

8154/24

T - 8179/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AS 415276

8154  
 9-NO. 8002590982/2024  
 25.9.24  
 11:41 AM

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

Addl. District Sub-Registrar  
 Behala, South 24 Parganas

25 SEP 2024

DEVELOPMENT POWER OF ATTORNEY  
RELATED WITH  
DEVELOPMENT AGREEMENT  
DATED 25/09/24

BT

### Major Information of the Deed

Deed No :	I-1607-08179/2024	Date of Registration :	25/09/2024
Query No / Year	1607-8002540482/2024	Office where deed is registered	
Query Date	25/09/2024 11:22:52 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	A K GHOSH ALIPORE, Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831740941, Status :Others		
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. 78,36,389/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160708170/2024 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :



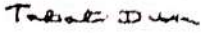


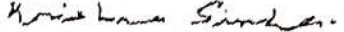


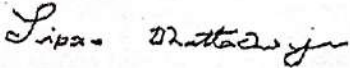
District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 128) -- ) , , Premises No: 139, , Ward No: 128 Pin Code : 700034



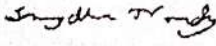
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 7 Chatak 35 Sq Ft	1/-	76,26,389/-	Width of Approach Road: 18 Ft., , Project Name :
Grand Total :				7.4021Dec	1 /-	76,26,389 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	2,10,000 /-	

## Principal Details :



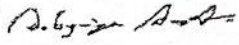


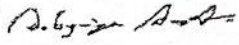


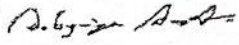
Sl No	Name, Address, Photo, Finger print and Signature			
1	<b>Name</b> <b>Mrs TAPATI DUTTA</b> Wife of Late KALYANMAY DUTTA Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	<b>Photo</b>  25/09/2024	<b>Finger Print</b>  LTI 25/09/2024 Captured	<b>Signature</b>  25/09/2024
1A/11A, PARUI KANCHA ROAD, YUBA SANGATHAN CLUB, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX8 , PAN No.: ACxxxxxx7B, Aadhaar No: 28xxxxxxxx2104, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				
2	<b>Name</b> <b>Mrs KRISHNA SINHA</b> Wife of Late HIMADRI KUMAR SINHA Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	<b>Photo</b>  25/09/2024	<b>Finger Print</b>  LTI 25/09/2024 Captured	<b>Signature</b>  25/09/2024
135, SARSUNA MAIN ROAD, SARSUNA BAZAR, CHATTERJEE PARA, City:- , P.O:- SARSUNA, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AIxxxxxx2H, Aadhaar No: 41xxxxxxxx6906, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				
3	<b>Name</b> <b>Mrs SIPRA BHATTACHARJEE</b> Wife of Late ABHOY KUMAR BHATTACHARJEE Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	<b>Photo</b>  25/09/2024	<b>Finger Print</b>  LTI 25/09/2024 Captured	<b>Signature</b>  25/09/2024
BLOCK F/1/2, BUDGE BUDGE ROAD, S.M. NAGAR GOVT. HOUSING ESTATE, City:- , P.O:- SARKARPOOL, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India Date of Birth: XX-XX-1XX7 , PAN No.: AQxxxxxx3K, Aadhaar No: 30xxxxxxxx1844, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office				

Name	Photo	Finger Print	Signature
<b>Mrs SNIGDHA NANDY</b> Wife of Mr ANUP KUMAR NANDY Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admission: 25/09/2024 ,Place : Office	 25/09/2024	 Captured LTI 25/09/2024	 25/09/2024
A-32, S. S.B. SARANI, SECTOR-2C, BIDHAN NAGAR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, Date of Birth:XX-XX-1XX9 , PAN No.:: ABxxxxx8P,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 25/09/2024 , Admitted by: Self, Date of Admisslon: 25/09/2024 ,Place : Office			



