

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100



सत्यमेव जयते

ONE
HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Registered in the document is a stamp AU. 044392
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

Signature
District Sub-Register-II
Alipore, South 24-Parganas

12 DEC 2024

DEVELOPMENT POWER OF ATTORNEY

BE IT KNOWN TO ALL TO WHOM IT MAY CONCERN I, SRI
DEEPAK KOTECHA, having PAN : AFUPK5922L, Aadhaar
No.6562 8355 3285, son of Lalit Kumar Kotecha, by creed :
Hindu, Indian by National, by occupation : Business, residing at
35/1, Chowringhee Road, Post Office : Middleton Row, Police
Station : Shakespeare Sarani, Kolkata : 700071, District : 24
Parganas (South), hereinafter called and referred to as "the
PRINCIPAL", SEND GREETINGS :-

05 DEC 2024

1759

NO.....DATE.....RS.....

NAME.....Deepak Kotecha.....

ADDRESS.....35/1 Chowringhee Rd 107 71

ALIPORE JUDGES COURT
A. K. SAMAJPATI



VENDOR SIGNATURE



District Sub Registrar-II
Alipore, South 24 Parganas
12 DEC 2024

WHEREAS I, the Principal herein is the sole and absolute Owner of **ALL THAT** piece and parcel of land measuring about 2 (Two) Cottahs 14 (Fourteen) Chittacks 20 (Twenty) Square Feet more or less together with R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less standing thereon, situate and lying at Mouza : Sarkelat, Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under R.S. Khatian No.132, appertaining to R.S. Dag No.88, being known and numbered as Municipal Premises No.164/15, Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, bearing Assessee No.41-126-02-0324-5, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South), entered into a registered Development Agreement on 12th December, 2024 with **M/S. GOURIK CONSTRUCTIONS & INFRASTRUCTURE**, a Proprietorship Firm, having its registered Office at 106A/1, Sabarna Para Road, Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), represented by its Proprietor viz. **SRI ASHIM KUMAR GHOSH**, son of Late Ajit Kumar Ghosh of 90, Sabarna Para Road (near Atchala Durga Bari), Post Office : Barisha, Police Station : Thakurpukur,

Kolkata : 700008, District : 24 Parganas (South), morefully and particularly described in the **SCHEDULE** hereunder written and hereinafter referred to as "the **SAID PROPERTY**", which was duly registered this day in the Office of the District Sub-Registrar – II at Alipore vide Being No.1602 -16632 for the year 2024 as per terms and conditions clearly set forth therein.

AND WHEREAS in the said registered Development Agreement it was inter-alia stated that in lieu of development what will be the allocation of the Owner and his consideration.

AND WHEREAS in pursuance of the Development Agreement entered between myself and the Developer herein and in pursuance of understanding between the Parties it is necessary and also expedient for me to appoint to look after all my aforesaid property affairs during my absence.

NOW KNOW ALL BY THESE PRESENTS I, the above named Principal do hereby and hereunder nominate, constitute and appoint **M/S. GOURIK CONSTRUCTIONS &** **INFRASTRUCTURE**, a Proprietorship Firm, having its registered Office at 106A/1, Sabarna Para Road, Post Office : Barisha,

Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South), represented by its Proprietor viz. **SRI ASHIM KUMAR GHOSH**, having PAN : ADXPG8046L, Aadhaar No.5161 9016 4188, son of Late Ajit Kumar Ghosh, by creed : Hindu, Indian by National, by occupation : Business, residing at 90, Sabarna Para Road (near Atchala Durga Bari), Post Office : Barisha, Police Station : Thakurpukur, Kolkata : 700008, District : 24 Parganas (South) as my true and lawful Attorney in my name and on my behalf to do and execute and perform or caused to be done and executed and performed all or any of the following acts, deeds and things :-

1. To hold and defend possession of the said premises/ property and every part thereof and receive and/or deliver possession thereof from and/or to any person or persons occupying thereon and also to manage maintain and administer the said property and every part thereof.
2. To pay all rents and taxes, charges, expenses and other outgoing whatsoever payable for or an account of the said premises or any portion thereof or any undivided share or shares therein and to ensure any Building thereon

against loss or damages by fire and/or other risk as may be deemed necessary and/or desirable by my said Attorney and to pay all premium for such insurance.

