

1447/2023

T- 14434/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

to registration. The Signature sheet and the other sheets attached with this document are the part of this document.

AP 796338

S. No. 8003180208 / 2023
02.12.20 P.M.
27/12/2023

Adtl. District Sub-Registrar
Behala, South 24 Parganas

27 DEC 2023

DEVELOPMENT POWER OF ATTORNEY.

KNOW ALL MEN BY THESE PRESENTS THAT I SRI ASHOKE KUMAR SAHA (Aadhaar No.5618 8426 3477) (PAN: BDGPS1543C) son of Late Radha Raman Saha, by faith - Hindu, by Occupation - Business, by Nationality- Indian, residing at 35B, Ashutosh Mukherjee Road, P.S. Bhowanipore, Kolkata - 700025, hereinafter called the **LANDOWNERS/ EXECUTANTS SEND GREETINGS:-**

Major Information of the Deed

Deed No :	I-1607-14434/2023	Date of Registration	27/12/2023
Query No / Year	1607-8003180206/2023	Office where deed is registered	
Query Date	27/12/2023 3:38:01 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	S GHOSH 192/5, M. G. ROAD, Thana : Thakurpukur, District : South 24-Parganas, WEST BENGAL, PIN - 700104, Mobile No. : 9836142290, Status : Advocate		
Transaction	Additional Transaction		
[0135] 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. 45,50,000/-	Rs. 48,63,999/-		
Stampduty 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]- 160714431/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Mahatma Gandhi Rd, Road Zone : (J.L. Sarani -- Kabar Danga More (Premises Located NOT on M.G.Road)) , , ,
Ward No: 124 Pin Code : 700063

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	5 Katha 1 Chatak 33 Sq Ft	45,00,000/-	48,09,999/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				8.4288Dec	45,00,000 /-	48,09,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	50,000/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	54,000 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr ASHOKE KUMAR SAHA Son of Late Radha Raman Saha Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Office		 Captured	
		27/12/2023	LTI 27/12/2023	27/12/2023
,35B, Ashutoas Mukherjee Road,, City:- Not Specified, P.O:- Bhawanipore, P.S:-Bhawanipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700025 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: BDxxxxxx3C, Aadhaar No: 56xxxxxxxx3477, Status :Individual, Executed by: Self, Date of Execution: 27/12/2023 , Admitted by: Self, Date of Admission: 27/12/2023 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	SELLER MARK 265 Mahatma Gandhi Road,, City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District-South 24-Parganas, West Bengal, India, PIN:- 700104 , PAN No.: AFxxxxxx7M,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
	Mrs SUMITA DAS GHOSH (Presentant) Wife of Mr Bhaskar Das Date of Execution - 27/12/2023, , Admitted by: Self, Date of Admission: 27/12/2023, Place of Admission of Execution: Office		 Captured	
		Dec 27 2023 4:00PM	LTI 27/12/2023	27/12/2023
747, Mahatma Gandhi Road,, City:- Not Specified, P.O:- Thakurpukur, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700063, Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, , PAN No.: AFxxxxxx7M, Aadhaar No: 37xxxxxxxx7341 Status : Representative, Representative of : SELLER MARK (as proprietress)				

Endorsement For Deed Number : I - 160714434 / 2023

On 27-12-2023

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

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

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

Presented for registration at 15:48 hrs on 27-12-2023, at the Office of the A.D.S.R. BEHALA by Mrs SUMITA DAS GHOSH .

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 48,63,999/-

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

Execution is admitted on 27/12/2023 by Mr ASHOKE KUMAR SAHA, Son of Late Radha Raman Saha, ,35B, Ashuloas Mukherjee Road, , P.O: Bhawanipore, Thana: Bhawanipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700025, by caste Hindu, by Profession Business

Identified by SOUMEN GHOSH, . . Son of A K GHOSH, 192/5, M. G. ROAD, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

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

Execution is admitted on 27-12-2023 by Mrs SUMITA DAS GHOSH, proprietress, SELLER MARK, 265 Mahatma Gandhi Road, , City:- Not Specified, P.O:- R C Thakurani, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700104

