1409/2020 I-1318/2020 (9)

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL A.R.A. IV AD 366587

1904/1/282141/2020

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheet attached to this document are the part of this document.

Additional Registrar of Assurances-IV, Kolkata

14 FEB 2020

Additional Registrar of Assurances-IV, Kolkata

POWER OF ATTORNEY AFTER EXECUTION OF REGISTERED DEVELOPMENT AGREEMENT

[1904/0/1305/202 ARA IV Kol IV]

KNOW ALL MEN BY THESE PRESENTS that We, **1. APARNA BISWAS (PAN- DGDPB3061C)** wife of **Late Sanjib Kumar Biswas**, by faith Hindu, by Occupation House Wife, by Nationality Indian, residing at 7, Rajdanga Road, Police Station- Kasba, District- South 24-Parganas, Kolkata - 700078, **2. SANCHAYAN BISWAS (PAN-**

ASMPB0068R), son of **Late Sanjib Kumar Biswas**, by faith Hindu, by Occupation-Other, by Nationality Indian, residing at 7, Rajdanga Road, Police Station Kasba, District South 24-Parganas, Kolkata - 700078, **3. SRI SANJAY KUMAR BISWAS (PAN-** BZBPB4072L **)**, son of Late Subodh Kumar Biswas, by faith Hindu, by occupation Household Managemnet, residing at 7 Rajdanga Road, P.S. Kasba, Kolkata- 700 078, **4. SRI SAROJ KUMAR BISWAS (PAN-** AJYPB6510D **)**, son of Late subodh Kumar Biswas by faith Hindu, by Occupation Service, residing at 7 Rajdanga Road, P.S. Kasba, Kolkata 700 078; hereinafter collectively called and referred to as the **OWNERS** (which expression shall unless excluded by or repugnant to the context be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) owner of the Schedule mentioned property.

WHEREAS Sanjib Kumar Biswas since deceased, **Sri Sanjoy Biswas,** and **Saroj Kumar Biswas** had entered into a Development Agreement dated 14/2/2020 ARA KOLKATA IV NO-1305/20 with **SRI DEBASHIS SEN (PAN- AKOPS7106H)**, son of Late S.N. Sen, residing at 84 Regent Estate, Kolkata- 700 092, to develop the Schedule mentioned property with certain terms and conditions mentioned therein. During the pendency of the said agreement Sanjib Kumar

Biswas expired leaving behind Aparna Biswas and Sanchayan Biswas as his heirs and successors and no other else and after demise of Sanjib Kumar Biswas his wife Aparna Biswas and son Sanchyan Biswas become the owners of 1/3rd undivided Share of Sanjib Kumar Biswas, since deceased, jointly in the Schedule mentioned property. Accordingly, we jointly become the owners of the schedule mentioned property with proportionate share.

AND WHEREAS We, have already entered into a registered Development Agreement in respect of the Schedule mentioned property ARA IV KOLKATA. On 14/2/2020 and being no. 1305 of 2020.

AND WHEREAS for the purpose of development it is necessary to appoint and nominate and constitute a fit and competent person who can complete the Development in accordance with sanctioned plan and therefore We do hereby nominate appoint and constituted **SRI DEBASHIS SEN**, son of Late S. N. Sen residing at 84, Regent Estate, Kolkata – 700 092, as our lawful constituted attorneys to execute and to do the following act and things on our behalf :

1. To appear before all Government Offices and Public Officers for taking all necessary steps relating to the schedule mentioned property.

2. To pay rent and imposition for upkeeping and safeguarding my interest in the undernoted schedule property.

3. To appear before KMC, B.L. & L.R.O., Collectorate, C.E.S.C. and/or any other Competent authority and to sign any document for mutation in connection with the schedule property and to pay Taxes, in respect thereof.

4. To represent us before settlement offices, to submit any documents, building plan before Kolkata Municipal Corporation and to appear in any hearing before the said authorities in connection with the said Development Agreement.

5. To appear before any Court of Law (Civil or Criminal) or Competent Authority for and on our behalf and to engage Advocate on our behalf in connection with the said Development Agreement.

6. To enter into and/or execute any Agreement for Sale, Deed of conveyances and/or to take all steps in respect of the **Developers' allocation** in terms of the **Development Agreement dated** 14/2/20 only and to admit and execute any documents relating to transfer of the property and to present the same before the competent officer at Registrar of Assurances, Kolkata or District Registrar and/or

Additional District Sub-Registrar and sign our names for and on our behalf as if We have signed our names.

7. To receive consideration money thereof on our behalf in respect of the **Developers' allocation** as mentioned in the Registered **Development Agreement dated** ...14/2/2020... NO:- ARA KOLKATA IV 1305/20

8. To apply permission if any under Ceiling and Regulation Act, 1976 and to swear affidavit and make application thereto.

