

1529/23

T-01339/2023



पश्चिम बंगाल WEST BENGAL

AP 392789

1:18 PM
mg
24-08-2023
8-2171870-2023

8002171870/23

DEVELOPMENT POWER-OF-ATTORNEY

KNOW ALL MEN BY this power-of-attorney,

- (1) SRI TEJOMOY BASU, son of Late Manindra Nath Basu,
(PAN: ACWPB0213G) (Aadhar No.302734040882), by
faith Hindu, by nationality Indian, by occupation – Retired,
aged about 77 years, residing at 217, Lake Gardens, Police
Station - Lake ~~XXXX~~ Kolkata - 700045,

Tejomoy Basu

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheets attached with this documents are part of this document.

mg

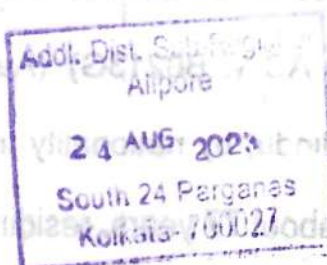
Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

24 AUG 2023

Samir Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Identify
SUDJAN MASUAR
Sudjan Masuar -
Son of ADIMAD MASUAR
VILL - ATASURA
P. 2 - MOGRAHAT
D - South I.A.P. 8
Pin - 743355



hereinafter referred to as the OWNER/PRINCIPAL SEND GREETINGS

WHEREAS, I Owner/Principal am the owner of **ALL THAT** piece and parcel of land measuring 2 (Two) Cottahs 15 (fifteen) Chittaks 04(four) sq. ft. be the same or a little more or less, lying and situate at and comprised in Muncipal Premses no. ^{RS. Lake.} 218, Lake Gardens, P.O. ~~XXXX~~ Lake Gardens, within the limits of Kolkata Municipal Corporation, Ward No. 93, within the District-South 24 Parganas, Sub-Registrar office at Sealdah, at present the said property is assessed as Premises no. 218, Lake Gardens, being Assessee No. 210930804836.

AND WHEREAS with a view to construct a multi-storied building thereon, I hereby entered into an Agreement for Development with M/S. SVL DEVELOPERS, a sole proprietor ship firm, having Income Tax PAN: AFTPM3951N, having its registered office at P-255, Hemanta Basu Sarani, (formerly P-255, Purna Das Road), P.S. Rabindra Sarabor, Kolkata - 700 029 represented by its SOLE PROPRIETRIX, SRIVIDHYA MURTHY (PAN: AFTPM3951N) (Aadhar: 379486173028) daughter of G. Ramamurthi, by faith Hindu, by occupation – Business, by Nationality – Indian, residing at P-255, Hemanta Basu Sarani, (formerly P-255, Purna Das Road), P.S. Rabindra Sarabor, Kolkata - 700 029 wherein inter alia, I entrusted the said Developer to raise, erect and construct a Multi-Storied Building in my aforesaid premises and I have also agreed to execute and register a Development Power of Attorney in favour of the Developer along with other terms and conditions as specifically mentioned therein the said Agreement for Development.

Jeyanathan

(1) NOW KNOW ALL MEN BY THESE PRESENTS WITNESSETH that, I
 TEJOMOY BASU, son of Late Manindra Nath Basu, (PAN: ACWPB0213G),
 (Aadhar no.302734040882), by faith Hindu, by nationality Indian, by
 occupation – Retired, aged about 77 years, residing at 217, Lake Gardens,
 Police Station. Lake ~~XXXXXX~~, Kolkata - 700045, do hereby nominate,
 constitute and appoint SVL DEVELOPERS, a sole Proprietorship Firm
 having Income Tax PAN: AFTPM3951N, having its registered office at P-
 255, Hemanta Basu Sarani, (formerly P-255, Purna Das Road), P.S.
 Rabindra Sarabor, Kolkata - 700 029 represented by its SOLE
 PROPRIETRIX, SRIVIDHYA MURTHY (PAN: AFTPM3951N) (Aadhar:
 379486173028) daughter of G. Ramamurthi, by faith Hindu, by occupation
 – Business, by Nationality – Indian, residing at P-255, Hemanta Basu
 Sarani, (formerly P-255, Purna Das Road), P.S. Rabindra Sarabor, Kolkata
 - 700 029 as my true and lawful attorney for me, in my name and on my
 behalf, to act, make, perform, execute and exercise all or any of the several
 acts, deeds, powers, authorities, matters and things herein below
 mentioned in respect of the Property at premises No. 218, Lake Gardens,
 P.S. Lake ~~XXXXXX~~ Kolkata – 700 045.

