

4412/2024

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D-4236/2024

भारतीय गैर न्यायिक

पचास  
रुपये  
₹.50

भारत

FIFTY  
RUPEES  
Rs.50

INDIA NON JUDICIAL

Certified that this document is  
admitted to Registration. The  
signature and stamp attached to the  
document are part of this document.

Additional Dist. Sub Registrar  
Sealdah  
5-11-24

পশ্চিমবঙ্গ পশ্চিম বঙ্গ WEST BENGAL

Q. 800200729 2024

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I, 1) SMT. MAYA RANI KUNDU (PAN CZHPK1797G, AADHAAR NO. 3405 3156 5766) wife of Late Sadhu Lal Kundu, of 18 No. Sir Gurudas Road, Police Station - Phool Bagan, Kolkata - 700054, is the Owner of ALL THAT piece and parcel of a Thika Tenanted Land measuring about 4Cottahs of Land be the same a little more or less and the Owner of the old dilapidated 400 Sq.ft. structure standing thereon which is lying and situated at Premises No. 18, Sir Gurudas Road, Post Office & Police Station - Phool Bagan, Kolkata - 700054, Ward No. 030, within the local limits of Kolkata Municipal Corporation, A.D.S.R. Sealdah, Dist- 24 Parganas (South), described in Schedule "A" hereunder written.

WHEREAS by a Development Agreement dated 11/05/2018, executed by me as owner of the ONE PART and **CHANCHAL KUMAR DEY, (Aadhaar No.7108 7246 7538)**, son of Shyamal Kumar Dey, residing at Block 8, Flat, 10, 45/1, Kankurgachi 2<sup>nd</sup> Lane, Post Office - Kankurgachi, Police Station - Phool Bagan, Kolkata - 700054, hereinafter called and referred to as the **DEVELOPER** of the **OTHER PART**, I have appointed the Developer to develop the said property, morefully and particularly detailed below in the Schedule on the basis if the terms and conditions contained in the said Registered Development Agreement dated **11/05/2018**, registered in the Office of the **A.D.S.R. Sealdah, South 24 Parganas** and recorded in Book No. - **I**, Volume No. **1606-2018**, Being Deed No. **02013** for the Year **2018**.

AND WHEREAS to give the said Agreement, it is necessary to execute a Power of Attorney in favour of the Developer to complete the said project at the earliest.

NOW THESE PRESENTS WITNESSTH that I, **1) SMT. MAYA RANI KUNDU (PAN CZHPK1797G, AADHAAR NO. 3405 3156 5766)** wife of Late Sadhu LalKundu, of 18 No. Sir Gurudas Road, Police Station - Phool Bagan, Kolkata - 700054, do hereby nominate, constitute and appoint **1) CHANCHAL KUMAR DEY, (Aadhaar No.7108 7246 7538)**, son of Shyamal Kumar Dey, residing at Block 8, Flat, 10, 45/1, Kankurgachi 2<sup>nd</sup> Lane, Post Office - Kankurgachi, Police Station - Phool Bagan, Kolkata - 700054, to be MY true and lawfully Attorney to do and execute and perform all or any of the following deeds, matters and things in respect of the property, detailed below in the Schedule.

- To take necessary steps to look after the said property detailed below in the Schedule "A" during the period of Construction.

- To seek Completion Certificate and/or Occupation Certificate in respect of the said building after completion of the project.
- To enter into and conclude any Agreement for Lease, Deed of Lease, Transfer, Lease etc. in respect of the allotment of the Developer mentioned in the Schedule "C" only to any Lessee or Transferee at such price which MY said Attorney in my absolute discretion thinks proper and/or cancel and/or repudiate the same in respect of the Developer's Allocation together with proportionate share of land as mentioned in the Registered Development Agreement mentioned above.
- To receive from the Lessee or Transferee any earnest money, booking money, and/or balance of consideration money and premium money in respect of the Lease/transfer of Developer's Allocation mentioned in the Schedule "C" together with all proportionate share of land and to issue valid receipt for the same.
- To sign and execute all deeds instruments which MY said Attorney shall consider necessary in respect of the Developer's Allocation and to do all other work for conveying the said property allotted to the Developer as I could do ourselves of personally present.
- To seek loan from any concerned authority or bank, to Lease out or to give Lease of the Developer's Allocation, without the Thika Owner's prior permission or authority.
- To present any such Lease or Leases or any other Deed of Transfer, Lease or any other Document for registration in respect of the Developer's Allotment and to Admit Execution and receipt of Consideration before the Registrar or

Sub-Registrar having authority for and to have the said deed registered according to law in respect of the Developer's Allotment.