9. To appoint Advocate and to file or defend any case or suit of any matter relating to all and or any part or portion of my share in undivided schedule mentioned property and to continue up to its finality. To engage Engineers, Architect in respect of the schedule mentioned property and to take all necessary steps for construction of the building. To pay all taxes, rates, charges and other outgoings ,payable for and on account of the said property. To apply for and obtain amalgamation of the said properties from KMC. To appear and represent us before all authorities ,including the KMC ,for finalization of annual valuation and to sign ,execute and submit all necessary papers in that regard .To sign and execute all plans, sketches, maps, forms, declarations relating to or in connection with application and obtaining sanction plan for the said property.

10. To apply for and obtain sanction for electricity, gas, sewerage ,drainage and any other utility required for the development of the said property and to submit, sign ,execute ,all necessary papers in that regard.

11. To apply for and pay fees in regard to any modifications, and/or alterations to original sanction plan and sign, execute and submit all papers in that regard.

12. To file suit, written statement prefer Appeal, Motion, Swear Affidavit, Counter Affidavit and to do all other Acts in our behalf.

AND GENERALLY to do all lawful Acts, Deeds and things which would be construed as our own acts, deeds and things done by ourselves if personally present.

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT part and parcel of the land admeasuring total 7 (Seven) Cottahs 8 (Eight) Chittacks 30 (Thirty) Square Feet, be the same a little more or less along with two storied old building measuring about 1400 Square Feet (700 Square Feet + 700 Square Feet) together with 200 Square Feet one R.T. Shed Kancha structure standing thereon which is comprised in and appertaining to Mouza Kasba Dak Rajdanga Gram, Dag Nos. 2738, 2739, 2742 of Khatian

No. 402, J.L. No. 13, Touzi No. 145, Premises No. 7, Rajdanga Road, Haltu, Kolkata – 700 078, Police Station Kasba, under Ward No. 107 of the Kolkata Municipal Corporation, District South 24-Parganas, which is butted and bounded by :-

ON THE NORTH	:	By others land and building;
ON THE SOUTH	:	By Rajdanga Road;
ON THE EAST	:	By Rajdanga Road;
ON THE WEST	:	By Rajdanga Road.

IN WITNESS WHERE OF We, do hereby execute this General Power of Attorney this the 14th day of February 2020 at Kolkata.

SIGNED, SEALED AND DELIVERED

in the presence of –

1. Aparna Biswas
2. Sanchayan Biswas
3. Sanjay Biswas
4. Sarojkr. Biswas

WITNESS :

1. Arbal Das
12, Old Post office St
Kol - 700001

2. Janehuli Biswas
7, Rajdanga Main
Road Kolkata - 107.

SIGNATURE OF THE EXECUTANT

I do hereby accept this Power

SIGNATURE OF THE ATTORNEY

Drafted by
Triptimoy Talukder
Triptimoy Talukder, Advocate
12, Old Post Office Street,
Kolkata 700 001 W.B. 927/95

Endorsement For Deed Number : I - 190401318 / 2020

On 14-02-2020

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 15:54 hrs on 14-02-2020, at the Office of the A.R.A. - IV KOLKATA by Mr DEBASHIS SEN ,Claimant.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 3,56,24,437/-

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

Execution is admitted on 14/02/2020 by 1. Mr APARNA BISWAS, Late SANJIB KUMAR BISWAS, 7, RAJDANGA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession House wife, 2. Mr SANCHAYAN BISWAS, Son of Late SANJIB KUMAR BISWAS, 7, RAJDANGA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 3. Mr SANJOY BISWAS, Son of Late SUBODH KUMAR BISWAS, 7,RAJDANGA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Others, 4. Mr SAROJ KUMAR BISWAS, Son of Late SUBODH KUMAR BISWAS, 7, RAJDANGA ROAD, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700078, by caste Hindu, by Profession Service, 5. Mr DEBASHIS SEN, Son of Late S SEN, 84, REGENT ESTATE, P.O: REGENT PARK, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Business

Indetified by Mr SIBENDRA NATH SIL, , , Son of Mr BHUBAN CHANDRA SIL, , BALLY, P.O: BALLY, Thana: Bally, , Howrah, WEST BENGAL, India, PIN - 711227, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73/- (E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/-) and Registration Fees paid by Cash Rs 73/-

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 188798, Amount: Rs.100/-, Date of Purchase: 13/02/2020, Vendor name: S Mukherjee

Tridip Misra

Tridip Misra
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

rtificate of Registration under section 60 and Rule 69.

egistered in Book - I

olume number 1904-2020, Page from 94970 to 95000

eing No 190401318 for the year 2020.

Seal of the Additional Registrar of Assurances-II, Kolkata

Digitally signed by TRIDIP MISRA
Date: 2020.02.24 19:15:23 +05:30
Reason: Digital Signing of Deed.

Tridip Misra) 2020/02/24 07:15:23 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - IV KOLKATA

Vest Bengal.

(This document is digitally signed.)