

03050/23

I-2952/23



पश्चिम बंगाल WEST BENGAL

CP-8002422758/23

AP 380782

Certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with document are the part of this document.

District Sub-Registrar-V
Alipore, South 24 Parganas

22 SEP 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) **SMT. TANUSHREE SENGUPTA**, (PAN-AVTPS3903J & Aadhaar No.6205 3054 4517) wife of Late Sanjay Sengupta & (2) **SRI DWAIPAYAN SENGUPTA**, (PAN-KINPS6199M & Aadhaar No.6760 8587 3538), son of Late Sanjay Sengupta, by faith Hindu, Indian, by occupation- Housewife and Service, residing at P-15, Central Park, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, hereinafter referred to as the **OWNERS/PRINCIPALS** send Greetings

[Handwritten signatures and notes in blue ink]

No. 13093 Date 22/09/2023

Sold to Gaurdhan K. Dutt PS- Jalaym Ketr-32
of 20/B.A. Central Law

Rupees M/-

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



DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
22 SEP 2023

A.R. Basu
S/o late T.P. Basu
Alipore police Court
Katr-27

WHEREAS, the Owners herein seized and possessed of or otherwise well and sufficiently entitled to All that piece and parcel of land measuring **4 Cottah 12 Chittak 0 sq.ft.** be the same a little more or less together with three storied building standing thereon, having its total covered area 1500 sq.ft. i.e. **each floor measuring 500 sq.ft.**, situated at Mouza-Rajapur, J.L. No.23, comprised in Plot No.P-15, being being KMC Premises No.121, Central Park, Assessee No.31-102-05-0121-6, having its postal address-P-15, Central Park, Kolkata-700 032, under P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation, Ward No.102, Br.-XI, Sub-Registry/A.D.S.R. at Alipore, in the Dist. South24-Parganas, more fully described in the Schedule hereunder written, by way of inheritance.

AND WHEREAS with a view to develop the said land by constructing a multi-storied building, the owners/principals herein entered into an agreement for development on 22.09.2023 registered at D.S.R.-V at Alipore and recorded in Book No.I, Being No.163002946 for the year 2023, with the Developer namely **SRI GAURAV KUMAR DUTTA**, (PAN-BPMPD9697G & Aadhaar No.9653 7683 2183) son of Sri Ashok Dutta, by faith-Hindu, Indian, by occupation-Business, residing at 20/3A, Central Park, P.O. Jadavpur University, P.S. Jadavpur, Kolkata-700 032, in respect of the said property as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owners/Principals herein and the Developer, that the Owners herein will be entitled to get 50% of sanctioned area of the proposed G+IV storied building, comprised of **entire First floor** and



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DISTRICT SUB REGISTRAR-V
ALIPORE, SOUTH 24 PGS.
22 SEP 2023

proposed G+IV storied building, comprised of **entire First floor and entire Second floor and two car parking spaces** on the ground floor of together with undivided proportionate share in the land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners of the proposed G+IV storied building to be constructed on the said land, together with undivided proportionate share in the land and common area, facilities and amenities to be provided in the said building, as the Owner's allocation and the Developer will be allotted the remaining 50% of sanctioned area of the proposed G+IV storied building, comprised of **entire Third floor and entire Fourth (Top) floor and balance car parking spaces** on ground floor together with undivided proportionate share in the land together with undivided proportionate share in the said land with right to use and enjoy common areas and facilities to be provided in the proposed building in common with others owners and amenities as Developer's allocation.

AND WHEREAS for the purpose of construction of the proposed multi-storied building on the said land and to Lease and/or transfer of the said Developer's allocation of the proposed multi-storied building together with undivided proportionate share in the land, and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said **SRI GAURAV KUMAR DUTTA**, (PAN-BPMPD9697G & Aadhaar No.9653 7683 2183) son of Sri Ashok Dutta, by faith-Hindu, Indian, by occupation-Business, residing at 20/3A, Central Park, P.O. Jadavpur University, P.S. Jadavpur, Kolkata -700 032, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things.

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said multi storied building on the Schedule mentioned land.
- 2 To prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing his name on the said plan or plans on my behalf and in my name and obtained the same from Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in our names and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and obtain the same from the Kolkata Municipal Corporation on our behalf and in our names.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.
- 6 To negotiate for lease, transfer, lease, mortgage the Developer's Allocation of the proposed multi-storied building to be constructed on the Schedule mentioned land with any person, firm, association,

financial Institution at such rate my said Attorney shall deem fit and proper.

