

6-7959

1-7930/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AM 19056



Bhaskar Jyoti Das



Sangeeta Sen

Dasgupta Enterprise

Debasish Dasgupta
Proprietor



DEVELOPMENT POWER OF ATTORNEY



KNOW ALL MEN THESE PRESENTS THAT We 1. MR. BHASKAR JYOTI DAS, PAN-AQHPD 1941 Q, Son of Late Pranab Jyoti Das, 2. MRS. SANGEETA SEN, PAN - EGGPS 2860 J, Wife of Sri Sagar Sen, Daughter of Late Pranab Jyoti Das, Both By faith - Hindu, By Nationality - Indian, By Occupation - Business & Housewife, No. 1 residing at Mondal Para, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150, No. 2 residing at 6A6, New Town Action Area - 1B, Green Wood Park Extension, Rajarhat Gopalpur, Newtown, North 24 Parganas, Kolkata - 700 059, hereinafter called and referred to as the **PRINCIPAL.**

21 SEP 2022

S.L. No. 621 Date 20/09/22
Name Bhaskar Jyoti Das
Address Mondalpara, Sonarpur, Kat-150
Value 50/2

Govt. Stamp Vender
DEBPRASAD BISWAS
Sonarpur A.D.S.R.O., Kol-150



Additional District Sub Registrar
Sonarpur
South 24 Parganas

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SEND GREETINGS : - -

WHEREAS One MRS. NANDITA DAS (wife of Mr. Pranab jyoti das) was the owner of all that piece and parcel of land measuring 2 Cottahs 3 Chittacks 5 sqft of land under Mouza Sonrpur, J.L. No.- 39, comprised in R.S. & L.R Dag No. 665, under R.S. Khatian No. 493, L.R Khatian No - 5493, 5492, under the limits of Rajpur Sonarpur Municipality ward no 13, Holding no. 241, (Mondal para road,) Kolkata - 700150, P.S.- Sonarpur, District -South 24 Parganas.

AND WHEREAS Mr. Akhil ranjan Biswas, Mr. Nikhil ranjan Biswas, Mr. Sunil ranjan Biswas, Mr. Debabrata Biswas and Mr. Subrata Biswas was actual owner and the Mr. Akhil ranjan Biswas, Mr. Nikhil ranjan Biswas, Mr. Sunil ranjan Biswas, Mr. Debabrata Biswas jointly executed a General Power of Attorney in favour of their broth Mr. Subrata Biswas to look after and for selling the aforesaid land by way of a registered General Power of Attorney which was registered at the office of D.S.R. IV and recorded in Being No. - 1271 for the year 1987.

AND WHEREAS by a registered Deed of Conveyance vide Deed No. - 686 for the year 1989 on 13.02.1989 Mrs. Nandita Das Purchase the entire 2 Cottahs 3 Chittacks 5 sqft of land from Mr. Subrata Biswas being the constituted attorney on behalf of Mr. Akhil ranjan Biswas, Mr. Nikhil ranjan Biswas, Mr. Sunil ranjan Biswas, Mr. Debabrata Biswas of 26 a Rasa road South, P.O. & P.S. - Tollygunge Kolkata - 700 033. The said Deed was registered at the office of A.D.S.R. Sonarpur and recorded in Book No. 1, Volume No. 14, and pages from 247 to 254.




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AND WHEREAS the said Mrs. Nindita Das wife of late Pranab jyoti Das died on 25.02.2017 liveing behind one son (Bhaskar jyoti Das) (present owner No. 1 herein), One daughter Mrs. Sangeeta Sen, Wife of Mr. Sagar Sen (present owner No. 2 herein) bacame the absolute owners of the total land measuring 2 Cottah 3 Chittacks 5 sqft jointly by way of legal warrishion then jointly enjoy their every right, title and interest over the said land by paying rents to the appropriate authority regularly.

To be Notified that the said Nandita Das and Nindita Das is same and one Identical person.

