20619/2022

20524/2022

भारतीय गैर न्यायिक

भारत

पचास रुपये

FIFTY RUPEES

रु.50

Rs.50

सत्यमेव जयते

INDIA

INDIA NON JUDICIAL

A.R.A. IV

পশ্চিমবঙ্গ पश्चिम बंगाल WEST BENGAL

AE 707201

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

Additional Registrar of Assurances-IV, Kolkata

Additional Registrar of Assurances-IV, Kolkata

21 DEC 2022

POWER OF ATTORNEY

In connection with Development Agreement No.1305/2020, ARA-IV, Kolkata

TO ALL WHOM THESE PRESENTS shall come **M/S PIONEER ENTERPRISE**, a proprietorship concern having its office at Ground Floor, 772, Jessore Road, Green Park , Block-"A", Lake Town, Kolkata-700055, represented by **ASHOK KUMAR GHOSH ROY, (PAN-ADCPG5904G), (Aadhaar No.5809 6557 8604)** son of Late Nirmal Kumar Ghosh Roy, aged about 57 years, by faith-Hindu, by Occupation-Business, by Nationality-Indian, permanent place of residence at 40, Green Park, Block-"A", Lake Town, Kolkata-700055 **SENDS GREETINGS** :-

WHEREAS on 14th February, 2020 Pioneer Enterprise along with Debashis Sen entered into a Development Agreement being No.I-1305/2020 registered in the office of ARA-IV, Kolkata, and recorded in Book No.-I, Volume No.1904-2020, pages from 96325 to 96385, in respect of the schedule mentioned property with the land owners Aparna Biswas & Others for construction of Multi-Storied building therein. The Land owners also executed a Registered Development power of Attorney, Being No.I-1318/2020, registered in the office of ARA-IV and recorded in Book No.-I, Volume No. 1904-2020, pages from 94970-95000, on 14th February, 2020. Empowering Debashis Sen as their constituted Attorney.

AND WHEREAS due to my personal difficulties it is not possible for me to look after the day to day affairs and business of the project, so it is necessary for me to appoint nominate and constitute an attorney for the purposes hereinafter mentioned.

NOW THESE PRESENTS WITNESS that I, do hereby nominate, constitute and appoint **SRI DEBASHIS SEN, (PAN-KOPS7106H), (Aadhaar No.4808 5395 7956)**, son of Late S. N. Sen, at present residing at 125, Jodhpur Park, Kolkata-700068 previously residing at 84, Regent Estate, Kolkata-700092, (hereinafter referred to as the "**ATTORNEY**"), to be my true and lawful Attorney and on my behalf to do the following acts, deeds or things regarding that is to say:-

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 up keeping and safeguarding my interest in the under noted 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 me 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 my behalf and to engage Advocate on my 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 14/2/2020 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 my name for and on my behalf as if I have signed my name.

7. To receive consideration money thereof on my behalf in respect of the Developers' Allocation as mentioned in the Registered Development Agreement dated 14/2/2020, in the office of ARA-IV, Kolkata, Being No.1305/2020.

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 terms of Development Agreement over the 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 me 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, Draining 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 my behalf.

13. The Attorneys will be empowered to sign in any agreement for sale, Deed of Conveyance and to accept Sale Consideration on my behalf upon valid receipt and must ~~to~~ deposit the Sale Consideration in my Bank accounts.

14. Be it specifically stated that the schedule mentioned property is not Notified property and/or situated within the Notified and Cantonment area and no embargo arid/or restriction has been imposed by the local Authority/Competent Authority/Govt. Authority for transferring the land/flat in question and if restriction prevails, in that event principal will be held responsible for that.

15. Be it noted that this Power of Attorney is being granted in favour of the Attorney without any consideration and no interest or right of the Attorney is created on the Schedule mentioned property which is the subject matter of this Power of Attorney and that further the said Attorney shall not hereby have obtained or have power to make any construction, development work on the said property.

16. This Power of Attorney is revocable.

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

THE SCHEDULE "A" ABOVE REFERRED TO

ALL THAT part and parcel of the land admeasuring total 7 (Seven) Cottahs 8 (Eight) Chittaks 30 (Thirty) Square Feet, be the same a little more or less along with two storied old building measuring about 1400 Squre Feet (700 square Feet + 700 Square Feet) together with 200 Squre Feet one R.T. Shed Kancha Structure standing thereon which is comprised in and apperating to Mouza Kasba Dak Rajdanga Gram, Dag Nos. 2728, 2739, 2742 of Khatian No. 402, J.L. No. 13, Touzi No. 145, Premises No. 7, Rajdanga Road, Haltu, Kolkata- 700078, P.S.- 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;

I, hereby ratify and confirm and agree to ratify and confirm whatsoever the said Attorney shall lawfully do or cause to fee done in or about the premises by virtue of these Presents.