**Attorney Details :**

Name,Address,Photo,Finger print and Signature
<b>ADDYAMA INTERNATIONAL</b> 350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.:: AGxxxxxx3B,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Name,Address,Photo,Finger print and Signature								
<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr DEBAPRIYA DAS GUPTA (Presentant )</b>            Son of Late AMAL DAS GUPTA            Date of Execution - 25/09/2024, , Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office         </td> <td>   Sep 25 2024 12:02 PM         </td> <td>   Captured LTI 25/09/2024         </td> <td>   25/09/2024         </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr DEBAPRIYA DAS GUPTA (Presentant )</b> Son of Late AMAL DAS GUPTA Date of Execution - 25/09/2024, , Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office	 Sep 25 2024 12:02 PM	 Captured LTI 25/09/2024	 25/09/2024
Name	Photo	Finger Print	Signature					
<b>Mr DEBAPRIYA DAS GUPTA (Presentant )</b> Son of Late AMAL DAS GUPTA Date of Execution - 25/09/2024, , Admitted by: Self, Date of Admission: 25/09/2024, Place of Admission of Execution: Office	 Sep 25 2024 12:02 PM	 Captured LTI 25/09/2024	 25/09/2024					
350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx3B, Aadhaar No: 54xxxxxxxx3216 Status : Representative, Representative of : ADDYAMA INTERNATIONAL (as PROPRIETOR)								

**Witness Details :**

Photo	Finger Print	Signature
	 Captured	

	25/09/2024	25/09/2024	25/09/2024
Identifier Of Mrs TAPATI DUTTA, Mrs KRISHNA SINHA, Mrs SIPRA BHATTACHARJEE, Mrs SNIGDHA NANDY, Mr DEBAPRIYA DAS GUPTA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-1.85052 Dec
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-1.85052 Dec
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-1.85052 Dec
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-1.85052 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft

Endorsement For Deed Number : I - 160708179 / 2024

On 25-09-2024

**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) 48(1), W.B. Registration Rules, 1962)**

Presented for registration at 11:44 hrs on 25-09-2024, at the Office of the A.D.S.R. BEHALA by Mr DEBAPRIYA DAS GUPTA.

**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 78,38,389/-

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

Execution is admitted on 25/09/2024 by 1. Mrs TAPATI DUTTA, Wife of Late KALYANMAY DUTTA, 1A/11A, PARUI KANCHHA ROAD, YUBA BANGATHAN CLUB, P.O: SARSUNA, Thana Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 2. Mrs KRISHNA SINHA, Wife of Late HIMADRI KUMAR SINHA, 135, SARSUNA MAIN ROAD, SARSUNA BAZAR, CHATTERJEE PARA, P.O: SARSUNA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700061, by caste Hindu, by Profession House wife, 3. Mrs SIPHA BHATTACHARJEE, Wife of Late ABHOY KUMAR BHATTACHARJEE, BLOCK F/1/2, BUDGE BUDGE ROAD, S.M. NAGAR GOVT. HOUSING ESTATE, P.O: SARKARPOOL, Thana Maheshtala, , South 24-Parganas, WEST BENGAL, India, PIN - 700143, by caste Hindu, by Profession House wife, 4. Mrs SNIGDHA NANDY, Wife of Mr ANUP KUMAR NANDY, A-32, S. S. B. SARANI, SECTOR-2C, BIDHAN NAGAR, P.O: DURGAPUR, Thana: Durgapur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713212, by caste Hindu, by Profession House wife

Indebted by Mr ARPAN KANTI GHOSH, . . . Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

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

Execution is admitted on 25-09-2024 by Mr DEBAPRIYA DAS GUPTA, PROPRIETOR, ADDYAMA INTERNATIONAL, 350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:- Behala, District-South 24-Parganas, West Bengal, India, PIN:- 700060

Indebted by Mr ARPAN KANTI GHOSH, . . . Son of Mr U K GHOSH, 2 N C DAS ROAD, P.O: BEHALA, Thana: Behala, , South 24-Parganas, WEST BENGAL, India, PIN - 700034, by caste Hindu, by profession Service

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**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 415276, Amount: Rs. 100.00/-, Date of Purchase: 20/09/2024, Vendor name: Samiran Das



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

**Certificate of Registration under section 60 and Rule 69.**

Registered in Book - I

Volume number 1607-2024, Page from 229097 to 229119  
being No 160708179 for the year 2024.