Identified by SOUMEN GHOSH, . . Son of A K GHOSH, 192/5, M. G. ROAD, P.O: JOKA, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700104, by caste Hindu, by profession Business

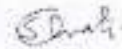
Payment of Fees

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 26666, Amount: Rs.100.00/-, Date of Purchase: 22/09/2023, Vendor name: S Dea



Sourav Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal

Identifier Details :

Name	Photo	Finger Print	Signature
SOUMEN GHOSH Son of A K GHOSH 192/5, M. G. ROAD, City:- , P.O:- JOKA, P.S:-Thakurpukur, District:-South 24- Parganas, West Bengal, India, PIN:- 700104		 Captured	
	27/12/2023	27/12/2023	27/12/2023
Identifier Of Mr ASHOKE KUMAR SAHA, Mrs SUMITA DAS GHOSH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR SAHA	SELLER MARK-8.42875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr ASHOKE KUMAR SAHA	SELLER MARK-200.00000000 Sq Ft

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2024, Page from 5270 to 5289
being No 160714434 for the year 2023.



Sourav

Digitally signed by SOURAV CHAKRABORTY
Date: 2024.01.09 16:47:52 +05:30
Reason: Digital Signing of Deed.

(Sourav Chakraborty) 09/01/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.

WHEREAS The Principal is the Owner in respect of **ALL THAT** piece and parcel of land measuring about **05 Cottah 01 Chittack 33 sq.ft** be the same little more or less together with 200 sq.ft RTS thereon lying and situates at **Mouza- Purba Barisha**, Pargana Khaspur, Touzi No.235, J.L. No.23, R.S. No.43, pertaining to R.S & L.R Dag No.3652, R.S Khatian No. 2114 , L.R Khatian No. 12664, within the limits of Kolkata Municipal Corporation, P.S. Behala then Thakurpukur now Haridevpur, within Mahatma Gandhi Road, Kolkata- 700063, under Ward No. 124, Addl. District Sub Registrar at Behala, Dist. Sub Registrar at Alipore, in the District South 24 Parganas, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto.

AND WHEREAS The Principal has executed Development Agreement, on this day hereinafter referred to as the "**Development Agreement**" in respect of the said premises with **M/S. SELLER MARK** a Proprietorship Firm, having its office at Kajal Apartment, Ground Floor, 265, Mahatma Gandhi Road, Police Station- Thakurpukur now Haridevpur, Kolkata-700104 , District- South 24 Parganas, represented by its sole Proprietress **SUMITA DAS GHOSH (PAN: AFXPD8777M) (Aadhaar No. 3783 3772 7341)** wife of Sri Bhaskar Das, residing at Baishali, 747 M.G.Road, P.O- Thakurpukur, Police Station- Haridevpur, Kolkata-700063, District- South 24 Parganas, which is registered before the A.D.S.R Behala and recorded therein Book No. I Volume No.1607-2023 Pages « to « being deed no.14431 for the year 2023. Being Part of the said agreement, the Principal is now desirous of appointing, nominating and constituting the Attorney herein as his true and lawful Attorney for and



on her behalf and in her names, place and stead to do the following acts, deeds, matters and things for smooth execution of the said agreement.

I the Owner herein do hereby nominate, appoint and **SUMITA DAS GHOSH (PAN: AFXPD8777M) (Aadhaar No. 3783 3772 7341)** wife of Sri Bhaskar Das, residing at Baishali, 747 M.G.Road, P.O-Thakurpukur, Police Station- Haridevpur, Kolkata-700063, District-South 24 Parganas proprietress of **M/S. SELLER MARK** a Proprietorship Firm, having its office at Kajal Apartment, Ground Floor, 265, Mahatma Gandhi Road, Police Station- Thakurpukur now Haridevpur, Kolkata-700104 , District- South 24 Parganas, to be our true and lawful **ATTORNEY** for me in my name to do and execute and perform or cause to be done executed and performed all or any of the following acts, deeds and things, that is to say;-

1. To defend, possess, manage and maintain the said premises and to construct the building upon the land at the said premises after demolishing the existing structures as per plan to be sanctioned by Kolkata Municipal Corporation in terms of the Development Agreement.
2. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration of any gift deed, declaration, amalgamation and to sign and execute deed to admit the execution thereof.
3. To erect boundary walls in and around of the said premises.