- To obtain clearance certificate from any competent authority to complete the construction of the building according to the Plan sanctioned by the Kolkata Municipal Corporation.
- To approach, appear, represent and carry on correspondence with any author and to deposit requisite amounts before any authority or authorities including Government, Municipalities, town planning departments etc. in connection with the development, construction and/or completion of the said project.
- To do all things necessary for the construction of the Building as per sanctioned plan and to apply for and obtain from the competent authority any permits for cement, steel and other materials, or any other things which are necessary for carrying out the said construction work on my behalf.
- To apply for and to execute necessary document on MY behalf as and when required to obtain electricity, water connection drainage connection from the competent authority and to execute necessary documents for installation of electrical equipment and/or supply of water to the entire premises and to install separate electric meters for apartment after completion of construction of building.
- To take necessary steps before the Competent Court of Law if required in respect of MY property to save MY right, title and interest and to appoint any Lawyer, Advocate on my behalf before the Ld. Court and sign and verify and execute all pleadings, Affidavits, Petitions, Representations, Appeals, Revisions, Review Petitions in connections with any suit, proceeding, appeal,

revision, reviews before any Judicial Authority, or any other person for and on my behalf.

- To represent me before all the office concern and to sign and execute all papers, documents on MY behalf. in respect of the property detailed below in the Schedule, and to appear in all hearing before the competent authority and/or to file any objection or appeal on my behalf or to file any objection against the excess valuation if any by the Kolkata Municipal Corporation and/or to prepare any appeal before the appropriate authority and to represent me in any hearing of any case before any authority in respect of the property detailed below in the Schedule.
- To demolish the existing building for construction of new building according to sanction plan at your risk and cost.
- Generally to do and perform all acts, deeds, things, maters necessary for all or any of the aforesaid purposes and to give full effect thereto.
- I hereby agree to ratify and confirm whatsoever the said attorney shall do in relation to the premises by virtue of these presents and I hereby declare that I shall not do anything inconsistent with the Power of Attorney.
- To do all other works to Develop the said property and to construct building thereon as per sanction plan which MY constituted Attorney shall lawfully think, fit and proper.
- I, hereby declare that the power and authorities hereby granted till the said property developed as per Development Agreement dated 01/05/2018, and in accordance with the statutory provisions, rules and regulations and/or conveyance of the flats are conveyed to the proposed Purchasers/Lessee in

respect of the Allotment/Allocation of the Developer mentioned in the Development Agreement which was registered in the office of the A.D.S.R. at Sealdah, South 24 Parganas and recorded in Book No. I, Volume No. 1606-2018 Being No. 02013 for the year 2018.

AND I, do hereby agree and ratify all acts, deeds, matters and things lawfully done by my said Attorney which shall be construed as act, deeds, matters and things done by me and I undertake to ratify and confirm all and whatsoever MY said Attorney shall lawfully do or caused to be done for as by virtue of the power hereunder given.

**SCHEDULE "A" REFERRED TO ABOVE**

**ALL THAT** piece and parcel of a Thika Tenanted Land measuring about 4Cottahs of Land be the same a little more or less and the Owner of the old dilapidated 400 Sq.ft. structure standing thereon which is lying and situated at Premises No. **ALL THAT** piece and parcel of a Thika Tenanted Land measuring about 4Cottahs of Land be the same a little more or less and the Owner of the old dilapidated 400 Sq.ft. structure standing thereon which is lying and situated at Premises No. 18, Sir Gurudas Road, Post Office & Police Station - Phool Bagan, Kolkata - 700054, Ward No. 030, within the local limits of Kolkata Municipal Corporation,, A.D.S.R. Sealdah, Dist - 24 Parganas (South), which are butted and bounded as follows :-