*S. Chak.*

Digitally signed by SOURAV CHAKRABORTY  
Date: 2024.09.30 17:25:29 +05:30  
Reason: Digital Signing of Deed.

**(Sourav Chakraborty) 30/09/2024**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**West Bengal.**

**KNOW ALL MEN BY THESE PRESENTS**, We, (1) **SMT. TAPATI DUTTA (PAN ACOPD3577B & AADHAAR NO. 2840 6672 2104)**, Wife of Late Kalyanmay Datta, by Occupation - Housewife, residing at 1A/11A, Parui Kancha Road, Yuba Sangathan Club, P.O. Sarsuna, Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (2) **SMT. KRISHNA SINHA (PAN AIWPS3792H & AADHAAR NO. 4184 6590 6906)**, Wife of Late Himadri Kumar Sinha and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at 135, Sarsuna Main Road, Sarsuna Bazar, Chatterjee Para, P.O. Sarsuna Police Station Behala presently Parnasree, Kolkata - 700061, District South 24 Parganas, (3) **SMT. SIPRA BHATTACHARJEE (PAN AQFPB4203K & AADHAAR NO. 3040 7723 1844)**, Wife of Late Abhoy Kumar Bhattacharjee and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at Block F/1/2, Budge Rudge Road, S. M. Nagar Govt. Housing Estate, P.O. Sarkarpool, Police Station Maheshtala Kolkata - 700143, District South 24 Parganas and (4) **SMT. SNIGDHA NANDY (PAN ABYPN5508P & AADHAAR NO. 3649 8797 5625)**, Wife of Sri Anup Kumar Nandy and Daughter of Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at A-32, S. S.B. Sarani, Sector-2C, Bidhan Nagar, P.O. Durgapur, Police Station Paschim Bardhaman, Pin - 713212, West Bengal, all Nationality - Indian, all by religion Hindu, hereinafter called and referred to as the **PRINCIPALS/ EXECUTANTS**.

**: SEND GREETINGS :**

**WHEREAS** the Executants herein being the joint owners of **ALL THAT** piece and parcel of land measuring 4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft. be the same or a little more or less together with Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less) standing thereon comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian, No. 38 and current L. R. Dag Nos. 277/346 and 277/347 under L. R. Khatian Nos. 987, 988, 989 and 990 both in Mouza Ramnarayan Taluk, J.

BL

L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its **Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas** along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property morefully mentioned in the Schedule hereunder written entered into a Development Agreement with **M/S. ADDYAMA INTERNATIONAL**, a Proprietorship Firm having its Office at 350, Joyrampur Jala Road, Parnasree Pally P.O. Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, represented by its sole Proprietor **SRI DEBAPRIYA DAS GUPTA (PAN AGRPD0863B & AADHAAR NO. 5424 4231 3216)**, Son of Late Amal Das Gupta, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 350, Joyrampur Jala Road, Parnasree Pally, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, on 25/09/24 with the terms and conditions incorporated in the said Development Agreement and the said Development Agreement duly registered in the Office of the Addl. District Sub-Registrar, Behala, South 24 Parganas and recorded in Book No. I, Deed No. 160708170 for the year 2024.

