

I-05384/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

15/05/2024

15/05/2024
Q-8001213220/2024

General Power of Attorney

This Deed of Development made on this 15th day of May, 2024(A.D.)

TO ALL TO WHOM THESE PRESENTS SHALL COME, We (1) SRI
RAJAT SAHA (PAN No- AKKPS2463F and Aadhaar No-
8580-5569-3070) son of Late Gobinda Chandra Saha, by
faith Hindu, by Occupation - Service, by Nationality-
Indian, residing at 121/1F, Raja S. C. Mullick Road, P.O.-

District Sub-Registrar-
Registrar U/S 7 (2) of
Registration 1908
Alipore, South 24 Parganas

15 MAY 2024

Naktala, P.S.- Netaji Nagar, Kolkata-700047, (2) SMT PROTIMA BHOWMIK (PAN No- BIOPB7537E and Aadhaar No- 5139-0945-3536) daughter of Saraj Kumar Chakraborty and sister of Late Mainak Chakraborty, by faith Hindu, by occupation- Homemaker, by nationality - Indian, Permanently residing at 121/1F, Raja S. C. Mullick Road, P.O.- Naktala, P.S.- Netaji Nagar, Kolkata-700047 and presently A-2, Silver Nest, Plot No- 89, Kolerkhairane, Sector-15, Navi Mumbai, Thane-400709, and (3) SRI MUKUL SAHA (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047 hereinafter called and referred to "PRINCIPALS" in favour of M/S SUDHA CONSTRUCTION, a proprietorship concern represented by it's proprietor SRI MUKUL SAHA, (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata-700047, hereinafter referred to as the DEVELOPER (which term or expression unless excluded by or repugnant to the context shall be deemed to mean and include their heirs, executors, administrators, legal representatives and assigns) hereinafter called the "ATTORNEYS"

WHEREAS:-

The Principals are the Joint Owners and absolutely seized and possessed of and/or otherwise well and sufficiently entitled to **ALL THAT** piece and parcel of land with two storied building standing thereon here ditment and premises measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, SCHEDULE hereunder and hereinafter referred to as the "Said Premises".

- A. The Principals have executed and registered a Development Agreement, on 15.05.2024 before the Registrar of D.S.R.-IV, Alipore, South 24 Parganas, being Book No- I, Volume No- 1406-2024, Deed No. 9-05370 for the year 2024, hereinafter referred to as the "Development Agreement" in respect of the said premises with **M/S SUDHA CONSTRUCTION**, a proprietorship concern represented by it's proprietor **SRI MUKUL SAHA**, (PAN No- AKLPS7797R and Aadhaar No 3920-9470-0429) son of Manindra Chandra

Saha, by faith Hindu, by occupation - Business, by nationality- Indian, residing at 356/1G/1, Netaji Subhash Chandra Bose Road, P.O.- Naktala, Kolkata- 700047, hereinafter referred to as the DEVELOPER for construction of a multi-storied building having at the said premises in accordance with the plan to be sanctioned by The Kolkata Municipal Corporation and/or its amended or new plan to be extended or to be sanctioned by the Kolkata Municipal Corporation and/or the appropriate sanctioning authority in the name of the said owners or otherwise in accordance with existing plan or new plan to be sanctioned herein after.

- B. The Principals are desirous of appointing, nominating and constituting the Attorney herein as their true and lawful Attorneys for and on behalf of the Principals in their names, place and stead at the cost of the Attorneys to do the following acts, deeds, matters and things in respect of the said premises -
1. To apply for and obtain subsequent sanction of the building plans 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.
 2. 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 existing 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.

3. 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.
4. 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 their fees and charges Of such Architects, Engineers and their agent or agents and/or sub-contractors, for and on behalf of us.
5. To appear and represent the Principals before The Kolkata Municipal Corporation, building Tribunal and other authorities concerned regarding any notice received or served on the Principals 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 Principals before the authorities concerned.