ON THE NORTH : *By House of Tarubabla Sahar Bari;*

ON THE SOUTH : *By House of Nishikanta Ghosh Chowdhuri;*

ON THE EAST : *By Land of Namita Rani KarBhowmick;*

ON THE WEST : *By Sir Gurudas Road;*

**SCHEDULE "B" REFERRED TO ABOVE**

**THIKA OWNER' ALLOCATION** : shall mean 50% ratio of the entire construction area, out of which the Thika owner/ 1<sup>st</sup> Party shall be allotted with 50% percent ratio till to G + 2 Building. If another floor may be Constructed then the owner shall get 40 % of the entire construction area. And further that amount of **Rs. 3,00,000/- (Rupees Three Lac)** only forfeit money which shall be given by the Developer in the following manner :-

\* AT THE TIME OF AGREEMENT - RS 1,00,000/- (ALREADY PAID)

• At the time of Demolition of the Building. 2,00,000/-

Be it mentioned herein that if the Cheque amount of **Rs. 2,00,000/-**, has been bounced then the Thika Owner/ 1<sup>st</sup> Party shall take every type of legal steps against the Developer.

**SCHEDULE "B" REFERRED TO ABOVE**

**DEVELOPER'S ALLOCATION** : shall mean remaining 50% ratio of the total construction area excluding the Owner's Allocation. Be it mentioned herein if another floor may be Constructed then the Developer shall get 60 % of the entire construction area.

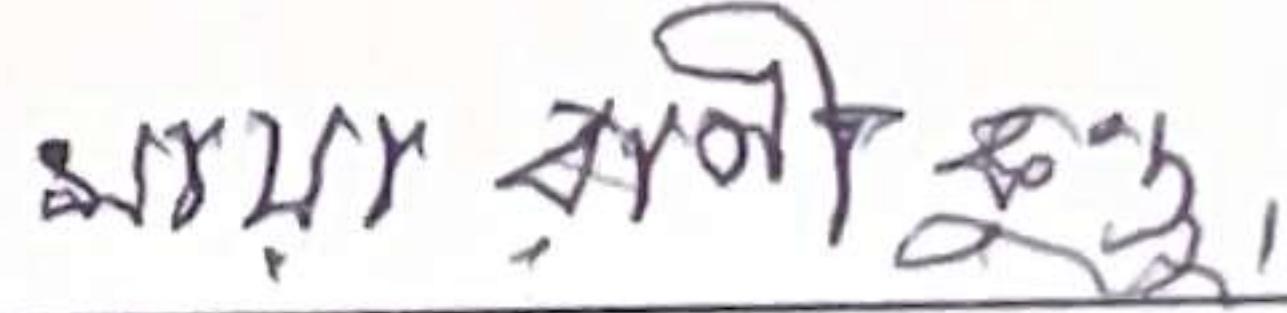
**IN WITNESS WHEREOF** both the Parties have hereunto set and subscribed their respective hands and seals on this day, month and year first above written, dated 5<sup>th</sup> day of November, 2024.

**SIGNED, SEALED AND DELIVERED**

in the presence of :

