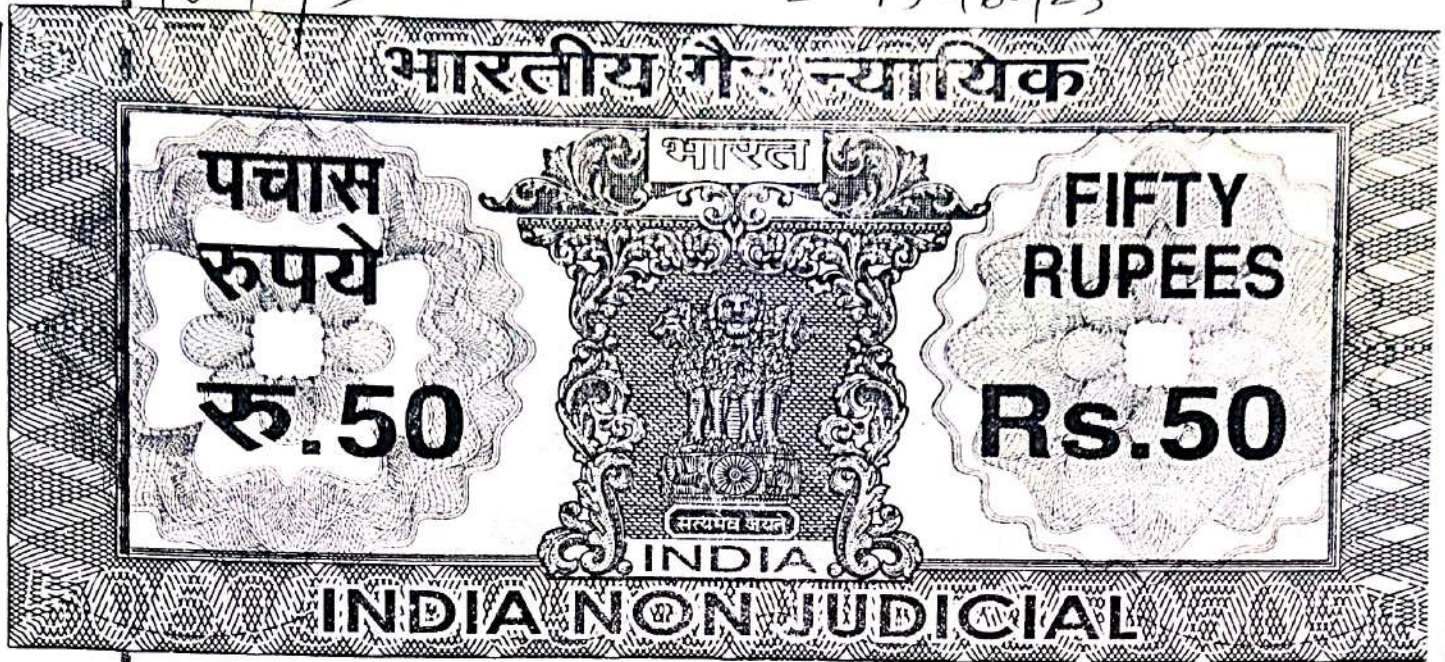


16248/23

I-15460/23



पश्चिम बंगाल WEST BENGAL

certified that the document is admitted for registration. The signature sheets and the endowment sheet attached with the document are the part of this document.

664583

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

Alipore, South 24-parganas

KNOW ALL MEN BY THESE PRESENTS that We **SMT MANASHI MUKHERJEE** (PAN-AFDPM0755J, Aadhaar No.3540 5482 9365) Wife of Sri Rahul Chattopadhyay, Daughter of Late Manabendra Mukherjee, by faith-Hindu, by occupation-Musician, by Nationality -Indian, residing at 11A/3, North Road, Post Office-Jadavpur University, Police Station-Jadavpur, Kolkata-700032, (2) **SMT DOLLY BANERJEE** (PAN-DDUPB5783F, Aadhaar No.2426 3497 1214) Wife of Late Hrishikesh Banerjee Daughter of Late Atul Chandra Mukhopadhyay, by faith -Hindu, by Occupation-Household Work, residing at 15/2/1B/1, Jheel Road, Sweet Land, Post Office-Santoshpur, Police