3. To enforce any covenant/s, any Agreement/s, Declaration Deed/s or any other document/s relating to the said property or any part thereof except the Owner's allocation as mentioned in the Agreement and to enforce every right/s to that effect.
4. To appoint and terminate the appointment of Architect/ LBS., Engineer etc. and to get prepare Plan/s for demolition, to sign and submit Building Plan for construction and/or reconstruction of and/or additions and/or alterations to any new or existing Building or Buildings or structures on the said premises or any portion of portions thereof before the Kolkata Municipal Corporation and to put signature/s upon the Plan/s as will be required on my behalf as my constituted Attorney.
5. To build upon and exploit commercially the said premises by making construction of Building thereon and for that

to demolish structures of whatsoever nature existing thereon or as may be constructed in future.

6. To appoint any Contractor/Sub-Contractor for construction work or Building thereon and to cancel the same and engage new Contractor to be done by the Attorney at its own discretion as if I do the same personally.
7. To apply for and obtain such certificate, permissions and clearance certificate and/or permissions from the competent Authority as may be required for execution and/or Registration of any Deed/s in respect of the said property in terms of the Agreement/s or other documents concerning the said premises and also to appear before and sign and submit all papers and documents of transfer concerning the said premises and make representations to the concern authorities for getting such certificate and/or permissions.
8. To install electric service line, meter and/or sub-meter and if necessary to obtain low/high tension electricity

connection and to sign in all paper and documents relating to get electric connection and meter from the C.E.S.C. Authority or any other requirements for the said Building to be constructed and to enter into any Agreement or Agreements with any Party or Parties for the same.

9. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s for the **DEVELOPER'S ALLOCATION** specifically mentioned in the Development Agreement.
10. To apply for and obtain connection for water, sewerage, electricity, gas and to apply for and avail all other facilities which may be required for the said premises. To sign and execute all other deed/s and document/s required to get the said connection from the concerned authorities, which the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property.

11. To represent ourselves before the Kolkata Municipal Corporation, P.W.D., C.P.W.D., K.I.T. and other Government or Semi Government Offices and Department in all respects. To pay sanction fees and other fees to the said the Kolkata Municipal Corporation for sanction of such Building Plan and other and/or to appear and represent before the said the Kolkata Municipal Corporation or any Authority.
12. To sign and execute all other deed/s and document/s required to get the water connection from the Kolkata Municipal Corporation, which the Attorney shall consider necessary and as may be required to complete the proposed Building at the said property and to pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, Building tax and other levies, which may be required of construction during the period.
13. To prepare, sign, execute, submit enter into modification, cancel, alter, draw, approve the same and also to present for registration and admit registration of all paper,

documents, Deed/s, contract/s, Agreement/s, application/s, consent/s and other document/s as may in any way be required before the competent Authority to be or any of the powers herein contained including sale of the Developer's allocation of the said premises and every or any part thereof and the termination of all contract/s, right/s of occupancy/user and/or enjoyment by any person or persons whatsoever, the said property and also in connection with observing fulfilling and performing all the terms conditions and covenants on my part to be observed fulfilled and performed under the Development Agreement.

14. To file any complaint, suit, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings against any persons and demand or negotiate regarding any of the matters aforesaid or any other matter, relating to the said premises in which I now or may hereinafter be interested or connected and also if my Attorney think fit may compromise and may take any such action or institute proceedings as aforesaid before any court, civil

or criminal or Revenue including the District Court or any other courts as the case may be.

15. To sign declare verify and affirm, plaint, written statements, petitions, Affidavit, Vokatnama, memorandum of appeal or any other documents or papers in any proceeding or in any way concern with the legal proceedings and appoint Advocate, Solicitor or expert in respect of the said premises or connected with any of the matters aforesaid and to file suit/proceedings before any court of law or any other Office concern, Government, Semi Government or other Offices and also shall able to insert advertisement in respect of the said property in the any paper/s for successful implementation of the proposed development work.

16. To appear and represent me before all Authorities, make commitments and give undertaking as be required for all or any of the purpose herein Contained.

17. To appear before the Kolkata Municipal Corporation and/or other authorities regarding the Tax assessment,

drainage/ sewerage connection and obtaining completion certificate or in any other way relating to the said premises or any portion thereof or any undivided share or shares therein.

18. That the Attorney shall at all period of time be able to receive any amount of consideration from the intending Purchaser/s and/or Party or Parties thereof for and on behalf of me in respect of the Developer's allocation. Be it mentioned that the Attorney shall in all occasions be able to receive against Developer's allocation any amount of consideration in part or in full and/or as being paid by the Party or Parties and/or Purchaser/s thereof and/or from the loan sanctioning institute or institutes such as H.D.F.C., L.I.C., S.B.I., Home Finance, Home Trust, G.I.C. Housing Finance Limited etc. and/or from any Bank or whatsoever status and/or any Central Government, State Government or Semi Government Firms, institutions, organisations, undertaking etc. of whatsoever manner of nature and/or autonomous or private organisations, firms etc. and shall also be able to issue proper and effectual,

receipt or receipts for and on my behalf as my constituted Attorney.