4. To apply for and obtain sanction of the building plan from the Kolkata Municipal Corporation and/or any other authorities and to sign and execute any such papers documents instruments that may be required in this regard.

5. To sign, execute and submit all applications maps plans specification and obtain the same thereof upon sanction in respect of any new plan and/or any modification or alterations thereafter upon the building plan sanctioned by the Kolkata Municipal Corporation and to sign and execute and submit any plan papers and documents and perform all the formalities and obligations as may be required or necessary from time to time.

6. To pay fees to obtain sanction and other records permission and/or consents from the necessary authorities as be necessary or required for modification, alteration and/or sanction of the plan and/or any utility serving and/or concerning the said premises and also to sign other documents as may be required by the authorities from time to time.

7. To appoint Engineers, Architects and their agent or agents and Sub-Contractors as the said Attorney shall think fit and proper and to make payment of his fees and charges of such Architects, Engineers and his agent or agents and/or sub-contractors, for and on behalf of the principal.

8. To apply for electricity, water, drainage, sewerage, telephone or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers



applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

9. To apply for and obtain licenses and permissions that may be necessary or be required for the purpose of installation and running of lift, generator for auxiliary power supply or for the purpose of having the drain of the said premises to be disconnected and/or connected to the municipal drain and for all or any of the purposes above mentioned to sign and execute all necessary papers.

10. To make supervise and construction of the building and/or structures according to the sanctioned building plan to be sanctioned by the competent authority in respect of the said premises as mentioned in Schedule hereunder and to that effect to get signed, pursue and collect on behalf of the Principal all such or relevant applications, drawings, documents and any representations of whatsoever manner or nature that is being sought to be done by the aforesaid department of the competent authority or by other and when necessary as and/or asked for.

11. To appear and represent the Principal before the Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served upon the Principal in respect of the said premises and to make representations, prefer appeals reviews and revisions and for that to sign and submit all papers appeals applications and papers and to appear and make representation for and on behalf of the Principal before the authorities concerned.

12. To appear and represent the Principal before the Kolkata Municipal Corporation, Kolkata Metropolitan Development Authority,



Fire Services Dept. West Bengal & Kolkata Police, C.E.S.C in connection with the said premises and to sign and execute all the papers and documents wherever necessary.

13. To apply for electricity, water, drainage, sewerage, telephone, lift or of any other utility in the said premises and/or to make alterations in the existing connection and to have disconnected the same and for that to sign answer execute and submit all papers applications documents and plans and to do all other acts, deeds and things as may be deemed fit and proper by the attorney.

14. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principal before the Kolkata Municipal Corporation & B.L. & L.R.O.

15. That my Attorneys shall sign and execute all Agreement(s), Deed(s) of conveyance, any declaration or any other documents and admit execution and present all such Agreements, Deeds and documents including Boundary declaration, Gift, deed of exchange, amalgamation, lease or such other documents etc., before the concerned Registration offices required for getting building plan sanction and to that effect to sign and execute all documents for complete registration unto and in favour purchaser or purchasers and to handover and/or deliver peaceful possession of the Developer's Allocation only in my name and on my behalf.

16. To appear and represent Principal before any Notary Public, Registrar of Assurances, District Registrar, Sub-Registrar or any other officer or officers having jurisdiction and to present for registration and have registered and performed all deeds, agreements, documents and instruments executed and signed by the



said Attorney in any manner concerning the developer's allocation of the said premises or any part thereof with undivided share of land and admit execution thereof.

17. To enter into agreement for sale, deed of conveyance, transfer or otherwise in respect of the Developer's allocation mentioned in the Development Agreement together with undivided proportionate share of the land of the said premises at a settled price to be settled by the attorney and to collect money from the intending Purchaser(s) and to grant receipt and acknowledge the payment.

18. To sign and execute any other deeds, documents, Agreements for Sale, Deed of Conveyance or Deed of Sale in respect of the Developer's allocation mentioned in Schedule "B" hereunder and morefully in the Development Agreement together with undivided proportionate share of the land of the said premises and to present the same for registration before the registering authority and to admit the execution thereof.