03 OCT 2022



Station-Survey Park,Kolkata-700075 and **(3) SRI SOMNATH MUKHOPADHYAY** alias **SRI SOMNATH MUKHERJEE**, (PAN-ADPPM4508H, Aadhaar No.2945 3836 5787) Son of Late Atul Chandra Mukhopadhyay, by faith -Hindu, by Occupation -Retired Person, by Nationality -Indian, residing at Devjan Cooperative Housing Society, 149A/2, Swinhoe Lane, Post Office & Police Station-Kasba, Kolkata-700042, do hereby nominate, constitute and appoint **SRI SUBHAS DUTTA**, (PAN-ADSPD8699K, Aadhaar No. 6455 7811 6947) son of Late Basudev Dutta, by faith- Hindu, by occupation- Business, residing at 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata-700032 **M/S. S. D. CONSTRUCTION** (PAN-ADSPD8699K) a proprietorship firm having its office at 8/50, Bijoygarh, Police Station Golf Green, Kolkata-700032,to be our true and lawful attorney in our names and on our behalf to do, execute and perform all /or any of the following acts and deeds:-

**WHEREAS** we are the absolute owners of **ALL THAT** Piece and Parcel of homestead land measuring more or less 5 (Five) Katha 10 (Ten) Chatak 13 (Thirteen) Square feet (more or less 4062.601square feet) together with tiles shed structure measuring more or less 745 square feet comprised in part of E.P No.732, S.P No.1119 in C.S. Plot Nos.33(P) & 34(P) of Mouja - Baderoypur, J.L. No.34, in the south 24 Parganas, Sub-registration Office-Alipore, within the Police Station- Jadavpur, within the municipal limits of the Kolkata Municipal Corporation, Ward No.96 being Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092.

**AND WHEREAS** for better use and enjoy of the aforesaid property we have entered into a Registered Agreement for Development duly executed and registered on ~~05-10-2023~~ before the D.S.R-III, Alipore, South 24 Parganas vide Deed No. 15451 for the year 2023 with **M/S S.D.CONSTRUCTION**, a Sole proprietorship firm having its office at 8/50, Bijoygarh, Police Station- Jadavpur, now Golf Green, Kolkata- 700 032, represented by its sole proprietor **SRI SUBHAS DUTTA**, Son of Late-Basudev Dutta, of 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata- 700 032 to raise construction of a Ground plus Three storied (G+3) storied building over the aforesaid Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092 as per the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation at the cost and responsibility of the said firm.

**AND WHEREAS** in terms of the said Agreement for Development and to facilitate the construction work of the proposed Ground plus Three storied (G+3) storied building and to sell the Developer's allocation, we are to give power and/or authority to the Proprietor of the said **SRI SUBHAS DUTTA**, Son of Late-Basudev Dutta, to do, execute and perform or cause to be done executed and performed all or any of the following acts and deeds.

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by our said Attorney in respect of the said property.



2. To institute or defend any suits or proceedings by and against us and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all complaints, petitions, applications, written statements, written objections and also adduce evidence before the competent Court of Law in respect of said property.
3. To appear before all Government and Semi Government offices and all statutory authorities like Kolkata Municipal Corporation, Kolkata Improvement Trust, and Kolkata Police etc.
4. To sign and execute all building plans, revised plan, modified plan, supplementary plan, structural plan and site plan on our behalf and obtain permission and sanction of the building plan from the KMC in respect of the aforesaid Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092 and also to deposit fees & penalties for the purpose aforesaid and to appear before the K.M.C. authority and to submit all building plans for sanction, modification and/or deviation in respect of aforesaid Premises and obtain necessary sanction and/or approval from the K.M.C and also appear before the sewerage department, water works department, assessment department, and survey department of the K.M.C. and obtain necessary permission/sanction and to apply for and obtain Completion Certificate from the KMC on our behalf. To appear before the KIT for approval and/or for obtaining no objection in respect of the said Premises and to sign all applications for the purpose aforesaid.