19. To negotiate terms and to sell the Flat/s, Car Parking Space/s, Space/s etc. from **DEVELOPER'S ALLOCATION** with proportionate share of land in the premises/said property to any Purchaser/s at such price, which the said Attorney in its absolute discretion think proper.
20. To enter into any Agreement or Agreements with any Party or Parties or with the intending Purchaser/s for sale or sales of Flat/s, Car Parking Space/s, Space/s etc. from the **DEVELOPER'S ALLOCATION** along with proportionate share of land and/or cancel and the same with the intending Purchaser/s.
21. To receive any booking money and/or earnest money or advance or advances and also the balance/entire consideration money from the intending Purchaser/s of the purchase money and to give, good, valid, receipt and/or discharges for the same to the Purchaser/s in respect of the Developer's allocation.

22. That the Attorney shall or may sign and to execute any Agreement/s, Deed of Conveyance/s and to deliver any Conveyance/s for the selling Flat/s, Car Parking Space/s, Space/s etc from the **DEVELOPER'S ALLOCATION** in the proposed Building with easements rights of the common areas of the proposed selling of Flat/s, Car Parking Space/s, Space/s etc. along with proportionate share of land in favour of the intending Purchaser/s or his/her/ her nominee/s and in the Agreement/s, Deed of Conveyance/s of the proposed sale, the said Attorney shall receive and acknowledge the advances and/or booking money and/or earnest money and/or full consideration money from the intending Purchaser/s in my name and the same shall be treated as receipt by me personally from the intending Purchaser/s.

23. To sign and execute all other deed/s, instrument/s and assurance/s which the Attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required to complete the proposed Building at the said property and for fully and effectually

conveying the said proportionate share of land, Flat/s, Car Parking Space/s and Space/s together with the easements right of the common passage and spaces in the property on and for my behalf and it is to be treated as done by me being present ourselves personally.

24. To observe fulfill and perform all the terms conditions and obligations on my part or to be observed fulfilled and performed according to the said Agreement and to execute all my rights therein by my said Attorney.

THIS POWER is involved with interest and is credited for valuable consideration and to be effected under the Contract Act and whatsoever acts, deeds and things concerning the said property to be done by the Attorney shall be deemed to be done on behalf of me and my said Attorney be bound by such acts, deeds and things so done.

AND GENERALLY to do all acts, deeds and things concerning the said premises or in any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if personally present.

THE SCHEDULE ABOVE REFERRED TO

(DESCRIPTION OF THE SAID PROPERTY/PREMISES)

ALL THAT piece and parcel of land measuring an area of 2 (Two) Cottahs 14 (Fourteen) Chittacks 20 (Twenty) Square Feet be the same a little more or less together with R.T. shed structure having an area of 750 (Seven Hundred Fifty) more or less with cemented flooring standing thereon, situate and lying at Mouza : Sarkelat, Pargana : Magura, J.L. No.14, R.S. No.183, Touzi No.411, under R.S. Khatian No.132, appertaining to R.S. Dag No.88, being known and numbered as Municipal Premises No.164/15, Brojomoni Debya Road, Police Station : Thakurpukur, Kolkata : 700061, within the limits of the Kolkata Municipal Corporation (South Suburban Unit), under Ward No.126, bearing Assessee No.41-126-02-0324-5, Additional District Sub-Registry Office at Behala, District : 24 Parganas (South) together with all right, title, interest and right of easement attached thereto and the said premises is butted & bounded by :-

ON THE NORTH	:	Land of Bablu Mukherjee & Ors. ;
ON THE SOUTH	:	Land of Keshab Biswas ;
ON THE EAST	:	Land of Keshab Biswas ;
ON THE WEST	:	14'-00" (Avg.) wide Road, maintained by K.M.C

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands and signature on the ~~12th~~ day of December, 2024 (Two Thousand Twenty-Two).

SIGNED, SEALED & DELIVERED

by the Parties at Kolkata
in the presence of :-

WITNESSES :-

1. *Deepa Saha*
Alipore (K-27)

Deepa Saha

Signature of the **PRINCIPAL**

2. *Subrata Saha*
3C-1001, Avishikta-II
Kol-78

Accepted by me

Ashim Kumar Ghosh

Signature of the **ATTORNEY**

Drafted by me :-

Partha Sana
PARTHA SANA

DEED WRITER

L. No. - 132/2013

Advocate
ALIPORE JUDGES' COURT

Enroll. No. KOLKATA-700027

Alipore Judges' Court, Kol : 27.

