



पश्चिम बंगाल WEST BENGAL

AG 337297

7/10/21  
6/8/21 2039047

Certified that the document is admitted to  
registration. The signature sheets and  
the endorsement sheets attached with the  
document are correct.

*He*

05 OCT 2021

Register-III  
Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTERED DEVELOPMENT**  
**AGREEMENT**

**KNOW ALL THESE MEN BY THESE PRESENTS** that We (1)

**SRI ANUPAM GHOSH (PAN- ADPPG9039B, Aadhaar No.**

**9621 8549 6231, Mobile No. 86974 68646) by Religion-**

Hindu, by Nationality-Indian, by Occupation - Retired Person, residing at 20, New Santoshpur Main Road, P. O.- Santoshpur, P. S.- Survey Park, Kolkata-700075, **(2) SRI RATAN KUMAR GHOSH** (PAN-ADYPG2346Q, Aadhaar No.-4216 2749 6930, Mobile No.85828 32088) by Religion- Hindu, by Nationality - Indian, by Occupation - Retired Person, residing at 7F, Avenue East 1<sup>st</sup> Street, Modern Park, P. O.- Santoshpur, P. S.- Survey Park, Kolkata-700075, **(3) SRI DIBAKAR GHOSH** (PAN-AUZPG7707R, Aadhaar No. 5343 6563 1073, Mobile No. 90078 77566) by Religion-Hindu, by Nationality - Indian, by Occupation - Business, residing at 20, New Santoshpur Main Road, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, **(4) SRI SATADAL GHOSH** (PAN- ADTPG4210A, Aadhaar No. 2417 9086 2441, Mobile No. 98309 08921 by Religion- Hindu, by Nationality - Indian, by Occupation -Business, residing at- 52, Jheel Road, Vivek Sangha, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, and **(5) SRI CHINMOY GHOSH** (PAN-AUAPG8417F, Aadhaar No. 4043-0374 6812, Mobile No.9830824179 by Religion - Hindu, by Nationality - Indian, by Occupation - Business,



residing at 20, New Santoshpur Main Road, P.O.- Santoshpur, P.S.- Survey Park, Kolkata-700075, all are sons of Late Manoranjan Ghosh, hereinafter jointly called and known as the "**LANDOWNERS**" send the following greetings:

**WHEREAS** we are the absolute owners of land measuring an area of **06 Cottahs 01 Chittack 00 Square feet** be the same a little more or less under Mouza-Santoshpur, J.L. No. 22, Touzi No. 151, C. S. Khatian No. 286, C.S. Dag No. 538, R. S. Khatian No. 108, R. S. Dag No. 608, Police Station- Purba Jadavpur now Survey Park, within the limits of the Kolkata Municipal Corporation, **K.M.C. Premises No. 127, Santoshpur Avenue** (Mailing address-20, New Santoshpur Main Road), Kolkata-700075, having its **Assessee No. 31-104-35-0127-0**, District- South 24 Parganas, together with right of easement, all common facilities and amenities and annexed thereto, more fully and particularly described in the "**SCHEDULE**" hereunder written.

AND WHEREAS by a Registered Agreement for Development, between the **LANDOWNERS** herein and the **DEVELOPER** herein, was executed in the office of the D. S. R.-----, on this 05<sup>th</sup> day of October, 2021 and recorded in its Book No.-I, C. D. Volume No.-----, at pages from ----- to ----- being No. 09136 for the year 2021, we the aforesaid appointers herein have entered into one Registered Agreement for Development in respect of the aforesaid property under construction of **G+IV** storied residential building with lift facility thereon with **M/S. JAYA CONSTRUCTION**, a Proprietorship Firm having its registered office at 53, New Santoshpur Main Road, P. O.-Santoshpur, P. S.-Survey Park, Kolkata-700075, represented by it's sole proprietor **SRI ASHOK KUMAR GHOSH** (PAN-**AFWPG7145P**, Aadhaar No. **3291 3663 6062**, Mobile No.-**98303-59862**), son of Late Murari Mohan Ghosh, by Religion-Hindu, by Nationality-Indian, by Occupation-Business, residing at 125/4, Santoshpur Avenue, P. O.-Santoshpur, P. S.-Survey Park, Kolkata-700075, for the consideration and other terms and conditions therein contained.