5. To appoint any engineer, architect, supervisor, labour, mason, plumber, electrician and contractor for the purpose of construction of the proposed Ground plus Three storied (G+3) storied building and to proceed with the construction work in all manners and complete the construction of the building in all manners according to the sanctioned building plan or modified building plan.
6. To procure all building materials of good quality at the choice and discretion of our Attorney and shall pay all cost and dues of such materials.
7. To sign, execute and register any Deed of Declaration, Boundary Declaration, Deed of Gift of Splayed Corner, Strip of land or any other Deeds and documents as our said Attorney think fit and proper.
8. To sign and execute any agreement for sale with any intending purchaser/purchasers in respect of any flat or flats, car parking spaces of Developer's allocation i.e entire constructed areas of the proposed G+3 Storied building, together the undivided proportionate share and interest of the land and all common facilities at Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092 and to receive and / or collect the earnest money, booking money and consideration money from the prospective purchaser /purchasers, save and except the Owners allocation i.e a self contained Flat in the Third Floor on the North-West portion measuring more or less 600 square feet super built up.



9. To sign and execute any Deed of Conveyance in respect of any flat or flats, car parking spaces of the Developer's allocation i.e entire constructed area of the proposed G+3 Storied building together with entire landed areas as mentioned in the Development Agreement together with the undivided proportionate share and interest of the land and all common facilities at Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092 in favour of any prospective purchaser/s and present the said Deed before the competent Registrar or Sub-Registrar having jurisdiction and admit the execution of the said Deed and or to receive the full and final consideration money upon giving the valid receipt to the purchaser/s, save and except the Owners allocation i.e a self contained Flat in the Third Floor North-West portion measuring g more or less 600 square feet super built up

10. That our said attorney will have the right to bring the new electric connection from C.E.S.C.

11. To negotiate with the terms and to sign all forms and application and to pay all cost and expenses to install the lift in the said Premises.

**AND GENERALLY** to do, execute and perform any other perform act/acts, deed/deeds, matter or things whatsoever which in the opinion of our said attorney ought to be done, executed and performed in relation in our aforesaid property or concern engagements and business or affairs and

ancillary or incidental thereto as fully and effectually as we ourselves could do the same if we were personally present.

**AND** we hereby agree and undertake to ratify and confirm all and whatsoever our said attorney, under this power in that behalf herein before contained, will lawfully do, execute and perform in exercise of the power authorities and liabilities hereby conferred upon, under and by virtue of this deed.

**SCHEDULE ABOVE REFERRED TO**

**ALL THAT** Piece and Parcel of homestead land measuring more or less 5 (Five) Katha 10 (Ten) Chatak 13 (Thirteen) Square feet (more or less 4062.601square feet) together with tiles shed structure measuring more or less 745 square feet comprised in part of E.P No.732, S.P No.1119 in C.S. Plot Nos.33(P) & 34(P) of Mouja - Baderoypur, J.L. No.34, in the south 24 Parganas, Sub-registration Office-Alipore, within the Police Station- Jadavpur, within the municipal limits of the Kolkata Municipal Corporation, Ward No.96 being part of Premises No 74/10/37/A, Sri Ram Thakur Road formerly J.C.Road, being Postal Address 10/15A, Bijoygarh, Kolkata-700092. Which is butted and bounded by:-

**ON THE NORTH:** Colony Boundary (KMC Pump house & Children's Park

**ON THE SOUTH:** Property of other part "B" & 14.1 feet wide Colony Road

**ON THE EAST** : E.P No.734 & E.P No.736.

**ON THE WEST** : E.P.-729.



IN WITNESS WHERE OF we hereunto put our hands  
on this the 3<sup>rd</sup> day of October, 2023.