WHEREAS The principals are the absolutely seized and possessed of the FIRST Schedule property and by way of development agreement dated 21.09.2022 registered in the office of A.D.S.R. Sonarpur and recorded in Being No. 7924 for the year 2022. The principal have already granted excludsively right of development of the said First Schedule property in favour of **DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata - 700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASHIS DASGUPTA, PAN - AGCPD 8770 G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality - Indian, By Occupation - Advocate, residing at C/144 Milan Pally, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150 in consideration of Schedule property hereunder written and the owner will liable to get the second schedule property hereunder written.



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AND WHEREAS for the purpose of Development of the said First Schedule property and for the purpose of giving effect to implementation of the said development agreement the principals are desires of appointing, nominating and constituting the said attorney **DASGUPTA ENTERPRISE**, a proprietorship construction firm, having its office at 204, Baguipara Road, Natun Pally, P.O. - Subhasgram, P.S. - Sonarpur, Kolkata - 700 147, District - South 24 Parganas, represented by its proprietor **MR. DEBASHIS DASGUPTA, PAN - AGCPD 8770 G**, Son of Late Subir Dasgupta, By faith - Hindu, By Nationality - Indian, By Occupation - Advocate, residing at C/144 Milan Pally, P.O. & P.S. - Sonarpur, District - South 24 Parganas, Kolkata - 700 150 to be our true and lawfull ATTORNEY for us, in our name and on our behalf to do and execute and performs or cause to be done, executed and performed all or any of the following acts, deeds and things on behalf of the principals.

- 1) To look after, manage, supervise, conduct and do all and every acts, deeds, matters and things necessary for developing the schedule property and to represent us in all meetings, discussions in respect of the said property.
- 2) To arrange Developer portion registration of the said property on our behalf.
- 3) To approve on our behalf the draft deeds of conveyance in respect of the Third Schedule property.
- 4) To sell flats, Car parking space etc to any intending purchaser /s after completion of the said New building as per sanctioned building plan of the **Rajpur - Sonarpur Municipality** and to receive money from sale proceeds from the said purchaser at the discretion of our attorney in respect of schedule property hereunder written to be constructed on our behalf and to execute and sign any agreement for sale and deed of conveyance in favour of the any intending purchaser and to grant money receipt on our behalf.



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- 5) To sign, execute, appear, present and registered any deed of conveyance, agreement for sale in favour of the intending purchaser in the appropriate registry office and to sign and execute on my behalf in respect of the schedule property only and the rest of the proposed building will remain all along unsold and will remain exclusively for and on behalf of the principals or us.
- 6) To execute affirm and sign all other declarations, papers, documents and/ or instrument to be filed before the lawful authority as may be required for registration of the deed of conveyance on our behalf.
- 7) To appear and represent me before the B.L.&L.R.O and Municipality or any other statutory authority.
- 8) To attend the hearing for mutation and for assessment of said property before the Rajpur Sonarpur Municipality Tribunal and to deposit Municipality Taxes and others fees on our behalf.
- 9) To pay electricity bill of the said property and to file any type before the WBSEDL or any Electricity Board and to hearing, this will arise out of such application.
- 10) To appoint engineers, achitects and their agents and sub contractor and the said attorney think fit and proper and to make payment of their fees, charges of such architects, engineers and their agents and their sub contractors.
- 11) To pay all cost and expenses for the development of the said land and for construction and completion of the flat/unit according to the said sanctioned building plan to be sanctioned by the local Municipality.



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- 12) To sign and verify complaints, affidavits written statements, petition of claims, objections, memorandum of appeal and petition and application of all kinds and to file them in any court/s or office authority if necessary.
- 13) To appoint any advocate or any other legal practitioner/Advocate/ Solicitor Firm.
- 14) To institute, conduct or prosecute or defend any suit or legal proceeding that may be necessary in connection with the aforesaid property.
- 15) To sign all documents on our behalf in connection with the First schedule property.
- 16) GENERALLY for us and to my name and on myr behalf to do and transact in respect of the aforesaid property as well as in respect of the matters mentioned hereinbefore as fully and effectually to all intends and purposes as are night or could do, if personally present and possible.
- 17) To receive, realize and recover earnest money, part payments, advance payments, consideration money and other payments from different persons or parties on account of sale and/or transfer and/or leasing out or letting out or otherwise disposing of the land of flats built-up spaces and other spaces newly constructed building from such person or party as the said Attorney shall think proper in respect of the Third schedule property mention in the Development Agreement.
- 18) To do everything for amalgamation of the said first schedule property with any adjoining property on our behalf.