*Aswathy Chandy*

NOW KNOW WE ALL MEN BY THESE PRESENTS that we the appointers abovenamed doth hereby make, nominate, constitute retain and appoint and have made nominated, constituted, retained and appointed the said **M/S. JAYA CONSTRUCTION**, a Proprietorship Firm having its registered office at 53, New Santoshpur Main Road, P. O.-Santoshpur, P. S.-Survey Park, Kolkata-700075, represented by it's sole proprietor **SRI ASHOK KUMAR GHOSH** (PAN-**AFWPG7145P**, Aadhaar No. **3291 3663 6062**, Mobile No. **98303 59862**), son of Late Murari Mohan Ghosh, by Religion-Hindu, by Nationality-Indian, by Occupation-Business, residing at 125/4, Santoshpur Avenue, P. O.-Santoshpur, P. S.-Survey Park, Kolkata-700075, (hereinafter referred to as the said **ATTORNEY**) to act in our name and on our behalf and to do all or any of the Acts, Deeds, matters and things namely :-

1. To enter upon, hold, occupy and possess the said land measuring an area of 06 Cottahs 01 Chittack 00 Square feet be the same a little more or less under Mouza-Santoshpur, J.L. No. 22, Touzi No. 151, C. S. Khatian

No. 286, C.S. Dag No. 538, R.S. Khatian No. 108, R.S. Dag No. 608, Police Station- Purba Jadavpur now Survey Park, within the limits of the Kolkata Municipal Corporation, K.M.C. **Premises No. 127, Santoshpur Avenue** (Mailing address 20, New Santoshpur Main Road), Kolkata-700075 having its **Assessee No. 31-104-35-0127-0**, District- South 24 Parganas, together with right of easement, all common facilities and amenities and annexed thereto, more fully and particularly described in the **SCHEDULE** hereunder written (hereinafter referred as the "Said Premises") and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.

2. To take charge or look after, manage and administer the said property or portion thereof as the said attorney shall think proper.



3. To appear and represent the Appointers before the Kolkata Municipal Corporation, authorities Police authorities, Fire Brigade Authority, WBSEDCL Authorities, Urban land ceiling Authorities and other Government Authorities and/or departments. Central or State in connection with the development of the said premises and/or construction of the proposed new building and further to sign execute and deliver all necessary letters, statements, applications, declaration and other papers and documents and to do all acts deeds matters and things as the said Attorney shall think proper.
4. To demolish or cause to be demolished the sheds, and other structure whatsoever laying erected at the said premises or portions thereof.
5. To apply for and obtain all necessary sanctions, permissions. No objection and clearances from the appropriate Government Authorities and/or departments including necessary sanction of plan from

the Kolkata Municipal Corporation, authorities for development of the said premises and/or construction of the new building in or upon the land comprised in the said premises or portion thereof and for the said purpose to do all acts deeds matter and things as the said Attorney shall think proper.

6. To apply for and obtain all necessary maps, plans, sketches, diagrams, elevations and other specifications duly sanctioned and/or approved by the Kolkata Municipal Corporation authorities and other Government authorities, Fire Brigade Authorities, Police Authorities, and/or departments as any from time to time be necessary or required for the development of the said premises and/or demolition of the existing structures comprised in the said premises and/or construction of the new buildings or other structures in or upon the land comprised in the said premises and for the said purpose to sign execute and deliver all applications, maps, plans or other papers and documents as also to do all acts deeds



matters and things as the said Attorney shall think proper.