**WITNESSES :-**

1. Jayanta Mondal  
Alipore Judges Court  
Kolkata - 27.

Manashi Mukherjee  
Manas Mukherjee  
Dolly Banerjee  
Somnath Mukherjee  
Somnath Mukherjee

**PRINCIPALS**

I accept the General Power of Attorney

2. Debmalya Saha  
Advocate

Subhas Das

**ATTORNEY**

**Drafted by me :-**

Debmalya Saha  
Advocate  
Alipore Judges' Court  
Kolkata - 700 027

**Computer Print by :**

Soma Ghosal.  
SRI RAM COMPUTER  
Alipore Judges' Court  
Kolkata - 700 027





	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Manashi Mukherjee*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Early Bhangra*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name *Sumanth Kumar*

Signature *Sumanth Kumar*

*aka : Sumanth Kumar*



	Thumb	1 <sup>st</sup> finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name .....

Signature *Sabhi D*



### Major Information of the Deed

Deed No :	I-1603-15460/2023	Date of Registration	03/10/2023
Query No / Year	1603-8002510167/2023	Office where deed is registered	
Query Date	03/10/2023 11:26:23 AM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	Jayanta Mondal Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980417310, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 1,16,81,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315451/2023 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: Ram Thakur Road (Bijoygarh Colony), , Premises No: 74/10/37/A, , Ward No: 096 Pin Code : 700092



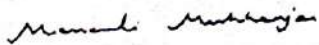


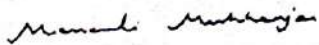


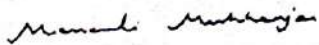


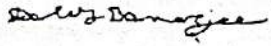


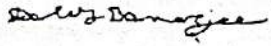


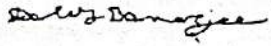


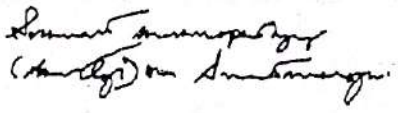


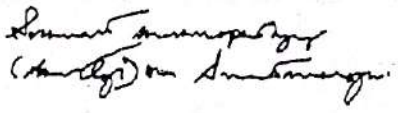


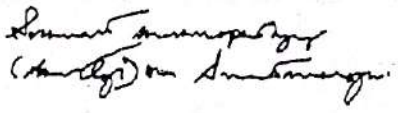
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha 10 Chatak 13 Sq Ft		1,14,80,849/-	Width of Approach Road: 15 Ft., , Project Name :
Grand Total :				9.311Dec	0 /-	114,80,849 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	745 Sq Ft.	0/-	2,01,150/-	Structure Type: Structure
Gr. Floor, Area of floor : 745 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		745 sq ft	0 /-	2,01,150 /-	






Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs MANASHI MUKHERJEE</b>  Wife of Mr RAHUL CHATTOPADHYAY  Executed by: Self, Date of Execution: 03/10/2023  , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office </td> <td>  </td> <td>   Captured </td> <td>  </td> </tr> <tr> <td>03/10/2023</td> <td></td> <td>LTI 03/10/2023</td> <td>03/10/2023</td> </tr> </tbody> </table> <p>11A/3, NORTH ROAD, City:- , P.O:- JADAVPUR UNIVERSITY, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.: AFxxxxxx5J, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/10/2023  , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs MANASHI MUKHERJEE</b> Wife of Mr RAHUL CHATTOPADHYAY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured		03/10/2023		LTI 03/10/2023	03/10/2023
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03/10/2023		LTI 03/10/2023	03/10/2023										
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Name	Photo	Finger Print	Signature										
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03/10/2023		LTI 03/10/2023	03/10/2023										
3	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs SOMNATH MUKHOPADHYAY, (Alias: Mr Somnath Mukherjee)</b>  Wife of Late ATUL CHANDRA MUKHOPADHYAY  Executed by: Self, Date of Execution: 03/10/2023  , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office </td> <td>  </td> <td>   Captured </td> <td>  </td> </tr> <tr> <td>03/10/2023</td> <td></td> <td>LTI 03/10/2023</td> <td>03/10/2023</td> </tr> </tbody> </table> <p>DEVJAN CO-OP HOUS. SOCIETY, 149A/2, SWINHOLE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.: ADxxxxxx8H, Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 03/10/2023  , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>Mrs SOMNATH MUKHOPADHYAY, (Alias: Mr Somnath Mukherjee)</b> Wife of Late ATUL CHANDRA MUKHOPADHYAY Executed by: Self, Date of Execution: 03/10/2023 , Admitted by: Self, Date of Admission: 03/10/2023 ,Place : Office		 Captured		03/10/2023		LTI 03/10/2023	03/10/2023
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03/10/2023		LTI 03/10/2023	03/10/2023										