- 7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developer's allocation of the proposed multi-storied building together with undivided proportionate share in the land with the intending Lessees upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 8 To execute and register the deeds of lease in favour of the intending lessees in respect of the flat or flats or spaces out of the Developer's allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any proper authority and to appoint Advocate and/or any other authority and also to sign and verify and affirm all plans, written statements,

petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developer's allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

AND We do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of our said Attorney, which will be done by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring **4 Cottah 12 Chittak 0 sq.ft.** be the same a little more or less together with **three storied building** standing thereon, having its total covered area **1500 sq.ft. i.e. each floor** measuring **500 sq.ft.**, situated at Mouza-Rajapur, J.L. No.23, comprised in Plot No.P-15, being being KMC Premises No.121, **Central Park**, Assessee No.31-102-05-0121-6, having its postal address-P-15, Central Park, Kolkata-700 032, under P.S. Jadavpur, within the limits of the Kolkata Municipal Corporation, Ward No.102, Br.-XI, Sub-Registry/ A.D.S.R. at Alipore, in the Dist. South24-Parganas, together with all easements rights and appurtenances thereto attached being butted and bounded as follows:-

On the North : **25'ft. wide K.M.C. Road.**

On the South : **Property of Biren Dey,**

On the East : 25'ft. wide K.M.C. Road,

On the West : Property of Ambar Ghosal,

IN WITNESS WHEREOF we, the Principals/owners named above,

have hereunto set and subscribed our hand on ^{22nd} day of September 2023.

SIGNED & DELIVERED

1. Arijon Majumder
13/2 Central Park
Kolkata - 700032

Tanushree Sen Gupta

Dwajprayan Sanyal

PRINCIPALS/OWNERS

This Power accepted by me.

2. Ranjan Sinha Roy
85, Rama Nath Das Road
Dhakuria
KOLKATA - 700031.











Ranjan Kumar Sinha

DEVELOPER

Drafted by:-











Alak Ranjan Basu

ALAK RANJAN BASU
Deed Writer L No - 123
Ambur Police Court
K-27

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











Name.....

Signature Tanushree Sengupta

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

Name.....

Signature Dwaipayan Sengupta

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

Name.....

Signature Gaurav Kumar Saha

Major Information of the Deed

Deed No :	I-1630-02952/2023	Date of Registration	22/09/2023
Query No / Year	1630-8002422758/2023	Office where deed is registered	
Query Date	22/09/2023 2:04:00 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	A R Basu Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830169673, Status :Deed Writer		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,46,92,500/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163002946/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



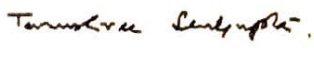


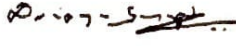
District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Central Park, , Premises No: 121, , Ward No: 102 Pin Code : 700032

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 12 Chatak	1/-	1,36,80,000/-	Width of Approach Road: 25 Ft. , Project Name :
Grand Total :				7.8375Dec	1 /-	136,80,000 /-	




Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1500 Sq Ft.	1/-	10,12,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 2, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1500 sq ft	1 /-	10,12,500 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	TANUSHREE SENGUPTA Wife of Late SANJAY SENGUPTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023	LTI 22/09/2023	22/09/2023	
P-15, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVxxxxxx3J, Aadhaar No: 62xxxxxxxx4517, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				
2	DWAIPAYAN SENGUPTA Son of Late SANJAY SENGUPTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023	LTI 22/09/2023	22/09/2023	
P-15, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: KIxxxxxx9M, Aadhaar No: 67xxxxxxxx3538, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	GAURAV KUMAR DUTTA (Presentant) Son of ASHOK DUTTA Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office			
	22/09/2023	LTI 22/09/2023	22/09/2023	
Son of ASHOK DUTTA 20/3A, CENTRAL PARK, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BPxxxxxx7G, Aadhaar No: 96xxxxxxxx2183, Status :Individual, Executed by: Self, Date of Execution: 22/09/2023 , Admitted by: Self, Date of Admission: 22/09/2023 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr A R BASU Son of Late T P BASU ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	22/09/2023	22/09/2023	22/09/2023
Identifier Of TANUSHREE SENGUPTA, DWAIPAYAN SENGUPTA, GAURAV KUMAR DUTTA			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	TANUSHREE SENGUPTA	GAURAV KUMAR DUTTA-3.91875 Dec
2	DWAIPAYAN SENGUPTA	GAURAV KUMAR DUTTA-3.91875 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	TANUSHREE SENGUPTA	GAURAV KUMAR DUTTA-750.00000000 Sq Ft
2	DWAIPAYAN SENGUPTA	GAURAV KUMAR DUTTA-750.00000000 Sq Ft

Endorsement For Deed Number : I - 163002952 / 2023

On 22-09-2023

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 14:24 hrs on 22-09-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by GAURAV KUMAR DUTTA ,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 1,46,92,500/-

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

Execution is admitted on 22/09/2023 by 1. TANUSHREE SENGUPTA, Wife of Late SANJAY SENGUPTA, P-15, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession House wife, 2. DWAIPAYAN SENGUPTA, Son of Late SANJAY SENGUPTA, P-15, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Service, 3. GAURAV KUMAR DUTTA, Son of ASHOK DUTTA, 20/3A, CENTRAL PARK, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr A R BASU, , Son of Late T P BASU, 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 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 13033, Amount: Rs.100.00/-, Date of Purchase: 22/09/2023, Vendor name: Samiran Das



Jaideb Pal
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 83998 to 84011

being No 163002952 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.09.22 14:46:22 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 22/09/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.