

11353/22

T-11364/2022



पश्चिम बंगाल WEST BENGAL

AL 823594

Certified that the document is admitted ~
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

24 AUG 2022

DEVELOPMENT POWER OF ATTORNEY

KNOWN ALL MEN BY THESE PRESENTS THAT I, SRI MALAY KUMAR GHOSH, PAN - AVKPG7891E, Aadhaar No. 5000 2820 5190, son of late Jagadish Chandra Ghosh, by faith Hindu, by occupation Self Employed, by Nationality Indian, residing at 1165/6, Ustad Amir Khan Sarani, P.O. & P.S. Haridevpur, Kolkata 700 082, District South 24 Parganas, SEND GREETINGS.

WHEREAS I am the principal herein is the absolute owner of **ALL** **THAT** piece and parcel of land measuring 04 Cottahs 03 Chittaks 23 Square Feet togetherwith a cemented floor two storied building standing thereon, measuring about 1400 square feet (each floor measuring about 700 square feet)), lying and situated at Mouza Haridevpur, J.L. No. 25, now Touzi No. 125, Touzi No. 40, Re. Sa. No. 35, under Khatian No. 447, L.R. Khatian No. 5697, R.S. & L.R. Dag No. 459, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being KMC Premises No. 1103A, Mahatma Gandhi Road, vide Assessee No.411220715156, KMC Ward No. 122, P.S. now Haridevpur, Kolkata 700 082, District South 24 Parganas, free from all sorts of encumbrances whatsoever, more fully and particularly described in the **SCHEDULE** hereunder written.

ANDWHEREAS the principal herein for development of the said land entered into a development agreement for promotion of the said land as per agreed terms and conditions on 24-08-22, with **S.S. CON.**, a Proprietorship firm, having its Office at 16/10, Mahatma Gandhi Road, Kolkata 700 082, P.O. & Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, represented by its sole Proprietor namely **SRI UTPAL SEAL**, PAN – BLEPS6748B, Aadhaar No. 6537 7327 3237, Son of Late Bijaykanta Seal, by faith Hindu, by occupation Business, Nationality Indian, residing at 16/10, Mahatma Gandhi Road, Kolkata 700 082, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, which was registered before D.S.R. – II, Alipore and was recorded in Book No. I, being Deed No. 11345 for the 2022 with some terms and conditions as stated therein.

AND WHEREAS as per the said agreement it was agreed and due to some valid reason mentioned in the development agreement the Principal herein do hereby appoint lawful Attorney to look after all affairs relating to the said property as more particularly described in the **SCHEDULE** hereunder written in my name and on my behalf.

NOW KNOW BY THESE PRESENTS that I the above named Principal do hereby nominate, constitute and appoint **S.S. CON.**, a Proprietorship firm, having its Office at 16/10, Mahatma Gandhi Road, Kolkata 700 082, P.O. & Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, represented by its sole Proprietor namely **SRI UTPAL SEAL**, PAN – BLEPS6748B, Aadhaar No. 6537 7327 3237, Son of Late Bijaykanta Seal, by faith Hindu, by occupation Business, Nationality Indian, residing at 16/10, Mahatma Gandhi Road, Kolkata 700 082, Police Station formerly Thakurpukur, now Haridevpur, District South 24 Parganas, as my true and lawful constituted Attorney for me in my name and on my behalf to do or cause to be done all acts, deeds, matters and things whatsoever in all matters concerning development my said property, inter alia, as set forth herein below:-

- 1) To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to me in my name and on my behalf.
- 2) To represent me and to appear on my behalf in all Original, Appellate, Civil and Criminal Court/s, Revenue Office/s, in the Collectorate's Offices, Revisional Settlement Offices, Settlement Offices, Kolkata Municipal Corporation, Police Stations, and

Tribunals and other Offices within Union of India and to do on my behalf all necessary works which requires to be done by my in respect of the said property or any part thereof.