**AND WHEREAS** as per the terms and conditions of the said Development Agreement dated 25/09/24 the owner of the said property i.e. the Executants herein decided to appoint **M/S ADDYAMA INTERNATIONAL**, a Proprietorship Firm having its Office at 350, Joyrampur Jala Road, Parnasree Pally P.O. Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, represented by its sole Proprietor **SRI DEBAPRIYA DAS GUPTA (PAN AGRPD0863B & AADHAAR NO. 5424 4231 3216)**, Son of Late Amal Das Gupta, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 350, Joyrampur Jala Road, Parnasree Pally, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, as our Constituted Attorney who will do all acts, deeds, matters and things in respect of the development of the said property in pursuance of the said Development Agreement.

**NOW KNOW YE BY THESE PRESENTS** We, the said (1) **SMT. TAPATI DUTTA (PAN ACOPD3577B & AADHAAR NO. 2840 6672 2104)**, Wife of Late Kalyanmay Datta, by Occupation - Housewife, residing at 1A/11A, Parui Kancha Road, Yuba Sangathan Club, P.O. Sarsuna, Police Station Behala presently Parnasree, Kolkata – 700061, District South 24 Parganas, (2) **SMT. KRISHNA SINHA (PAN AIWPS3792H & AADHAAR NO. 4184 6590 6906)**, Wife of Late Himadri Kumar Sinha and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at 135, Sarsuna Main Road, Sarsuna Bazar, Chatterjee Para, P.O. Sarsuna Police Station Behala presently Parnasree, Kolkata – 700061, District South 24 Parganas, (3) **SMT. SIPRA BHATTACHARJEE (PAN AQFPB4203K & AADHAAR NO. 3040 7723 1844)**, Wife of Late Abhoy Kumar Bhattacharjee and Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at Block F/1/2, Budge Budge Road, S. M. Nagar Govt. Housing Estate, P.O. Sarkarpool, Police Station Maheshtala Kolkata – 700143, District South 24 Parganas and (4) **SMT. SNIGDHA NANDY (PAN ABYPN5508P & AADHAAR NO. 3649 8797 5625)**, Wife of Sri Anup Kumar Nandy and Daughter of Daughter of Late Bhupendra Chandra Dutta, by Occupation - Housewife, residing at A-32, S. S.B. Sarani, Sector 2C, Bidhan Nagar, P.O. Durgapur, Police Station Paschim Bardhaman, Pin – 713212, West Bengal, all Nationality – Indian, all by religion Hindu, do hereby nominate constitute and appoint **M/S. ADDYAMA INTERNATIONAL**, a Proprietorship Firm having its Office at 350, Joyrampur Jala Road, Parnasree Pally P.O. Parnasree Pally, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, represented by its sole Proprietor **SRI DEBAPRIYA DAS GUPTA (PAN AGRPD0863B & AADHAAR NO. 5424 4231 3216)**, Son of Late Amal Das Gupta, by Nationality Indian, by religion Hindu, by Occupation – Business, residing at 350, Joyrampur Jala Road, Parnasree Pally, P.O. Parnasree, Police Station Behala presently Parnasree, Kolkata – 700060, District South 24 Parganas, as our true and lawful Attorney for us in our names and on our behalf to do execute and perform inter alias the following acts, deeds, matters and things in respect of the property described in the Schedule hereunder written:

1. To look after work, manage, control and supervise the affairs of our said property referred to in the Schedule hereunder written on our behalf.

2. To appoint plan maker or Architect, to prepare a Building plan and/or Building plans for construction of building on our said property and to sign on our behalf in the said plan or plans and all drawings sketches, maps and other relevant documents, declarations and deed of Gift/s, if any, in favour of The Kolkata Municipal Corporation as would be necessary for such sanction and to submit the same before The Kolkata Municipal Corporation for sanction, to deposit sanction fee and other fee for plan and for alteration, amendment and/or modification thereof and/or to re-submit the same before the competent authorities of The Kolkata Municipal Corporation for sanction in our names and on our behalf and to collect and receive such Building plan or Building plans after sanction from The Kolkata Municipal Corporation.
3. To supervise the construction of the building or Buildings at **Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas** morefully and particularly described in the Schedule hereunder written.
4. To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage plan makers, designers, architects, engineers, artisans and masons and workmen for the said purpose.
5. To appear for and on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Calcutta Improvement Trust, Calcutta Metropolitan Development Authority, the C.E.S.C. Ltd. and any local and/or statutory authorities and all Govt./Semi Govt./Quasi Govt. Offices and Police Stations and to sign on our behalf all necessary forms, applications, petitions and documents and apply for and obtain sanction, permit, license and all other

necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.