Major Information of the Deed

Deed No :	I-1904-20524/2022	Date of Registration	21/12/2022
Query No / Year	1904-2003391815/2022	Office where deed is registered	
Query Date	30/11/2022 4:29:36 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	Triptimoy Talukdar Kolkata,Thana : Karaya, District : Kolkata, WEST BENGAL, Mobile No. : 9804403679, Status :Advocate		
Transaction		Additional Transaction	
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value		Market Value	
		Rs. 2,08,49,515/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(d))		Rs. 73/- (Article:E)	
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Rajdanga Main Road, Road Zone : (On R.B. Connector -- On R.B. Connector) , , Premises No: 7, , Ward No: 107 Pin Code : 700078

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu		3 Katha 12 Chatak 15 Sq Ft		2,03,62,502/-	Property is on Road
	Grand Total :				6.2219Dec	0 /-	203,62,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	0/-	4,60,688/-	Structure Type: Structure
	Gr. Floor, Area of floor :350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete Floor No: 1, Area of floor : 350 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete				
S2	On Land L1	100 Sq Ft.	0/-	26,325/-	Structure Type: Structure
	Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tin Shed, Extent of Completion: Complete				
	Total :	800 sq ft	0 /-	4,87,013 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	**MS Pioneer Enterprise** 772, Jessore Road,, City:- , P.O:- Green Park, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 , PAN No.:: ADxxxxxx4G,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative, Executed by: Representative

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Debashis Sen Son of Late S N Sen Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office	 21/12/2022	 LTI 21/12/2022	21/12/2022
	Son of Late S N Sen 772, Jessore Road, Green Park, Block-A, City:-, P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AKxxxxxx6H, Aadhaar No: 48xxxxxxxx7956, Status :Individual, Executed by: Self, Date of Execution: 21/12/2022 , Admitted by: Self, Date of Admission: 21/12/2022 ,Place : Office			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Ashok Kumar Ghosh Roy (Presentant) Son of Late Nirmal Chandra Ghosh Roy Date of Execution - 21/12/2022, , Admitted by: Self, Date of Admission: 21/12/2022, Place of Admission of Execution: Office	 Dec 21 2022 4:11PM	 LTI 21/12/2022	21/12/2022
	40, Green Park,, City:- , P.O:- Lake Town, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx4G, Aadhaar No: 58xxxxxxxx8604 Status : Representative, Representative of : MS Pioneer Enterprise (as Represented)			

This Power of Attorney shall be valid from the period of time commencing on 21/12/22 and shall continue to be in effect till revoked in writing by me.

WITNESSES :-

1. Subal Ch. Das
12, Old post office st
Kol - 700001
2. Biswajit Chatterjee
Kol - 700057

SIGNATURE OF THE PRINCIPAL

SIGNATURE OF THE ATTORNEY

Triptimoy Talukder
Adv.
WB/927/93
High Court

Endorsement For Deed Number : I - 190420524 / 2022

On 21-12-2022

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 (d) of Indian Stamp Act 1899.

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

Presented for registration at 15:11 hrs on 21-12-2022, at the Office of the A.R.A. - IV KOLKATA by Shri Ashok Kumar Ghosh Roy ,.

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

Execution is admitted on 21/12/2022 by Shri Debashis Sen, Son of Late S N Sen, 772, Jessore Road, Green Park, Block-A, P.O: Lake Town, Thana: Lake Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700055, by caste Hindu, by Profession Business

Indetified by Mr Subal Chandra Das, , , Son of Late Sudhir Chandra Das, Ganney Gangadharpur,, P.O: Vivekanandapur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 21-12-2022 by Shri Ashok Kumar Ghosh Roy, Represented, MS Pioneer Enterprise, 772, Jessore Road,, City:- , P.O:- Green Park, P.S:-Lake Town, District:-North 24-Parganas, West Bengal, India, PIN:- 700055

Indetified by Mr Subal Chandra Das, , , Son of Late Sudhir Chandra Das, Ganney Gangadharpur,, P.O: Vivekanandapur, Thana: Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700141, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 7.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 114915, Amount: Rs.50.00/-, Date of Purchase: 29/09/2022, Vendor name: S Mukherjee

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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2022, Page from 1171762 to 1171777

being No 190420524 for the year 2022.

Seal of the Additional Registrar of Assurances-IV, Kolkata

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2022.12.23 11:35:27 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 2022/12/23 11:35:27 AM

ADDITIONAL REGISTRAR OF ASSURANCE

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

West Bengal.

(This document is digitally signed.)