6. To appear and represent the Principals before The Kolkata Municipal Corporation, Fire Services Department West Bengal and Kolkata Police, C.E.S.C. in connection with the said premises and to sign and execute all the papers and documents wherever necessary.
7. To apply for electricity, water, drainage, sewerage, 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 attorneys.
8. To appear and represent the Principals before the Competent Authority in connection with the Land Ceiling clearance in respect of the said premises and to sign and execute all the papers and documents in this regards.
9. To sign and execute all the papers and documents for mutation of the said premises in the name of the Principals before The Kolkata Municipal Corporation
10. To sign and execute all the papers and documents for obtaining no objection from KMDA, KIT, Fire Brigade and other authorities in respect of the said premises in the name of the Principals.
11. To sign and execute all papers and documents including deed of exchange, application for amalgamation relating to the said

premises into one premise after ratification of all formalities before the Kolkata Municipal Corporation and other authorities, if required.

12. To sign execute and submit all declarations statements applications and affirm affidavits, if permissible in law, only in respect of the development of the property as may be necessary or required from time to time.
13. To commence, prosecute, enforce, defend, answer and oppose all actions and proceedings concerning in any way the said premises or any part thereof including those relating to acquisition and/or requisition in which the Principals are 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.
14. To appoint any retainers, solicitors, advocate and other legal agents and to revoke such appointments and others as occasion shall require.
15. To sign, affirm and verify plaint, petition, written statements, tabular statements, Review, Revisions, Affidavit, Declarations, Memorandum of Appeal or any other paper relating to the development of the property only 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.

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

Be it noted that this revocable Power of Attorney is being granted in favour of the said Attorneys without any consideration and no right, title and interest created in favour of the Attorneys on the property, which is the subject matter of this Power of Attorney and further that the entire sale proceeds, if any arising out of any part of the Schedule property shall be deposited in the Bank account of the Principals irrespective of any conditions.

THE SCHEDULE ABOVE REFERRED TO
(Said Premises)

ALL THAT SCHEDULE "A" AS REFERRED TO AS ABOVE
The Land

ALL THAT piece and parcel of land with two storied building standing thereon here ditment and premises

measuring 2 (Two) cottahs 9 (nine) chittaks 22 (Twenty two) square feet be the same a little more or less comprised in Khatian no. 290, Dag No. 359, Mouza Baishnabghata, J.L. No. 28, Police Station- Netaji Nagar, Kolkata-700047 which is within the limits of the Kolkata Municipal Corporation being known as premises no. 121/1F, Raja S.C. Mullcik Road, Police Station Netaji Nagar, Kolkata-700047, KMC Ward No 100, butted and bounded as follows :-

ON THE NORTH : By land of Md. Momian Bibi
 ON THE EAST : By Plot NO. 366
 ON THE SOUTH : By house of Smt. Santi Sarkar
 ON THE WEST : By 14' 6" wide KMC Black Top Road

OR HOWSOEVER OTHERWISE the same now are or is or heretofore were or was situated butted bounded called known numbered described or distinguished.

IN WITNESS WHEREOF the Principals and Attorney put their respective signatures on this the day, month and year first above written.

Sub-Registrar
 Registrar, U/S
 Registration 1954
 15 May

SIGNED, SEALED & DELIVERED
IN THE PRESENCE OF
WITNESSES:

1. *Amitabha Mandal*
Alipore Judges' Court
101-27

2. *Sanjay Adhikary*
159, Sreerampur Rd.
101-84

Rajat Saha

Pratima Bhattacharya

Munir Datta
SIGNATURE OF THE PRINCIPALS

SUDHA CONSTRUCTION

Munir Datta
Proprietor

SIGNATURE OF THE ATTORNEYS

Prepared and Drafted by:

Sujoy Malakar

Advocate
Alipore Judges' Court
Kolkata-700027

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name RAJAT SAHA
 Signature Rajat Saha

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name PROTIMA BHOWMIK
 Signature Protima Bhowmik

	Thumb	1st finger	middle finger	ring finger	small finger
left hand					
right hand					