- 3) To sign and verify all Plaints or Written Statements, Written Objections and to sign and affirm Petition or Petitions, Memorandum of Appeals Petitions and Applications of all kinds and to file them in any Court/Courts or Office/Offices and to swear Affidavit/ Declaration etc. and to compromise, dispose off, withdraw of suits, matters, cases or proceedings, if necessary, in respect of my said property and to pay and deposit all rates, taxes, maintenance charges etc. to the concerned authority which is now due and become payable by me from time to time in my name and on my behalf.
- 4) To accept service of all notices, summons and papers and documents, Orders or Writs, if any, from Settlement Offices, Revenue Offices, K.M.C. and all other Offices and Courts within Union of India for the mutation and getting the sanction plan and to institute and to defend all cases and to prefer Appeals upto the Highest Tribunals and Courts and to do all such acts, deeds and things relating to the management, protection and preservation of the aforesaid property and my interest therein.
- 5) To apply for and obtain from the CESC Ltd, Concerned Municipality, Telephones and other appropriate authority or authorities the connection of electricity, water supply, sewerage, drainage, telephone and other connection or utility at the said property, either temporary or permanent and / or to make alteration therein and to close down and / or disconnect the same and for that to sign, execute and submit all papers, applications,

documents and plan and to do all other acts, deeds and things as may be found deem, fit and proper by the said attorney.

- 6) To sign in the K.M.C building plan or plans, revised plan if necessary on my behalf and to submit the same before the KMC and also to sign in the KMC declarations, KMC affidavit, KMC gift if necessary by attending before the Registration Offices.
- 7) To construct building upon the said land as per sanction building plan by appointing labour, mesons, machine and also to appoint contractor or contractors for completion of newly multi flat building upon the said land and obtained Completion Certificate if necessary from the competent Authority.
- 8) To negotiate and to enter into any agreement for sale, sale deed, deed of conveyance in favour of any intending purchaser or purchasers in respect of developer's allocation as per the Development Agreement i.e. remaining portion after handing over the Owner's Allocation togetherwith proportionate share of land and common facilities.
- 9) To take booking amount, earnest money, full and final consideration amount towards sale of developer's allocation i.e. remaining portion after handing over the Owner's Allocation togetherwith proportionate share of land and common facilities as mentioned said development agreement from the intending purchaser or purchasers and use the said amount as it think fit and proper.
- 10) To represent my before the Registration Offices and to sign in agreement for sale, deed of conveyance, deed of sale by attending

before the Registration Offices and put necessary sign in the documents on my behalf in respect of developer's allocations as per the agreement.

- 11) To submit and show all the documents before any Financial Institution on my behalf for disposal of flat and other spaces in respect of developer's allocation as per the development agreement.
- 12) To file or cause to be filed any suit, application, complain case Civil & Criminal Cases on my behalf to protect my interest in respect of the said land or of the said building to be constructed on the said land and sign plaint, verification and Affidavit on my behalf.

AND GENERALLY to do execute and perform any other act or acts, deed or deeds, matter or things whatsoever which in the opinion of my said Attorney ought to be done execute and performed in relation to the said property standing in my name or my concern, engagements or affairs ancillary and incidental thereto as fully and effectually as I could do the same if I personally present.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinbefore contained, shall lawfully and bonafide do, execute or perform in exercise of the power, authorities and liberties hereby conferred upon under and by virtue of this Power of Attorney.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 04 Cottahs 03 Chittaks 23 Square Feet togetherwith a cemented floor two storied building standing thereon, measuring about 1400 square feet (each floor measuring about 700 square feet)), lying and situated at Mouza Haridevpur, J.L. No. 25, now Touzi No. 125, Touzi No. 40, Re. Sa. No. 35, under Khatian No. 447, L.R. Khatian No. 5697, R.S. & L.R. Dag No. 459, within the limits of the Kolkata Municipal Corporation (S.S. Unit), being KMC Premises No. 1103A, Mahatma Gandhi Road, vide Assessee No.411220715156, KMC Ward No. 122, P.S. now Haridevpur, Kolkata 700 082, District South 24 Parganas, which is butted and bounded in the manner as follows:-

ON THE NORTH : Property of Basudeb Das.

ON THE SOUTH : Property of Lila Rani Chakraborty &
16 Feet Wide KMC Road.

ON THE EAST : Property of Ganesh Pal.

ON THE WEST : Property M. Sabud.

IN WITNESS WHEREOF the said I Executant has hereunto set and subscribed my hands and seals on this the ¹⁶24th day of August, 2022.