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Addl. Dist.-Sub Registrar
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- : (7) : -

AND We are hereby ratify and confirm and agree to ratify and confirm any act or deed that may be done or used to be done by us said attorney by virtue of the power hereby conferred and all such acts of deeds shall and binding upon us as if the same has been done by us personally.


AND WE HERBY EVERY AND UNDERTAKE to retify and confirm all and whatsoever our said attorney under this power of attorney shall do in that behalf herein before contained shall lawfully do or performed or exercise, authorities and liberties hereby conferred upon, under and by virtue of this present.

THE SCHEDULE REFERRED TO ABOVE

(Description of the land and Premises)

ALL THAT piece and parcel of Bastu land measuring more or less **2 (Two) Cottahs 3 (Three) Chittacks 5 (Five) Sq. Ft.** more or less which is lying and situated at Mouza- Sonarpur, J.L. No. - 39, R.S. No. - 13, Touji No. - 109, Pargana- Magura, P.S. - Sonarpur at present Narendrapur, A.D.S.R. office at Garia, comprising in R.S. & L.R. Dag No. 665 appertaining to R.S. Khatian No. 493, L.R. Khatian No. - 5493 & 5492, under the limits of Rajpur - Sonarpur Municipality, Ward No. 13, Holding No. 241 (Mondal Para Road), Kolkata - 700 150.




Addl. Dist. Sub Registrar
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South 24 Parganas

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IN WITNESS WHERE of with the Executants hereunto set and subscribes
our hand and seal on this the 12. th day of Sep 2024.

SIGNED SEALED & DELIVERED

IN PRESENCE OF:-

WITNESSES

1. Anantosh Halder
Sampur, Kol-180.

Bhaskar Jyoti Das.
Sangeeta Sen
SIGNATURE OF THE EXECUTANT

2. সত্যজিৎ হাজরা
(সাম্পুর, কোল-১৮০).

Dasgupta Enterprise
Debashish Dasgupta.
Proprietor
SIGNATURE OF THE ATTORNEY

Drafted and Identified By :


Debashish Dasgupta.
Advocate.

WB 1107/02/2009
Alipore Judge Court.
Kolkata.

Type by :

Debashish Hazra
Sonarapur.




Addl. Dist. Sub Registrar
Sonarpur
South 24 Parganas

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Major Information of the Deed

Deed No :	I-1608-07930/2022	Date of Registration	21/09/2022
Query No / Year	1608-8002839936/2022	Office where deed is registered	
Query Date	21/09/2022 3:09:15 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Dasgupta Alipore Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9748422686, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 1,25,000/-	Rs. 24,73,601/-		
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]:- 160807924/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		





Land Details :

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: MONDALPARA ROAD,
Mouza: Sonarpur, Pin Code : 700150

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-665	RS-493	Bastu	Bastu	2 Katha 3 Chatak 5 Sq Ft	1,00,000/-	18,99,851/-	Width of Approach Road: 21 Ft. Adjacent to Metal Road, , Project Name :
Grand Total :					3.6208Dec	1,00,000 /-	18,99,851 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	850 Sq Ft.	25,000/-	5,73,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 850 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		850 sq ft	25,000 /-	5,73,750 /-	



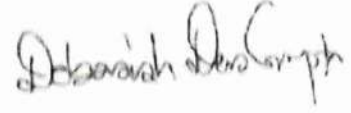
Attorney Details			
Sr No	Name Address Photo Finger print and Signature		
1	<p>Mr. Subash Chandra Dey (Representative) Son of Late Prasad Chandra Dey Executed by Self, Date of Execution: 21/09/2022 Admitted by Self, Date of Admission: 21/09/2022, Place: Office</p>		
<p>Address: Para, City:-, P.O:- Sonarpur, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: egxxxxxx0j, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 21/09/2022 Admitted by: Self, Date of Admission: 21/09/2022, Place: Office</p>			
2	<p>Mrs. Sangata Sen Wife of Mr. Sagar Sen Executed by Self, Date of Execution: 21/09/2022 Admitted by Self, Date of Admission: 21/09/2022, Place: Office</p>		
<p>Address: New Town Action Area - 1B, Green Wood Park Extension Park, City:-, P.O:- Rajarhat, P.S:- New Town, District:- North 24-Parganas, West Bengal, India, PIN:- 700156 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: egxxxxxx0j, Aadhaar No Not Provided, Status: Individual, Executed by: Self, Date of Execution: 21/09/2022 Admitted by: Self, Date of Admission: 21/09/2022, Place: Office</p>			