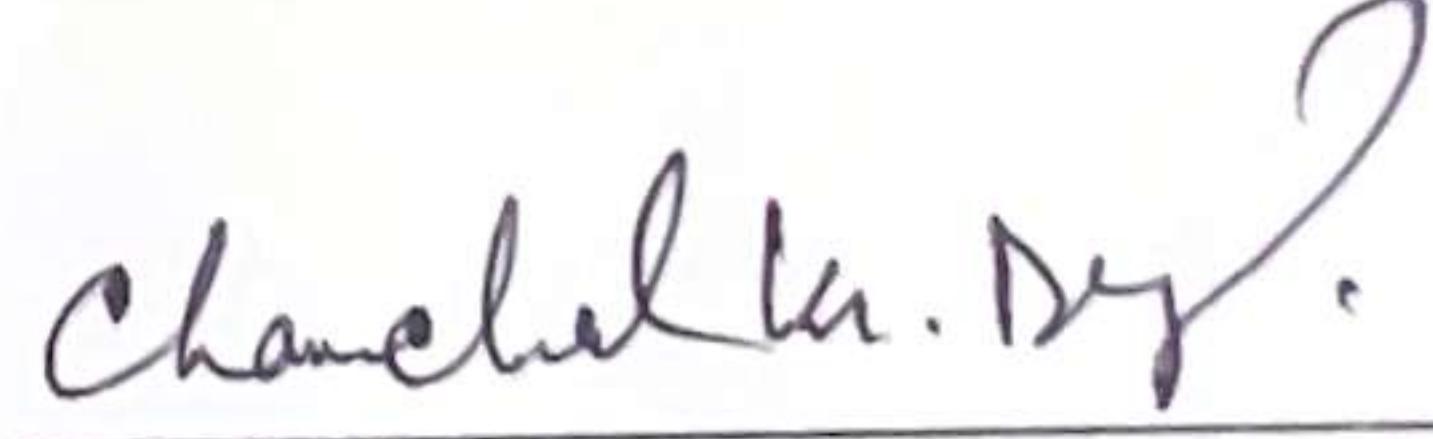
**WITNESSES :-**

1. Rita Kundu,  
18, Sri Guru Das Rd  
Kolkata - 54



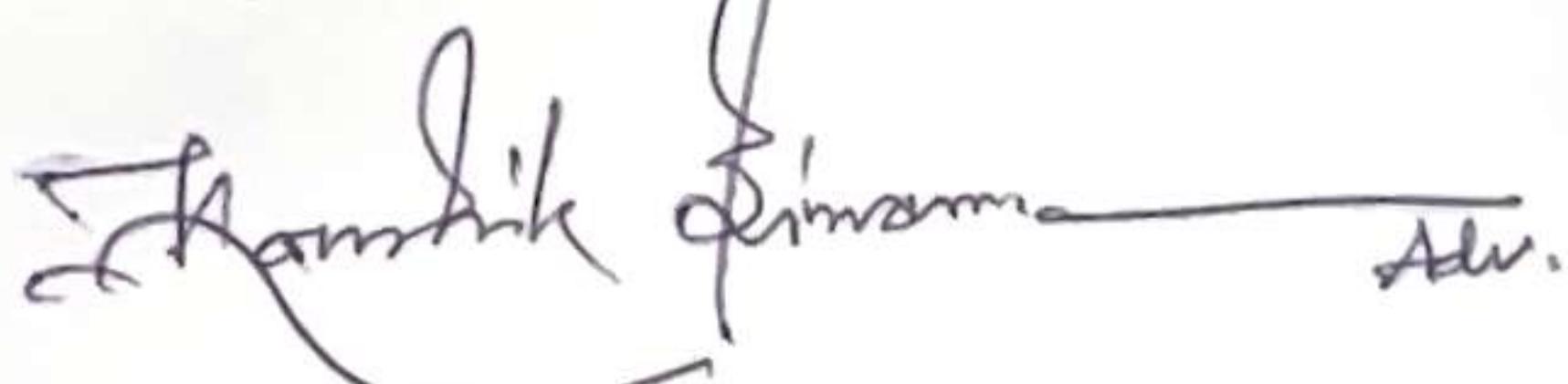
Signature of the Thika owner

2. Rushad Preased  
17 Bagmari Lane  
Kol - 54