Name MUKUL SAHA
 Signature Mukul Saha

Major Information of the Deed

Deed No :	I-1604-05384/2024	Date of Registration	15/05/2024
Query No./Year	1604-8001213220/2024	Office where deed is registered	
Query Date	15/05/2024 11:16:10 AM	D.S.R. - IV SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	ANIRBAN MOULICK ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8617774077, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
SetForth value	Market Value		
Rs. 10,00,000/-	Rs. 1,14,63,254/-		
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]:- 160405370/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

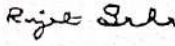
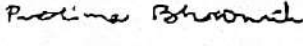
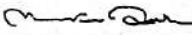
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 121/1F, , Ward No: 100 Pin Code : 700047

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	2 Katha 9 Chatak 22 Sq Ft	5,00,000/-	79,81,424/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				4.2785Dec	5,00,000 /-	79,81,424 /-	

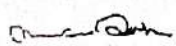
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	4386 Sq Ft.	5,00,000/-	34,81,830/-	Structure Type: Structure
Gr. Floor, Area of floor : 1406 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1490 Sq Ft., Residential Use, Marble Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 1490 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		4386 sq ft	5,00,000 /-	34,81,830 /-	

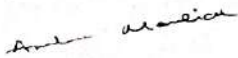
Principal Details :

Sl. No.	Name	Photo	Finger Print	Signature
1	Mr RAJAT SAHA Son of Late GOBINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LTI 15/05/2024	 15/05/2024
121/1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India , PAN No.:: AKxxxxxx3F,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
2	Mrs PROTIMA BHOWMIK Daughter of Mr SARAJ CHANDRA CHAKRABORTY Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LTI 15/05/2024	 15/05/2024
121/1F, RAJA S.C. MULLICK ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.:: BIXxxxxx7E,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				
3	Mr MUKUL SAHA Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office	 15/05/2024	 Captured LTI 15/05/2024	 15/05/2024
356/1G/1, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , Consular,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office				

Attorney Details :

Sl. No.	Name	Address	Photo	Finger Print	Signature
1	Mr MUKUL SAHA (Presentant) Son of Late MANINDRA CHANDRA SAHA Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office			 Captured LTI 15/05/2024	 15/05/2024
Son of Late MANINDRA CHANDRA SAHA 356/1G/1, N.S.C. BOSE ROAD, City:- , P.O:- NAKTALA, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India , PAN No.: AKxxxxxx7R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 15/05/2024 ,Place : Office					

Identifier Details :

Name	Photo	Finger Print	Signature
ANIRBAN MOULICK Son of Late ASHIM MOULICK ALIPORE JIDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured 15/05/2024	 15/05/2024
Identifier Of Mr RAJAT SAHA, Mr MUKUL SAHA, Mrs PROTIMA BHOWMIK, Mr MUKUL SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	-2.13927 Dec,Mr MUKUL SAHA-2.13927 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr RAJAT SAHA	-2193.00000000 Sq Ft,Mr MUKUL SAHA-2193.00000000 Sq Ft

Endorsement For Deed Number : I - 160405384 / 2024

On 15-05-2024

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 11:28 hrs on 15-05-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Mr MUKUL SAHA, 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 1,14,63,254/-

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

Execution is admitted on 15/05/2024 by 1. Mr RAJAT SAHA, Son of Late GOBINDRA CHANDRA SAHA, 121/1F, RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Service, 2. Mr MUKUL SAHA, Son of Late MANINDRA CHANDRA SAHA, 356/1G/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business, 3. Mrs PROTIMA BHOWMIK, Daughter of Mr SARAJ CHANDRA CHAKRABORTY, 121/1F, RAJA S.C. MULLICK ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession House wife, 4. Mr MUKUL SAHA, Son of Late MANINDRA CHANDRA SAHA, 356/1G/1, N.S.C. BOSE ROAD, P.O: NAKTALA, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Business

Indetified by ANIRBAN MOULICK, , Son of Late ASHIM MOULICK, ALIPORE JIDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39.00/- (E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 39.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1836, Amount: Rs.100.00/-, Date of Purchase: 13/05/2024, Vendor name: Tapan Kumar Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 156063 to 156082
being No 160405384 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.05.15 12:26:34 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 15/05/2024
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
West Bengal.