**M/s. GOURIK CONSTRUCTIONS
AND INFRASTRUCTURE
106 A/1, SABARNA PARA ROAD,
KOLKATA - 700 008**

Computer Typed by :-

Debasish Naskar

DEBASISH NASKAR

Alipore Judges' Court, Kol : 27.



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DEEPAK KOTECCHASignature Deepa Kotecha

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name ASHIM KUMAR GHOSHSignature Ashim Kumar Ghosh

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-16672/2024	Date of Registration	12/12/2024
Query No / Year	1602-8003161868/2024	Office where deed is registered	
Query Date	12/12/2024 4:22:47 PM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Partha Sana Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830737513, Status :Deed Writer		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
		Rs. 29,82,641/-	
Stampduty 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]:- 160216632/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :




District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Brojomony Debya Road, , Premises No: 164/15, , Ward No: 126 Pin Code : 700061

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	(RS :-)		Bastu	2 Katha 14 Chatak 20 Sq Ft		27,57,641/-	Width of Approach Road: 14 Ft.,
Grand Total :				4.7896Dec	0 /-	27,57,641 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	750 Sq Ft.	0/-	2,25,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 750 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		750 sq ft	0 /-	2,25,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DEEPAK KOTECHEA Son of Late LALIT KUMAR KOTECHEA Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office	Photo  12/12/2024	Finger Print  Captured LTI 12/12/2024	Signature  12/12/2024
35/1 CHOWRINGHEE ROAD, City:- , P.O:- MIDDLETON ROW, P.S:-Shakespeare Sarani, District:- Kolkata, West Bengal, India, PIN:- 700071 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.:: AFxxxxxx2L, Aadhaar No: 65xxxxxxxx3285, Status :Individual, Executed by: Self, Date of Execution: 12/12/2024 , Admitted by: Self, Date of Admission: 12/12/2024 ,Place : Office				



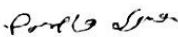
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	GOURIK CONSTRUCTION AND INFRASTRUCTURE 106A/1 SABARNA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Date of Incorporation:XX-XX-1XX3 , PAN No.:: ADxxxxxx6L,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr ASHIM KUMAR GHOSH (Presentant) Son of AJIT KUMAR GHOSH Date of Execution - 12/12/2024 , , Admitted by: Self, Date of Admission: 12/12/2024, Place of Admission of Execution: Office	Photo  Dec 12 2024 4:36PM	Finger Print  Captured LTI 12/12/2024	Signature  12/12/2024
90 SUBARNA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: ADxxxxxx6L, Aadhaar No: 51xxxxxxxx4188 Status : Representative, Representative of : GOURIK CONSTRUCTION AND INFRASTRUCTURE (as AS PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Partha Sana Son of Late R N Sana Alipore Police Court, City:- , P.O:- Alipore, P S -Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured	
	12/12/2024	12/12/2024	12/12/2024

Identifier Of Mr DEEPAK KOTECHEA, Mr ASHIM KUMAR GHOSH

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KOTECHEA	GOURIK CONSTRUCTION AND INFRASTRUCTURE-4.78958 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr DEEPAK KOTECHEA	GOURIK CONSTRUCTION AND INFRASTRUCTURE-750.00000000 Sq Ft

Endorsement For Deed Number : I - 160216672 / 2024

On 12-12-2024

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 16:33 hrs on 12-12-2024, at the Office of the D.S.R. - I I SOUTH 24-PARGANAS by Mr ASHIM KUMAR GHOSH ,

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 29.82,641/-

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

Execution is admitted on 12/12/2024 by Mr DEEPAK KOTTECHA, Son of Late LALIT KUMAR KOTTECHA, 35/1 CHOWRINGHEE ROAD, P.O: MIDDLETON ROW, Thana: Shakespeare Sarani, , Kolkata, WEST BENGAL, India, PIN - 700071, by caste Hindu, by Profession Others

Indetified by Mr Partha Sana, , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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

Execution is admitted on 12-12-2024 by Mr ASHIM KUMAR GHOSH, AS PROPRIETOR, GOURIK CONSTRUCTION AND INFRASTRUCTURE, 106A/1 SABARNA PARA ROAD, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Indetified by Mr Partha Sana, , Son of Late R N Sana, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Deed Writer

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 044392, Amount: Rs.100.00/-, Date of Purchase: 05/12/2024, Vendor name: A K SAMAJPATI



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2024, Page from 571708 to 571731

being No 160216672 for the year 2024.



Digitally signed by PURNENDU BOSE
Date: 2024.12.26 15:55:44 +05:30
Reason: Digital Signing of Deed.

(Purnendu Bose) 26/12/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I I SOUTH 24-PARGANAS

West Bengal.