1. To pay all rates, taxes, maintenance and other charges/expenses and other
 outgoings whatsoever payable for an don account of the said land and
 premises or any of them and to claim and receive refund, reimburse
 amounts from and to the concerned persons and authorities and to
 grant receipts and discharges in respect thereof.

2. To sell, convey, transfer and/or to complete the sale and transfer the Developer's Allocated Flats/Car Parking Spaces together with proportionate, undivided, impartible piece of land and other saleable spaces to be constructed on the said premises, partly or fully, as mentioned in the "Schedule-C" of the Agreement for Development excluding the Owner's allocation to any purchaser or purchasers and to do all acts, deeds and things with regard to any sale or transfer before the Competent Registrar in any of the Registrar offices in Kolkata and South 24 Parganas, having jurisdiction and the Sale proceeds are to be received by the Attorney in view of the registered Agreement for Development as well as the Development Power of Attorney executed by me.
3. To ask, demand, sue, recover, realise, claim, collect and receive further or other consideration from any existing or new buyers and also any other documents receivable in respect of the said Developer's Allocated Flats/Car Parking Spaces together with proportionate, undivided, impartible piece of land and other saleable spaces to be constructed on the scheduled premises or which are or may be due, payable or recoverable from any person or persons or authority or authorities by cheques/pay orders or demand drafts, NEFT, RTGS and/or in cash and to grant valid receipts and discharges therefor from time to time to fully exonerate the person or persons paying the same.

4. To produce and deliver all title deeds, documents and papers relating to the said premises to the buyers of the same and to answer and comply with all requisitions that may be made out by such intending purchasers/buyers/transferees.
5. To apply for, obtain and submit all clearances, certificates, forms, declarations and/or permissions, if so and may be required for in relation to the transfer of the said premises or any of them or any part thereof.
6. To enforce all or any of the terms, conditions or covenants of any agreement deed or document executed or that may be hereafter executed in respect of all or any of the affairs relating to acquiring, holding, use, sale, transfer of the Developer's Allocated Flats/Car Parking Spaces together with proportionate, undivided, impartible piece of land and other saleable spaces in the said premises or any of them or any part or share thereof or in any other way relating to the said premises and to exercise all my rights in respect thereof.
7. To sign and submit the building plan or plans before The Kolkata Municipal Corporation and all papers, applications and documents for having the said premises or any of them or any part or share thereof separately assessed and of the said premises and obtaining the sanctioned building plan or plans from the Kolkata Municipal Corporation.
8. To sign, execute and admit, enter into, modify, cancel, alter, draw, approve, rectify, submit and/or register and/or give consent and confirmation to all papers, documents, agreements, supplementary agreements, sale

agreements, sale deeds, documents of transfer, rectifications, nominations, deed of conveyances, assignments, declarations, confirmations, affidavits, indemnities, undertakings and applications on my behalf.