SIGNED, SEALED & DELIVERED

In these presence of **WITNESSES**:

1. Samir Dey
Sobor Kumar
Kolkata

2. Sanjay Dibi
107, Bosepukur Road
Kolkata - 700042
P. S. Kalyan.

Malay Kumar Ghosh,

SIGNATURE OF THE EXECUTANT

The Power conferred as above accepted
by me :

Drafted by :

Rajesh Datta
Advocate
NR/1074/99

Alipore Judges' Court,
Kolkata - 700 027.

Computer typed by :

S. Doloi

Alipore Judges' Court,
Kolkata - 700 027.

S S CON

Upal Seal
Proprietor

SIGNATURE OF THE ATTORNEY

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature



		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name MALAY KUMAR GHOSH

Signature Malay Kumar Ghosh

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand						
	right hand					

Name UTPAL SEAL

Signature Utpal Seal

		Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No. / Year	I-1602-11364/2022	Date of Registration	24/08/2022
Query Date	1602-8002556610/2022	Office where deed is registered	
	24/08/2022 2:38:14 PM	D.S.R. - I I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rajesh Dutta Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9831703959, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 65,27,325/-		
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]:- 160211345/2022 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: Mahatma Gandhi Rd, Road Zone : (Kabar Danga More -- Karunamoyee Ghat Road (Premises located NOT on M.G.Road)) , , Premises No: 1103A, , Ward No: 122 Pin Code : 700082



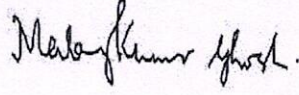
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 3 Chatak 23 Sq Ft		55,82,325/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				6.9621Dec	0/-	55,82,325/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1400 Sq Ft.	0/-	9,45,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1400 sq ft	0/-	9,45,000/-	

ails :

e,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Mr MALAY KUMAR GHOSH Son of Late JAGADISH CHANDRA GHOSH Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office			
24/08/2022	LTI 24/08/2022	24/08/2022	

1165/6, USTAD AMIR KHAN SARANI, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: AVxxxxxx1E, Aadhaar No: 50xxxxxxx5190, Status :Individual, Executed by: Self, Date of Execution: 24/08/2022 , Admitted by: Self, Date of Admission: 24/08/2022 ,Place : Office

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	S S CON 16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082 , PAN No.:: BLxxxxxx8B,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :



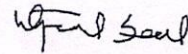


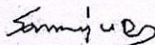
Representative Details				
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
Mr UTPAL SEAL (Presentant) Son of Late BIJAYKANTA SEAL Date of Execution - 24/08/2022, , Admitted by: Self, Date of Admission: 24/08/2022, Place of Admission of Execution: Office				
		Aug 24 2022 2:52PM	LTI 24/08/2022	24/08/2022
16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDEVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BLxxxxxx8B, Aadhaar No: 65xxxxxxxx3237 Status : Representative, Representative of : S S CON (as PROPRIETOR)				

	Photo	Finger Print	Signature
Das Mr Haru Das pur K K Road, City:- , P.O:- aridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082			
	24/08/2022	24/08/2022	24/08/2022
Identifier Of Mr MALAY KUMAR GHOSH, Mr UTPAL SEAL			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR GHOSH	S S CON-6.96208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr MALAY KUMAR GHOSH	S S CON-1400.00000000 Sq Ft

2022

State 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 14:00 hrs on 24-08-2022, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Mr UTPAL SEAL ..

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 65,27,325/-

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

Execution is admitted on 24/08/2022 by Mr MALAY KUMAR GHOSH, Son of Late JAGADISH CHANDRA GHOSH, 1165/6, USTAD AMIR KHAN SARANI, P.O: HARIDVPUR, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by Profession Professionals

Indetified by Mr Sanju Das, , , Son of Mr Haru Das, Sodepur K K Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

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

Execution is admitted on 24-08-2022 by Mr UTPAL SEAL, PROPRIETOR, S S CON, 16/10, MAHATMA GANDHI ROAD, City:- , P.O:- HARIDVPUR, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700082

Indetified by Mr Sanju Das, , , Son of Mr Haru Das, Sodepur K K Road, P.O: Haridevpur, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700082, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 39/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 823594, Amount: Rs.100/-, Date of Purchase: 24/08/2022, Vendor name: Samiran Das



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