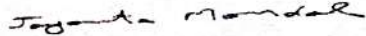
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>S. D. CONSTRUCTION</b> 8/50, BIJOYGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 , PAN No.:: ADxxxxxx9K.Aadhaar No Not Provided, Status :Organization, Executed by: Representative

**Representative Details :**

Representative Details :				
Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> Mr SUBHAS DUTTA (Presentant ) Son of Late BASUDEV DUTTA Date of Execution - 03/10/2023, , Admitted by: Self, Date of Admission: 03/10/2023, Place of Admission of Execution: Office	<b>Photo</b> 	<b>Finger Print</b>  Captured Oct 3 2023 11 35AM	<b>Signature</b>  03/10/2023
3/8A, BIJOYGARH, 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.:: ADxxxxxx9K,Aadhaar No Not Provided Status : Representative, Representative of : S. D. CONSTRUCTION (as Proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Jayanta Mondal</b> Son of Late Sanat Kumar Mondal Alipore Judges Court, City:- , P.O:- Alipore, P.S.-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027		 Captured 03/10/2023	 03/10/2023
Identifier Of Mrs MANASHI MUKHERJEE, Mrs DOLLY BANERJEE, Mrs SOMNATH MUKHOPADHYAY, Mr SUBHAS DUTTA			



Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANASHI MUKHERJEE	S. D. CONSTRUCTION-3.10368 Dec
2	Mrs DOLLY BANERJEE	S. D. CONSTRUCTION-3.10368 Dec
3	Mrs SOMNATH MUKHOPADHYAY	S. D. CONSTRUCTION-3.10368 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs MANASHI MUKHERJEE	S. D. CONSTRUCTION-248.33333300 Sq Ft
2	Mrs DOLLY BANERJEE	S. D. CONSTRUCTION-248.33333300 Sq Ft
3	Mrs SOMNATH MUKHOPADHYAY	S. D. CONSTRUCTION-248.33333300 Sq Ft

**Endorsement For Deed Number : I - 160315460 / 2023**

**On 03-10-2023**

**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 11:28 hrs on 03-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr SUBHAS DUTTA ,

**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 1.16 81 999 -

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

Execution is admitted on 03/10/2023 by 1. Mrs MANASHI MUKHERJEE, Wife of Mr RAHUL CHATTOPADHYAY, 11A/3, NORTH ROAD P.O. JADAVPUR UNIVERSITY, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032 by caste Hindu, by Profession Others, 2. Mrs DOLLY BANERJEE, Wife of Late HRISHIKESH BANERJEE, 15/2/1B, CHEEL ROAD SWEET LANE, P.O: SANTOSH PUR, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL India PIN - 700075. by caste Hindu, by Profession Others, 3. Mrs SOMNATH MUKHOPADHYAY, Alias Mr Somnath Mukherjee, Wife of Late ATUL CHANDRA MUKHOPADHYAY, DEVJAN CO-OP HOUS SOCIETY, 149A/2, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by Profession Retired Person

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 03-10-2023 by Mr SUBHAS DUTTA, Proprietor, S. D. CONSTRUCTION, 8/50, BIJOYGARH, City - , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN - 700032

Identified by Mr Jayanta Mondal, , Son of Late Sanat Kumar Mondal, Alipore Judges Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 4977, Amount: Rs.50.00/-, Date of Purchase: 29/09/2023, Vendor name: A K Samajpati



**Debasish Dhar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - III SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**



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

**Registered in Book - I**

**Volume number 1603-2023, Page from 451627 to 451642  
being No 160315460 for the year 2023.**



*Debasish Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.11.02 13:37:02 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 02/11/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.**