9. To appear and represent the principals before The Kolkata Municipal Corporation, C.E.S.C Ltd., Collector, Statutory bodies and Government Departments and/or any of their officers and also all other State Executives, Judicial or Quasi-Judicial Officers, Municipal and other authorities and all the Courts and Tribunals and also any other person or persons and deal with them in all manner and sign, execute, deliver and submit and take deliver of and/or explain all documents title, accounts, clearances, plans including drainage and sewerage, water connection, corner splay gift, gift deed of exchange, amalgamation, boundary declarations and affidavits etc., and to do all acts, deeds and things as may be required or found necessary or expedient by the said Attorney on my behalf.

10. To appear and represents and submit and execute, admit before any Registrar, Sub-Registrar, Additional Registrar, District Registrar, Registrar of Assurances and other officer or officers or authority or authorities having jurisdiction and to present for registration and admit execution and to acknowledge and register or have registered and perfected all documents deeds, instruments and writings including Sale Deed, Deed of Conveyance, Boundary Declaration, Declaration, Deed

of Exchange, Amalgamation and Corner Splay of Gift, Gift signed by the said Attorneys on my behalf by virtue of the power hereby conferred.

11. To sign, declare, verify and/or affirm any plaint, written statement, petition, application, consent, petition, affidavit, Vakalatnama, Memorandum of Appeal or any other document in any proceedings as the occasions shall require and/or as the said Attorneys on my behalf may think fit and proper.
12. Be it noted that this Development Power of Attorney is being granted in favour of the said Attorney in view of an in compliance with the terms and conditions as mentioned in the Agreement for Development executed by us and registered in the office of the Additional District Sub-Registrar, Alipore, South 24 Parganas and recorded in the Book no. I, Volume no. - 1605/23 Pages from ~~xxxxxxx~~, Being no. 01334, for the year 2023.
9. This Power of Attorney will automatically stand revoked along with the Development Agreement after completion Developer's Allocated Flats/Car Parking Spaces together with proportionate, undivided, impartible piece of land and other saleable spaces to be constructed on the scheduled premises as per understanding between me and M/S. SVL. DEVELOPERS represented by its sole proprietrix Srividhya Murthy and subsequently if required it may be extended with my consent.
10. This Development Power of Attorney is revocable in nature. Be it noted that the revocable Development Power of Attorney is being granted in favour of the said attorney without any consideration and no right, title or interest is

Sejonyan

created in favour of the attorney of the property which is subject to this power of attorney.

AND, I the Principal, do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorney having done or shall lawfully do or cause to be done in or about the premises afore said.

THE SCHEDULE 'A' ABOVE REFERRED TO
(Description of the said premises)

ALL THAT piece and parcel of land measuring 02 (Two) Cottahs 15 (Fifteen) Chittaks and 04 (Four) Square Feet be same or a little more or less together with A.C Shed Structure with measuring 500 sq.ft. be the same a little more or less erected on a part thereof situate lying at and being premises No.218, Lake Gardens, Kolkata-700045, P.S. Lake, of the Kolkata Municipal Corporation, in Ward no.093, District Sub Registration Office at Alipore, at present the said property is assessed as Premises No.218, Lake Gardens, Kolkata-700045, District South 24 Parganas being Assessee No.210930804836 together with all rights of easements, common facilities, amenities which is butted and bounded in the manner following that is to say :-

On the North : 162/B/203, Lake Gardens.

On the South : 20ft KMC Road.

On the East : Pre.218, Lake Gardens.

On the West : 11'ft KMC Passage.

IN WITNESS WHEREOF I, Tejomoy Basu, son of Late Manindra Nath Basu have set and subscribe my hands this the 24th August 2023
(Two thousand and Twenty Three) AD.