19. To receive money or moneys whether in advance or booking from time to time or at a time from the intending Purchaser or Purchasers in respect of the Developer's Allocation in terms of the said Development Agreement and to grant proper receipt and discharge thereof.

20. To deliver khas and vacant possession of the Developer's Allocation to the intending Purchaser or Purchasers.

21. Equitable mortgage may be created only out of Developer's Allocation only in respect of units/floors/ flats/ car parking spaces/ spaces of the intending Purchaser/s who wants to



purchase and/or buy the same from the Developer out of the Developer's Allocation and to make the Principal free from all encumbrances and liabilities whatsoever.

22. To sign execute and submit all declarations statements applications and affirm affidavits as may be necessary or required from time to time.

23. To commence prosecute enforce defend answer and oppose all actions and proceedings concerning in any way said premises or any part thereof including those relating to acquisition and/or requisition in which the principal is now or may hereafter be interested or concerned and if thought fit and compromise settle refer to arbitration abandon become non-suited submit to judgment in any action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue.

24. To sign and execute all papers and documents including negotiate with the tenant.

25. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.

26. To sign affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper or pleadings including applications under Article 226 of the Constitution of India in any suit action or proceedings relating to the said premises or any part thereof.



27. The Attorneys for and on behalf of the Principal, jointly or severally or any of them, shall sign and execute Agreement for Sale/s, Deed of Conveyance/s or any other documents including Declaration, Affidavits.

AND GENERALLY to do all acts and things concerning the powers herein conferred in respect of the said premises which the Principal could have done lawfully under owner own hands if present personally. And We the Principal do hereby agree ratify and confirm all acts, deeds and things whatsoever and the said Attorney shall do and/or cause to do in accordance herewith.

SCHEDULE 'A' AS REFERRED TO ABOVE

(i.e. the entire premises.)

ALL THAT piece and parcel of land measuring about 05 **Cottah 01 Chittack 33 sq.ft** be the same little more or less together with 200 sq.ft RTS thereon lying and situates at **Mouza- Purba Barisha**, Pargana Khaspur, Touzi No.235, J.L. No.23, R.S. No.43, pertaining to R.S & L.R Dag No.3652, R.S Khatian No. 2114 , L.R Khatian No. 12664, within the limits of Kolkata Municipal Corporation, P.S. Behala then Thakurpukur now Haridevpur, within Mahatma Gandhi Road, Kolkata- 700063, under Ward No. 124, Addl. District Sub Registrar at Behala, Dist. Sub Registrar at Alipore, in the District South 24 Parganas, together with all user and easement rights on the paths and passages and all other rights and facilities appurtenant thereto, which is butted and bounded as follows:

NORTH : Land pertaining to R.S Dag No. 3653
SOUTH : 16 ft wide K.M.C maintained Road.
EAST : Land pertaining to R.S Dag no. 3652
WEST : Land pertaining to R.S Dag no. 3652



IN WITNESS WHEREOF the parties hereunto put his respective hands on the 27th day of December two thousand and twenty three A.D.

WITNESSES:

1. *Soumen Ghosh*
192/5 M. G. Road
Thakurpukur
KOL-200104

Ashoke Kumar Ghata
.....
(SIGNATURES OF LAND OWNER).

SELLER MARK

Ashoke
Proprietor
.....

2. *Soumen Ghosh*
419. M. G. Road
Thakurpukur
KOL-63

(SIGNATURE OF THE ATTORNEY)

Read over, explained in Vernacular to the Parties and admitted to be correct and Drafted by me and prepared in my serasta as per instructions and documents supplied by the parties herein.,

Bimal Ch. Lahiri
Advocate
Alipore Judges Court, Kolkata- 700 027.
BIMAL CH. LAHIRI, M.A., LL.D.

Typed by me: *B. Mondal*
Advocate
Alipore Judges Court
Kolkata-700 027
Enrolment No.- WB/298/82
B.Mondal,
Aparajita, Kol-104



LEFT HAND					
RIGHT HAND					

NAME : Ashoke Kumar Saha.

SIGNATURE : Ashoke Kumar Saha.



LEFT HAND					
RIGHT HAND					

NAME : Sumita Das Ghosh

SIGNATURE :