614 , R.S. Dag No.1903 corresponding to LR khatian No. 4128, LR Dag no 2635 ,Within Mozua – Bali, J.L- 9, holding No.- 138/122, Kazi Danga, Ward no -5 under Hooghly Chinsurah Municipality, District - Hooghly together with pucca structures, standing thereon, butted and bounded as follows

ON THE NORTH BY : 20 feet wide metal Road

ON THE SOUTH BY : House of Arabindu Chandra .

ON THE EAST BY : Somnath Das.

ON THE WEST BY : 25 feet wide metal Road.



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(11)

INWITNESS WHEREOF we have signed this General power of Attorney on
this 24th day May 2024

witness

1. Amitava Basman
S/o Late Prantosh Basman
Kamarpore Road, Chinsurah
Hooghly, PIN-712101
2. Kisore Kumar Das
S/o Lt. AK Sheng Narayan Das
Chinsurah Court
Hooghly.

3. Tapan K. S. /
J. Phemonu-
Charm -

Sumita Roy Chowdhury

Signature of the EXECUTANTS

I do hereby accept the power

anand datta

Signature of the ATTORNEY

Prepared & Drafted by me

ADVOCATE
WS 32/18/24



[Handwritten signature]

Addl. District Sub-Registrar
Sadar, Hooghly

24 MAY 2024

SPECIMEN FORM FOR TEN FINGER PRINTS

First Party

LEFT HAND FINGER PRINT (VENDOR)

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



wellway

Sumita Roychowdhary

LEFT HAND FINGER PRINT (VENDOR)

Second Party

Little	Ring	Middle	Fore	Thumb

RIGHT HAND FINGER PRINT

Thumb	Fore	Middle	Ring	Little



Anurag Chatterjee

LEFT HAND FINGER PRINT (VENDOR)

Little	Ring	Middle	Fore	Thumb



Addl. District Sub-Registrar
Sadar, Hooghly

24 MAY 2024

Major Information of the Deed

Deed No :	I-0603-08467/2024	Date of Registration	24/07/2024
Query No / Year	0603-8001293813/2024	Office where deed is registered	
Query Date	24/05/2024 5:50:40 PM	A.D.S.R. CHINSURA, District: Hooghly	
Applicant Name, Address & Other Details	D Roychowdhury Chinsurah, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 7980298085, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 22,19,653/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060305510/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

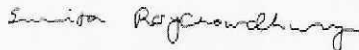
District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Kazidanga Road, Mouza: Bali, Pin Code : 712103

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-2635	LR-4128	Bastu	Bastu	3 Katha 45 Sq Ft	10,00,000/-	15,00,778/-	Width of Approach Road: 25 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :					5.0531Dec	10,00,000 /-	15,00,778 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	5,00,000/-	7,18,875/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 25 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	5,00,000 /-	7,18,875 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Smt Sumita Roy Chowdhury (Presentant) Wife of Mr Shobhan Roy Chowdhury Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office	Photo  24/05/2024	Finger Print  Captured LTI 24/05/2024	Signature  24/05/2024
563 New Alipur, Block/Sector: N, City:- Not Specified, P.O:- New Alipur, P.S:-New Alipore, District:- South 24-Parganas, West Bengal, India, PIN:- 700053 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX1 , PAN No.:: adxxxxxx7k, Aadhaar No: 33xxxxxxxx4622, Status :Individual, Executed by: Self, Date of Execution: 24/05/2024 , Admitted by: Self, Date of Admission: 24/05/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Jorag Nirman Kachcharipara Road Barabazar, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101 , PAN No.:: ALxxxxxx1D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr Arnab Dutta Son of Mr Anjan Dutta Date of Execution - 24/05/2024, , Admitted by: Self, Date of Admission: 24/05/2024, Place of Admission of Execution: Office	Photo  May 24 2024 6:49PM	Finger Print  Captured LTI 24/05/2024	Signature  24/05/2024
337 Kachcharipara Road, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: alxxxxxx1d, Aadhaar No: 78xxxxxxxx0180 Status : Representative, Representative of : Jorag Nirman (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Shri Tapan Kr Sil Son of Late Panchu Gopal Sil City:- Hooghly-chinsurah, P.O:- Chinsurah, P.S:-Chinsurah, District:- Hooghly, West Bengal, India, PIN:- 712101		 Captured	
	24/05/2024	24/05/2024	24/05/2024
Identifier Of Smt Sumita Roy Chowdhury, Mr Arnab Dutta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sumita Roy Chowdhury	Jorag Nirman-5.05313 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sumita Roy Chowdhury	Jorag Nirman-1200.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Chinsurah, Municipality: HOOGHLY-CHINSURAH, Road: Kazidanga Road, Mouza: Bali, Pin Code : 712103

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 2635, LR Khatian No:- 4128	Owner: ব্রজা ঘোষ, Gurdian: সুনীল কুমার, Address: বনভিলা ১৫৪ মেরিগার্ড ব্যাণ্ডেল , Classification: বাস্তু, Area: 0.05000000 Acre,	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 060308467 / 2024

On 24-05-2024

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 17:40 hrs on 24-05-2024, at the Office of the A.D.S.R. CHINSURA by Smt Sumita Roy Chowdhury ,Executant.

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 22,19,653/-

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

Execution is admitted on 24/05/2024 by Smt Sumita Roy Chowdhury, Wife of Mr Shobhan Roy Chowdhury, 563 New Alipur, Sector: N, P.O: New Alipur, Thana: New Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700053, by caste Hindu, by Profession House wife

Indetified by Shri Tapan Kr Sil, , , Son of Late Panchu Gopal Sil, P.O: Chinsurah, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

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

Execution is admitted on 24-05-2024 by Mr Arnab Dutta, Sole Proprietor, Jorag Nirman, Kachcharipara Road Barabazar, City:- Not Specified, P.O:- Chinsurah, P.S:-Chinsurah, District:-Hooghly, West Bengal, India, PIN:- 712101

Indetified by Shri Tapan Kr Sil, , , Son of Late Panchu Gopal Sil, P.O: Chinsurah, Thana: Chinsurah, , City/Town: HOOGHLY-CHINSURAH, Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 2507, Amount: Rs.100.00/-, Date of Purchase: 22/05/2024, Vendor name: A K Ganguly



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

On 24-07-2024

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.



Samit Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHINSURA
Hooghly, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 0603-2024, Page from 138966 to 138983
being No 060308467 for the year 2024.



Samit Ghosh

Digitally signed by SAMIT GHOSH
Date: 2024.07.30 11:20:33 +05:30
Reason: Digital Signing of Deed.

(Samit Ghosh) 30/07/2024

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