7. To apply for and obtain water, sewerage, telephone, telex, electricity, gas and other public utility services, in or upon the said premises and/or the new building and other structures that may hereafter be created and the same in such more or names as the said Attorneys or they shall think proper and for the said purpose to sign execute and deliver necessary applications, papers, letters, documents, declarations, undertakings and bonds also to do all acts deed matters and things as the said Attorney shall think proper.
8. To apply for and obtain necessary permissions and/or no objection certificates from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 and/or to obtain necessary Income Tax clearance certificate under the provisions of Section 130A(1) of the Income Tax Act 1961, and/or no objection certificate under the provisions of chapter XXC of the Income Tax

Act 1961 and for the said the purpose to sign execute and deliver all papers, application and documents and to do all acts, deeds matters and things as the said Attorney shall think proper.

9. To undertake and carry out the development of the said premises and / or construction of the proposed building and other structures in or upon the land comprised in the said premises after<sup>1</sup> demolishing the existing structures comprised therein as per the plan as may be sanctioned by the Kolkata Municipal Corporation and for the said purpose to sign execute and deliver all papers and documents as also to do all acts deeds matters and things.
10. To institute and/or prosecute all or any suits, appeals, revisions, writ petition and other legal proceedings or litigations civil or criminal in the appropriate courts of law in connection with the said premises and / or the development thereof and/or construction of the proposed new buildings and other structures in or upon

the land comprised in the said premises as per the plan to be sanctioned by the Kolkata Municipal Corporation, and for the said purpose to do all acts deed matters and things as the said Attorney shall think proper.

11. To defend and/or contest all or any suits, appeals, revisions, applications and other litigations and legal proceedings civil or criminal in any court of law concerning or relation to the said premises and/or the land comprised therein and/or construction of the proposed new building and for the said purpose to do all deeds matters and things as the said Attorney shall think proper.
12. To sign execute affirm and verify all complaints, written statements, affidavits, application, writ petition and other papers and documents as may from time to time be necessary or required for prosecuting and/or defending all or any legal proceedings and/or litigations on the said Attorney shall think proper.



13. To settle and/or compromise all or any disputes or differences and/or suits or litigations and the legal proceedings concerning or relating to the said premises or portions thereof and/or the construction of the proposed new buildings and the same on such terms and condition and for such consideration as the said Attorney shall think proper.
14. To refer all or any disputes concerning or relating to the said premises or portions thereof and/or the development thereof and/or construction of the proposed new buildings to proper Court of law.
15. To retain an appoint advocates and lawyers for prosecuting and/or defending all or any legal proceedings and / or litigations and for the said purpose to sign execute and deliver Vakalatnama and other authority letters and further to revoke such appointment as the said attorney think proper.

16. To retain and appoint architects, engineers, contractor, Masons, Mistries, Electricians, Plumbers and Security Guard and other employees or staff for carrying out the development of the by said premises and the same for such salaries or remuneration and on such terms and conditions as the said Attorney shall think proper.
17. From time to time to apply for and have the sanctioned plan modified, renewed, varied and/or rectified by the Kolkata Municipal Corporation and for the said purpose to pay necessary charges as also to do all acts deeds matters and things as the said attorney shall think proper.
18. Save and except the Owners' Allocation portion the said attorney may enter into negotiation as also agreements and contracts for sale on ownership basis or otherwise the flats and other spaces of the developer's allocated portion only of the proposed new building to be erected in or upon the land comprised in the said premises.

19. To receive realise and recover the amounts of earnest money and/or part payments and/or consideration money for and on account of sale of flats, and other spaces of the Developer's allocation and also to issue valid and effective receipts and discharges for the same and for the said purpose to do all acts deeds matters and things as the said Attorney shall think proper.
20. To sign and execute Agreement for Sale, Deed of Conveyance documents and papers for sale on ownership basis or otherwise transfer or disposal or the several flats and other saleable spaces of the developer's allocated portion of the proposed buildings and for the said purpose to do all acts deeds matters and things for only Developer's allocation.
21. Only after handing over peaceful possession of owner's allocated portion, to appear before the appropriate registration authority and to present the agreements for sale, sale deeds, transfer deeds and other deeds, documents and papers concerning or relating to the flats



or other saleable spaces of the proposed buildings and to admit the execution thereof and to do all acts deeds matters and things as may be necessary or required for the completion of registration there for only Developer's Allocation.