Attorney Details :




Sr No	Name Address Photo Finger print and Signature
1	<p>Dagupia Enterprise 204, Raja Peers Road, Nalin Pally, City:-, P.O:- Subhasgram, P.S:- Sonarpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700147, PAN No.: egxxxxxx0g, Aadhaar No Not Provided, Status: Organization, Executed by Representative</p>

Representative Details :

Name, Address, Photo, Finger print and Signature

Name	Photo	Finger Print	Signature
Mr Debasish Dasgupta Son of Late Subir Dasgupta Date of Execution - 21/09/2022, , Admitted by: Self, Date of Admission: 21/09/2022, Place of Admission of Execution: Office	 Sep 21 2022 4:52PM	 LTI 21/09/2022	 21/09/2022
C/144, Milan Pally, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AGxxxxxx0G, Aadhaar No Not Provided Status : Representative, Representative of : Dasgupta Eterprise (as Proprietor)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Manna Karmakar Son of Mr Binay Karmakar Biswas Para , Kamrabad, City:- , P.O:- Sonarpur, P.S:- Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150	 21/09/2022	 21/09/2022	 21/09/2022
Identifier Of Mr Bhaskar Jyoti Das, Mrs Sangeeta Sen, Mr Debasish Dasgupta			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Jyoti Das	Dasgupta Eterprise-1.81042 Dec
2	Mrs Sangeeta Sen	Dasgupta Eterprise-1.81042 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Bhaskar Jyoti Das	Dasgupta Eterprise-425.00000000 Sq Ft
2	Mrs Sangeeta Sen	Dasgupta Eterprise-425.00000000 Sq Ft

Land Details as per Land Record

District: South 24-Parganas, P.S:- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: MONDALPARA ROAD, Mouza: Sonarpur, Pin Code : 700150

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	RS Plot No:- 665, RS Khatian No:- 493		

21-09-2022

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 13:58 hrs on 21-09-2022, at the Office of the A.D.S.R. SONARPUR by Mr Bhaskar Jyoti Das , one of the Executants.

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 24,73,601/-

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

Execution is admitted on 21/09/2022 by 1. Mr Bhaskar Jyoti Das, Son of Late Pranab Jyoti Das, Mondal Para, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by Profession Business, 2. Mrs Sangeeta Sen, Wife of Mr Sagar Sen, 6A6, New Town Action Area - 1B, Green Wood Park Extention Park, P.O: Rajarhat, Thana: New Town, , North 24-Parganas, WEST BENGAL, India, PIN - 700156, by caste Hindu, by Profession House wife

Indetified by Mr Manna Karmakar, , Son of Mr Binay Karmakar, Biswas Para , Kamrabad, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

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

Execution is admitted on 21-09-2022 by Mr Debasish Dasgupta, Proprietor, Dasgupta Eterprise, 204, Bagui Paera Road, Natun Pally, City:- , P.O:- Subhasgram, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147

Indetified by Mr Manna Karmakar, , Son of Mr Binay Karmakar, Biswas Para , Kamrabad, P.O: Sonarpur, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700150, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 621, Amount: Rs.50/-, Date of Purchase: 20/09/2022, Vendor name: Tapas Halder



Arindam Chakraborty
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1608-2022, Page from 179147 to 179160

being No 160807930 for the year 2022.



Arindam

Digitally signed by ARINDAM
CHAKRABORTY
Date: 2022.09.23 17:54:03 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 2022/09/23 05:54:03 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.

(This document is digitally signed.)