6. To institute, commence, prosecute, carry on or defend or resist all suits and other actions and proceedings or be added as a party or be non-suited or withdraw the same concerning our said property or concerning special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitioners, inventories to accept service of all summons, notices and other judicial processes, to execute any judgment decree or order and to appoint and engage any solicitor/Advocate and to sign and execute any Vakalatnama or other authority to act and plead.
7. To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, car parking Space/s or other spaces if any, to any intending Purchaser or Purchasers.
8. To enter into agreement or agreements with the intending purchaser or purchasers for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to be constructed on the said premises and to receive the consideration and/or advance money from intending purchaser or purchasers and also the balance of consideration money on completion of such sale or sales for the sale of Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building and give valid receipt and discharge for the same.
9. To do soil testing, excavation and all other necessary works as be deemed necessary and expedient for construction and for completion of the proposed building at the said premises/property.

10. To construct Building on the said plot of land as per Building Plan to be obtained from The Kolkata Municipal Corporation.
11. To apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and to sign all such applications/forms and documents as shall be required for the said purpose.
12. To issue No-Objection Certificate to any intending Purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be purchased by such Purchaser/s without creating any financial liability to the Owners for the same.
13. To file and defend any or all suits, cases, appeals, complainants and applications of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner relating to the said property described in the Schedule hereunder written in any Court of Law and to appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority and/or Quasi Judicial Authority in respect of the Schedule mentioned property written hereunder and/or the said premises.
14. To sign and verify all complaints, written statements, petitions, objections, cross objections, claims, counter claims, applications for executions, revisions, review new trial or stay of whatsoever manner or nature, memorandum of appeal and generally to do all other acts, deeds and things related to above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion shall think fit and proper in respect of the Schedule mentioned property.

15. To sign and receive registered with A/D letter and/or articles and/or any other documents of whatsoever nature in respect of the said premises and/or property written in the Schedule herein below and to grant proper effectual receipt or receipts in respect thereof.
16. To present any Agreement for Sale/Sales, Deed of conveyance or conveyances, Deed of Gift for registration, to admit execution and receipt of consideration before the Sub-registrar or Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary for conveying the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building as mentioned in the Third Schedule in the said Development Agreement to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves and also present Deed of Gift for amalgamation, Deed of Exchange for amalgamation and present for registration the same before the registering authority.
17. To sign, execute, admit, execution of and present for registration and register Sale Deed, Release Deed, Exchange Deed, Mortgage Deed, Deed of Gift, Deed of Gift for amalgamation, Deed of Amalgamation and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats, Car Parking Spaces and other spaces within the Developer's allocation of the Building to be constructed on the said premises as mentioned in the Third Schedule of the said Development Agreement in favour of the intending purchaser/purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which we could have lawfully done under our own hand and seal, if personally present.

B.L.

AND we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do execute or perform or caused to be done and executed or performed in connection with the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney NOTWITHSTANDING no express power in that behalf hereunder is provided.