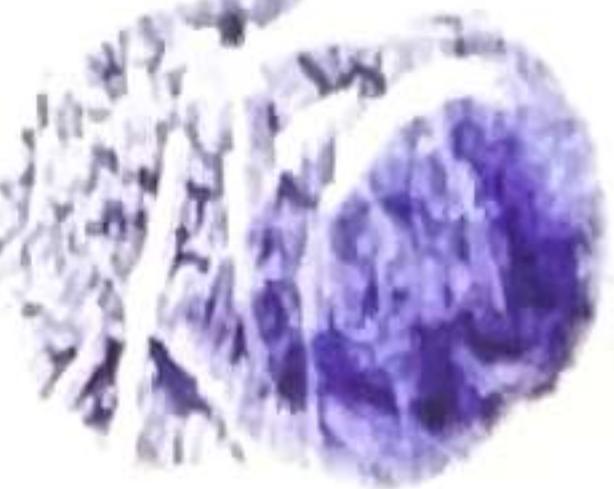
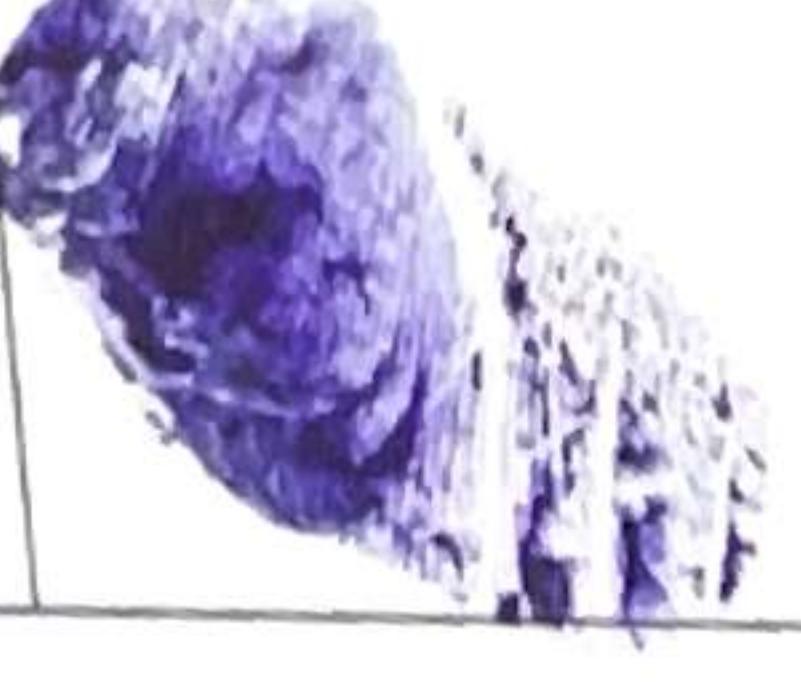


Signature of the Developer

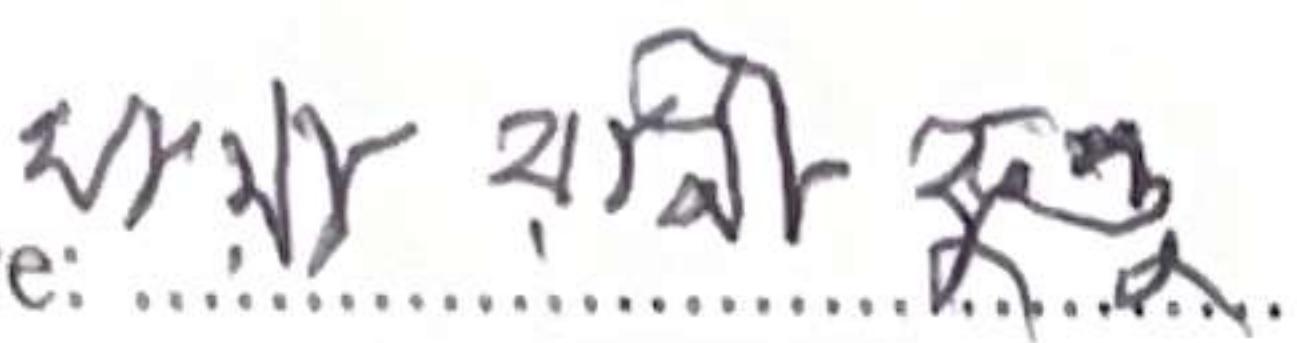
Drafted by :-



Koushik Biswas  
Advocate  
Sealdah Civil Court  
Kolkata - 700 014  
Enrolment No. F/1636/1576/2015.