22. To retain and appoint one or more labour contractor & suppliers to carry out all or any of the acts deeds matters and things as hereinbefore stated and further to revoke and cancel such appointment as the said attorney shall think proper at his own risk and responsibility.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises and as the said attorney shall think proper.

**AND** we the said **APPOINTERS** above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID LAND)

ALL THAT piece and parcel of land measuring an area of 06 Cottahs 01 Chittack 00 Square feet be the same a little more or less under Mouza- Santoshpur, J.L. No. 22, Touzi No. 151, C. S. Khatian No. 286, C.S. Dag No. 538, R.S. Khatian No. 108, R.S. Dag No. 608, Police Station- Purba Jadavpur now Survey Park, within the limits of the Kolkata Municipal Corporation, K.M.C. **Premises No. 127, Santoshpur Avenue** (Mailing address-20, New Santoshpur Main Road), Kolkata-700075 having its **Assessee No. 31-104-35-0127-0**, District- South 24 Parganas, together with right of easement, all common facilities and amenities and annexed thereto, which is butted and bounded as follows :

**On the NORTH** :: 20'-0" wide K. M. C. Black Top Road;

**On the SOUTH** :: Land of Bata Krishna Ghosh;

**On the EAST** :: Land of Chitta Chatterjee in Dag No. 538;

**On the WEST** :: Land of Makhanlal Dutta in Dag No. 538;

IN WITNESS WHEREOF, We, the Principals above named  
and attesting have hereunto set our hands and seals on this the 03<sup>rd</sup> day of October  
2021 (Two Thousand Twenty One).

SIGNED, SEALED AND DELIVERED;  
Signed, Sealed and Delivered  
by the Principals abovenamed  
at Kolkata in presence of

WITNESSES

1) Subholl Rait  
member for marginal region  
13-20000 per  
KOL-153

1. Anupam Ghosh
2. Ratna Kumar Ghosh
3. Dilan Bar Ghosh
4. Jitadal Ghosh
5. Channing Ghosh

Signature of the EXECUTANTS  
(PRINCIPAL)

2) Krishna Gopal Biswas  
82, Nabannagar.  
KOL-32.

FOR JAVA CONSTRUCTION

Ashwheemayh  
Proprietor

Signature of the ATTORNEY  
(DEVELOPER)

Drafted & prepared by me:  
Japan Chakraborty  
Regd No. WB/2691/99

Advocate, Alipore Police Court  
Kolkata-700 027

Typed by me:



### Major Information of the Deed

Deed No. :	I-1603-09180/2021	Date of Registration	05/10/2021
Query No / Year	1603-8002039647/2021	Office where deed is registered	
Query Date	05/10/2021 2:26:42 PM	1603-8002039647/2021	
Applicant Name, Address & Other Details	SUBHASH DUTTA LASKARPUR NARKELBAGAN, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, PIN - 700153, Mobile No. : 9836307797, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set-Forth value	Market Value		
Rs. 2/-	Rs. 2,06,74,772/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160309136/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Santoshpur Avenue, , Premises No: 127, , Ward No: 104 Pin Code : 700075

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	6 Katha 1 Chatak	1/-	1,99,99,772/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				10.0031Dec	1 /-	199,99,772 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	1 /-	6,75,000 /-	

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 308356 to 308395  
being No 160309180 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.11.22 18:04:53 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/11/22 06:04:53 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2021, Page from 308356 to 308395  
being No 160309180 for the year 2021.



*Dhar*

Digitally signed by DEBASISH DHAR  
Date: 2021.11.22 18:04:53 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2021/11/22 06:04:53 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)