Tejomoy Basu

1. Sri Tejomoy Basu

WITNESSES

1. Sejan Das
VILL - ATASURA
P.S - MOGRAHAT
D - South 24 P.G.S

Tejomoy Basu

Signature of the Principal/Executant

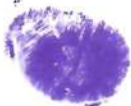

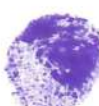







2. Naradhis
Alipore Police Court
Cell- 23

Sri Chyannthy
I agree to act as Constituted

Attorney
in terms of this power






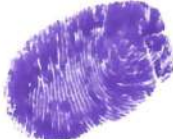




Drafted by me
Nabakumar Mukhopadhyay

Nabakumar Mukhopadhyay
Advocate
Alipore Police Court
Enrl. No.-WB/2037/1999

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

Name..... TEJANOR BASU

Signature..... Tejanor Basu

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

Name..... SRIVIDHYA MURTHY

Signature..... Srividya Murthy

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

Name.....



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

নথীভুক্তকরণ নং/Enrolment No.: 2017/00040/22961

To: Tejomoy Basu
(তেজোময় বসু)
S/O Manindra Nath Basu
B-217
Lake Gardens
Kolkata
Kolkata
West Bengal - 700045
Mobile : 9432494576

Date: 26/10/2011

Ref. No : 00009444-00118360-00090337-



UA 07818809 6 IN

আপনার আধার সংখ্যা/ Your Aadhaar No. :

3027 3404 0882

আধার – সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA



তেজোময় বসু
Tejomoy Basu
জন্ম সাল / Year of Birth : 1946
পুরুষ / Male

3027 3404 0882



আধার – সাধারণ মানুষের অধিকার

Mr. Basu.
S/O Manindra Nath Basu.

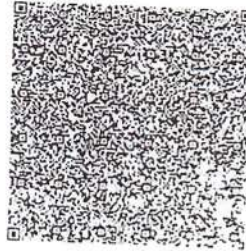
आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card
ACWPB0213G



नाम / Name
TEJOMOY BASU

पिता का नाम / Father's Name
MANINDRA NATH BASU

जन्म की तारीख
Date of Birth
13/09/1946

हस्ताक्षर / Signature

07122020

Musanggi
Sal 83218
23.4.23

ভারত সরকার
GOVERNMENT OF INDIA



স্রিবিদ্যা মুর্তী
Srividhya Murthy
পিতা : শ্রী রামামূর্তী
Father : G RAMAMURTHY
জন্ম বার / Year of Birth : 1966
স্রিবিদ্যা / Female



3028


আধার - সাধারণ মানুষের অধিকার


Srividhyammurthy


ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


ঠিকানা:
পি 255, পূর্ণদাস রোড, সারত বোস
রোড এম.এ., কোলকাতা, পশ্চিমবঙ্গ,
700029

Address:
P - 255, PURNADAS ROAD,
Sarat Bose Road S.O, Sarat
Bose Road, Kolkata, West
Bengal, 700029


1947
1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


P.O. Box No 1947
Bangalore-560 001

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

रवाची लेखा संख्या कार्ड
Permanent Account Number Card
AFTPM3951N

05022022

SRIVIDHYA MURTHY

GOPALAIYAR RAMAMURTY

29/05/1986

Sri Vidhya Murthy


Government of India



সুজন নস্কর
Sujan Naskar
 পিতা : নিমাই নস্কর
 Father : Nimai Naskar

জন্মতারিখ / DOB: 02/01/1995
 পুরুষ / Male



4308 4054 8574

আধার - সাধারণ মানুষের অধিকার


Unique Identification Authority of India

ঠিকানা: A: নিমাই নস্কর
পূর্ব কামারপুকুরিয়া, মাইতিয়াহাট
মণ্ডিলা ২৪ পর্গানা, মগরাহাট - II,

Address: S/O: Nimai Naskar,
Purba Kamarpukuria,
Maiterhat, South 24
Pargana, Magrahat - II,
West Bengal, 743365

4308 4054 8574


 1947
 1000 200 1007


help@uidai.gov.in


www.uidai.gov.in

Major Information of the Deed

Deed No :	I-1605-01339/2023	Date of Registration	24/08/2023
Query No / Year	1605-8002171870/2023	Office where deed is registered	
Query Date	24/08/2023 12:55:55 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUJAN NASKAR ATASURA, Thana : Magrahat, District : South 24-Parganas, WEST BENGAL, PIN - 743355, Mobile No. : 9051193190, Status :Solicitor firm		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 1,41,77,220/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501334/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