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT					
RIGHT					

Name : **MAYA RANI KUNDU**

Signature: 

	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
LEFT					
RIGHT					

Name : **CHANCHAL KUMAR DEY**

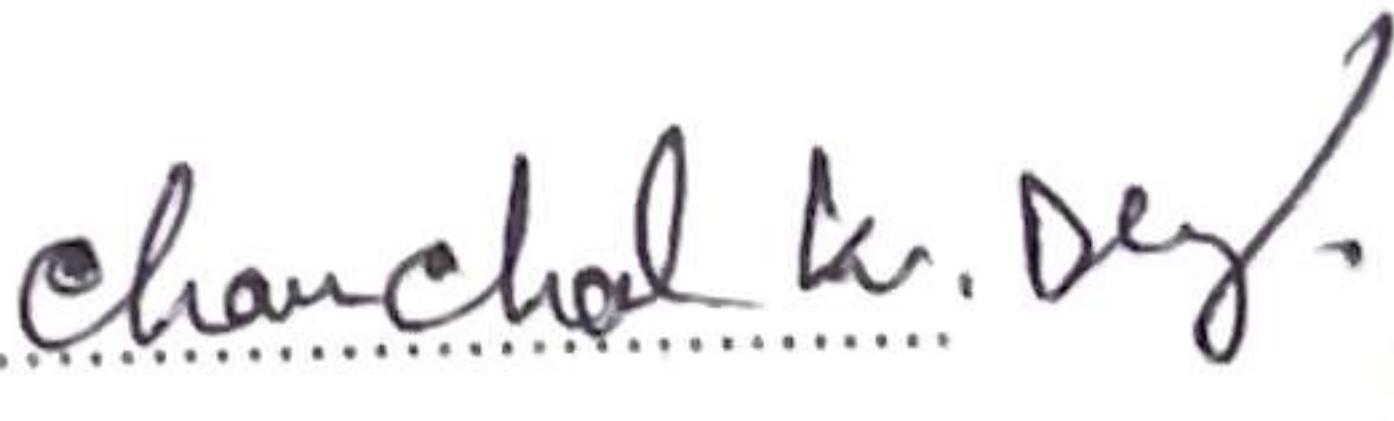
Signature: 

PHOTO		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
	LEFT					
RIGHT						

Name :

Signature: .....

### Major Information of the Deed

No / Year	I-1606-04236/2024	Date of Registration	05/11/2024
Date	1606-8002800729/2024	Office where deed is registered	
Applicant Name, Address Other Details	05/11/2024 12:07:19 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Koushik Biswas Sealdah Civil Court, Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 8013765457, Status : Advocate			
Additional Transaction			
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 3,00,000/-		Rs. 2,00,60,000/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160602013/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Phool Bagan, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sir Gurudas Road, , Premises No: 18, , Ward No: 30, Holding No:56/57 Pin Code : 700054

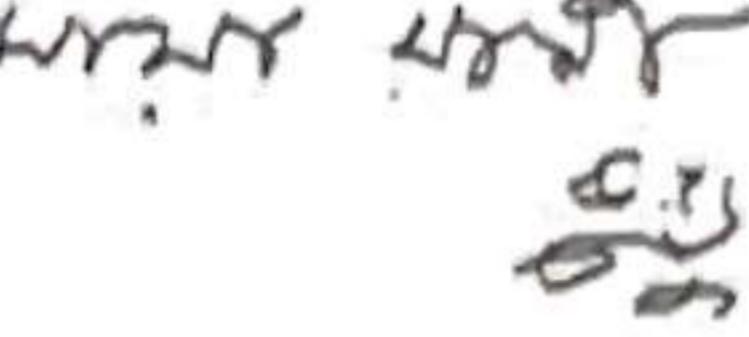
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	2,50,000/-	2,00,00,000/-	Property is on Road , Project Name :
Grand Total :				6.6Dec	2,50,000 /-	200,00,000 /-	

### 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/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0 Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	50,000 /-	60,000 /-	