**THE SCHEDULE ABOVE REFERRED TO:**

**(Description of the total property)**

**ALL THAT** piece and parcel of land measuring **4 (Four) Cottahs 7 (Seven) Chittaks 35 (Thirty Five) Sq. ft.** be the same or a little more or less together with **Cemented Flooring Roof Tile Shed residential Structure having an area of 700 Sq. ft. (more or less)** standing thereon comprising **ALL THAT** piece and parcel of land measuring 3 (Three) Cottahs 10 (Ten) Chittaks 26 (Twenty Six) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/346 under C. S. and R. S. Khatian No. 68/1 and **ALL THAT** piece and parcel of land measuring 13 (Thirteen) Chittaks 9 (Nine) Sq. ft. be the same or a little more or less lying and situated in C. S. and R. S. Dag No. 277/347 under C. S. and R. S. Khatian No. 38 and current L. R. Dag Nos. 277/346 and 277/347 under L. R. Khatian Nos. 987, 988, 989 and 990 both in Mouza Ramnarayan Taluk, J. L. No. 4, Touzi No. 345, Pargana Balia, Police Station Behala presently Parnasree, District Sub-Registry Office at Alipore and Addl. District Sub-Registry Office at Behala and its **Municipal Premises No. 139, Becharam Chatterjee Road, within Ward No. 128 of The Kolkata Municipal Corporation and its mailing address 149/1/1, Becharam Chatterjee Road, Police Station Behala presently Parnasree, Kolkata – 700034 and its Assessee No. 41-128-02-1135-0 in the District of South 24 Parganas along with right to enjoy the 18' ft. wide K.M.C. Road on the Western Side and 10' ft. wide K.M.C. Road on the Southern Side of the said property and the said property is butted and bounded as follows:-**

ON THE NORTH	:	By the property of Manik Lal Manna;
ON THE SOUTH	:	By 10' ft. wide K.M.C. Road
ON THE EAST	:	By the property of Manmohan Ghosh and Others
ON THE WEST	:	By 18' ft. wide Becharam Chatterjee Road.

BL

IN WITNESS WHEREOF both the parties hereunto set our hand and seal on this the  
25<sup>th</sup> day of September 2024.

WITNESSES :

1.

Arun Kumar Nandy  
A-32, Sahid Sukumar  
Banerjee Sarani,  
Bidhannagar  
Durgam- 713212.

① Tapali Dutta

② Krishna Sinha

③ Dipra Bhattacharya

④ Snigdha Bandy

SIGNATURE OF THE EXECUTANTS

Accepted by

M/s. ADDYAMA INTERNATIONAL

Debyonja Das  
Proprietor

SIGNATURE OF THE ATTORNEY

2.  
Ritwik Bhattacharya  
F/2, SM Nagar Gora  
Kousing Estate,  
Budge Budge Road  
KST Katak - 700143

Drafted &amp; Prepared by me,

Bimal Chakraborty

ADVOCATE  
Alipore Judges' Court, Kol-27.

BIMAL CH. LAHIRI, M.A., LL.B  
Advocate  
Alipore Judges Court  
Kolkata-700 027  
Enrolment No.-WB/298/62



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

Name... TAPATI DUTTA .....

Signature... Tapati Dutta .....



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left hand					
right hand					

Name... KRISHNA SINHA .....

Signature... Krishna Sinha .....



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

Name... SIPRA BHATTACHARJEE .....








Signature... Sipra Bhattacharjee .....

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left hand					
right hand					

PHOTO

Name.....




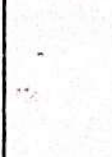


Signature.....

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left hand					
right hand					



Name... SNIGDHA NANDY .....

Signature... Snigdha Nandy .....

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left hand					
right hand					



Name... DEBAPRIYA DAS GUPTA .....

Signature... Debapriya Das Gupta .....