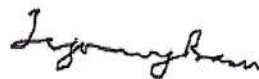
District: South 24-Parganas, P.S:- Lake, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Lake Gardens, , Premises No: 218, , Ward No: 087 Pin Code : 700045

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		2 Katha 15 Chatak 4 Sq Ft	1/-	1,38,39,720/-	Width of Approach Road: 20 Ft. , Project Name :
Grand Total :					4.856Dec	1 /-	138,39,720 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name TEJOMAY BASU Son of Late Manindra Nath Basu Executed by: Self, Date of Execution: 24/08/2023 , Admitted by: Self, Date of Admission: 24/08/2023 ,Place : Office	Photo  24/08/2023	Finger Print  LTI 24/08/2023	Signature  24/08/2023
217, Lake Gardens, City:- , P.O:- Lake Gardens, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ACxxxxxx3G, Aadhaar No: 30xxxxxxxx0882, Status :Individual, Executed by: Self, Date of Execution: 24/08/2023 , Admitted by: Self, Date of Admission: 24/08/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	SVL Developers P-255, Hemanta Mukhopadhyay Sarani, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 , PAN No.: afxxxxxx1n, Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Ms Srividhya Murthy (Presentant) Daughter of Sr G Ramamurthi Date of Execution - 24/08/2023, , Admitted by: Self, Date of Admission: 24/08/2023, Place of Admission of Execution: Office	Photo  Aug 24 2023 1:35PM	Finger Print  LTI 24/08/2023	Signature  24/08/2023
P-255, Hemanta Mukhopadhyay Sarani, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: afxxxxxx1n, Aadhaar No: 37xxxxxxxx3028 Status : Representative, Representative of : SVL Developers (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUJAN NASKAR Son of NIMAI NASKAR ATASURA, City:- , P.O:- ATASURA, P.S:- Magrahat, District:-South 24-Parganas, West Bengal, India, PIN:- 743355			
	24/08/2023	24/08/2023	24/08/2023
Identifier Of TEJOMAY BASU, Ms Srividhya Murthy			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	TEJOMAY BASU	SVL Developers-4.85604 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	TEJOMAY BASU	SVL Developers-500.00000000 Sq Ft

On 24-08-2023

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 13:18 hrs on 24-08-2023, at the Office of the A.D.S.R. ALIPORE by Ms Srividhya Murthy

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 1,41,77,220/-

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

Execution is admitted on 24/08/2023 by TEJOMAY BASU, Son of Late Manindra Nath Basu, 217, Lake Gardens, P.O: Lake Gardens, Thana: Lake, , South 24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession Retired Person

Indetified by Mr SUJAN NASKAR, , Son of NIMAI NASKAR, ATASURA, P.O: ATASURA, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by profession Others

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

Execution is admitted on 24-08-2023 by Ms Srividhya Murthy, Proprietor, SVL Developers (Sole Proprietoship), P-255, Hemanta Mukhopadhyay Sarani, City:- , P.O:- Sarat Bose Road, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700029

Indetified by Mr SUJAN NASKAR, , Son of NIMAI NASKAR, ATASURA, P.O: ATASURA, Thana: Magrahat, , South 24-Parganas, WEST BENGAL, India, PIN - 743355, by caste Hindu, by profession Others

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 6779, Amount: Rs.100.00/-, Date of Purchase: 22/08/2023, Vendor name: Samiran Das



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

**Volume number 1605-2023, Page from 46548 to 46564
being No 160501339 for the year 2023.**



Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.08.25 15:00:13 -07:00
Reason: Digital Signing of Deed.

**(MANIMALA CHAKRABORTY) 2023/08/25 03:00:13 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.**

(This document is digitally signed.)