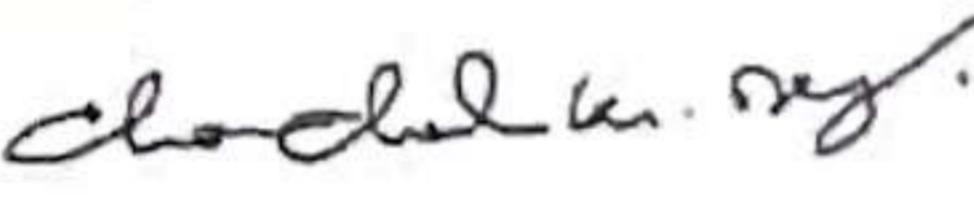
## Details :

## Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt Maya Rani Kundu (Presentant) Wife of Late Sadhulal Kundu Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office		 Captured	

18, Sir Gurudas Road, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth:XX-XX-1XX5 , PAN No.: CZxxxxxx7G, Aadhaar No: 34xxxxxxxx5766, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Shri Chanchal Kumar Dey Son of Shyamal Kumar Dey Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office		 Captured	

Son of Shyamal Kumar Dey 45/1, Kankurgachhi 2nd Lane, Block/Sector: 8, Flat No: 10, Kankurgachhi 1st & 2nd lane, City:- Not Specified, P.O:- Kankurgachi, P.S:-Phool Bagan, District:-South 24-Parganas, West Bengal, India, PIN:- 700054 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India Date of Birth:XX-XX-1XX7 , PAN No.: EFxxxxxx8B, Aadhaar No: 71xxxxxxxx7538, Status :Individual, Executed by: Self, Date of Execution: 05/11/2024 , Admitted by: Self, Date of Admission: 05/11/2024 ,Place : Office

## Identifier Details :

Name	Photo	Finger Print	Signature
Mr Koushik Biswas Son of Late Ashim Biswas Sealdah Civil Court, City:- Not Specified, P.O:- Entally, P.S:-Entally, District:-South 24-Parganas, West Bengal, India, PIN:- 700014		 Captured	

Identifier Of Smt Maya Rani Kundu, Shri Chanchal Kumar Dey

<b>Property for L1</b>	
<b>To.</b> with area (Name-Area)	
Smt Maya Rani Kundu	Shri Chanchal Kumar Dey-6.6 Dec
<b>Property for S1</b>	
<b>To.</b> with area (Name-Area)	
From Smt Maya Rani Kundu	Shri Chanchal Kumar Dey-200.00000000 Sq Ft

Endorsement For Deed Number : I - 160604236 / 2024

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

Certified that this document is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
and registered under the Indian Stamp Act 1899.

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

Certified that this document is presented for registration at 13:49 hrs on 05-11-2024, at the Office of the A.D.S.R. SEALDAH by Smt Maya Rani  
Kundu, 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  
2,00,60,000/-

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

Execution is admitted on 05/11/2024 by 1. Smt Maya Rani Kundu, Wife of Late Sadhulal Kundu, 18, Road: Sir Gurudas  
Road, , P.O: Kankurgachi, Thana: Phool Bagan, , South 24-Parganas, WEST BENGAL, India, PIN - 700054, by caste  
Hindu, by Profession House wife, 2. Shri Chanchal Kumar Dey, Son of Shyamal Kumar Dey, 45/1, Kankurgachhi 2nd  
Lane, Sector: 8, Flat No: 10, Road: Kankurgachhi 1st & 2nd lane, , P.O: Kankurgachi, Thana: Phool Bagan, , South 24-  
Parganas, WEST BENGAL, India, PIN - 700054, by caste Hindu, by Profession Business

Identified by Mr Koushik Biswas, , Son of Late Ashim Biswas, Sealdah Civil Court, P.O: Entally, Thana: Entally, , South  
24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7.00/- ( E = Rs 7.00/- ) and Registration Fees  
paid by Cash Rs 7.00/-

**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 147421, Amount: Rs.50.00/-, Date of Purchase: 23/09/2024, Vendor name: G C  
SAHA

*Amitava Ghosal.*

Amitava Ghosal

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1606-2024, Page from 138365 to 138380

being No 160604236 for the year 2024.



*Amitava Ghosal.*

Digitally signed by AMITAVA GHOSAL  
Date: 2024.11.20 15:48:36 +05:30  
Reason: Digital Signing of Deed.

(Amitava Ghosal) 20/11/2024

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. SEALDAH

West Bengal.