Government of West Bengal  
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No./Year	8002540482/2024	Office where deed will be registered
Query Date	25/09/2024 11:22:52 AM	Deed can be registered in any of the offices mentioned on Note: 11
Applicant Name, Address & Other Details	A K GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831740941, Status : Others	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional transaction : [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value Rs. 78,36,389/-
Total Stamp Duty Payable (SD)	Rs. 70/- (Article:48(g))	Total Registration Fee Payable Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160708170/2024	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Becharam Chatterjee Road, Road Zone : (Rest (Ward 128) - ) , , Premises No: 139, , Ward No: 128 Pin Code : 700034

Sch No	Plot Number	Khatian Number	Land Use Proposed/ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha 7 Chatak 35 Sq Ft	1/-	76,26,389/-	Width of Approach Road: 18 Ft. , , Project Name :
Grand Total :				7.4021Dec	1 /-	76,26,389 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	700 Sq Ft.	1/-	2,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		700 sq ft	1 /-	2,10,000 /-	

**Principal Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	Mrs TAPATI DUTTA Wife of Late KALYANMAY DUTTA1A/11A, PARUI KANCHA ROAD, YUBA SANGATHAN CLUB, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX8 , PAN No.: ACxxxxxx7B, Aadhaar No: 28xxxxxxxx2104, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
2	Mrs KRISHNA SINHA Wife of Late HIMADRI KUMAR SINHA135, SARSUNA MAIN ROAD, SARSUNA BAZAR, CHATTERJEE PARA, City:- , P.O:- SARSUNA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: Alxxxxxx2H, Aadhaar No: 41xxxxxxxx6906, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
3	Mrs SIPRA BHATTACHARJEE Wife of Late ABHOY KUMAR BHATTACHARJEEBLOCK F1/2, BUDGE BUDGE ROAD, S.M. NAGAR GOVT. HOUSING ESTATE, City:- , P.O:- SARKARPOOL, P.S:-Maheshtala, District:-South 24-Parganas, West Bengal, India, PIN:- 700143 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX7 , PAN No.: AQxxxxxx3K, Aadhaar No: 30xxxxxxxx1844, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self
4	Mrs SNIGDHA NANDY Wife of Mr ANUP KUMAR NANDYA-32, S. S.B. SARANI, SECTOR-2C, BIDHAN NAGAR, City:- , P.O:- DURGAPUR, P.S:-Durgapur, District:-Paschim Bardhaman, West Bengal, India, PIN:- 713212 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: IndiaDate of Birth:XX-XX-1XX9 , PAN No.: ABxxxxxx8P, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self To be Admitted by: Self	Individual	Executed by: Self To be Admitted by: Self

**Attorney Details :**

Sl No	Name & address	Status	Execution/Admission Details
1	ADDYAMA INTERNATIONAL 350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE PALLY, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 , PAN No.: AGxxxxxx3B, Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

**Representative Details :**

Sl No	Name & Address	Representative of
1	Mr DEBAPRIYA DAS GUPTA Son of Late AMAL DAS GUPTA 350, JOYRAMPUR JALA ROAD, PARNASREE PALLY, City:- , P.O:- PARNASREE, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700060 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Date of Birth:XX-XX-1XX3 , PAN No.:: AGxxxxxx3B, Aadhaar No: 54xxxxxxxx3216	ADDYAMA INTERNATIONAL (as PROPRIETOR)

**Identifier Details :**

Name & address
Mr ARPAN KANTI GHOSH Son of Mr U K GHOSH 2 N C DAS ROAD, City:- , P.O:- BEHALA, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700034, Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, , Identifier Of Mrs TAPATI DUTTA, Mrs KRISHNA SINHA, Mrs SIPRA BHATTACHARJEE, Mrs SNIGDHA NANDY, Mr DEBAPRIYA DAS GUPTA

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-1.85052 Dec
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-1.85052 Dec
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-1.85052 Dec
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-1.85052 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs TAPATI DUTTA	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
2	Mrs KRISHNA SINHA	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
3	Mrs SIPRA BHATTACHARJEE	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft
4	Mrs SNIGDHA NANDY	ADDYAMA INTERNATIONAL-175.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 25-10-2024) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 25-10-2024)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto 17 (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

7.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

8.

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

9.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.