

531/2019

I. 50501/2019



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AA 280359

21/11 44 F28/19
[Signature]
20/2/19



[Signature]
20/2/19

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT
AGREEMENT.

1707 10-01-19
180/-
Naba Kumar Ghosh (Sd/-)
Sardha civil Engt. pl. 19
Ranjita Pan

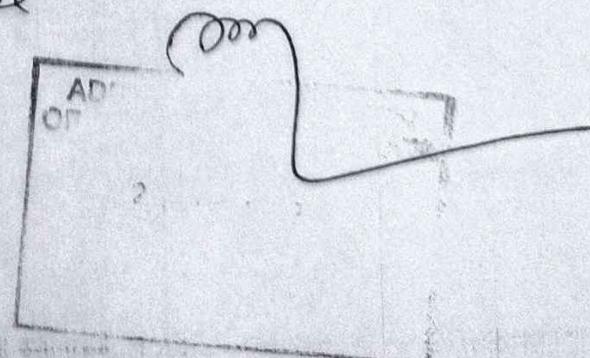
সংগ্রহ করা হয়েছে
কোনো প্রমাণ ছাড়া
কোনো ব্যক্তি
কোনো প্রমাণ ছাড়া
কোনো প্রমাণ ছাড়া

04 JAN 2019

330000



Some with Damjee
13/0 Late Sukumar Damjee
13/1 D. W. - C. A. Jee per
0-5 - Damjee
pl. - 35



KNOW ALL THESE MEN BY THESE PRESENTS that We, **1. SRI KHOUNISH ROY**, PAN BZFPR4240E, son of Late Banerwar Roy, by faith - Hindu, by nationality - Indian, by occupation - Unemployed, **2. SMT. SHRADHANJALI MUKHERJEE**, PAN AFPPR0919F, wife of Sri Mausam Mukherjee and married daughter of Late Banerwar Roy, by faith - Hindu, by nationality - Indian, by occupation - House-wife, **3. SRI RUDRAKSHA RAKSHIT**, PAN ADTPR8479A, son of Late Nalinaksha Rakshit, and Late Bani Rakshit, by faith - Hindu, by nationality - Indian, by occupation - Business, **4. SMT SMRITI GHOSH**, PAN BKWPG9077N, wife of Sri Mohitya Prasad Ghosh and married daughter Late Nalinaksha Rakshit and Late Bani Rakshit by faith - Hindu, by nationality - Indian, by occupation - House-wife, all are residing at 41/1, Hidaram Banerjee Lane, P.O. Bowbazar, P.S. Muchipara, Kolkata - 700 012, hereinafter called and referred to as the **'LAND OWNERS' / EXECUTANTS** send the following greetings :-

WHEREAS the executants herein are become the exclusive owners and possessors in respect of the piece and parcel of land measuring more or less land measuring an area of 4 Cottahs 5 Chittaks be the same a little more or less, together with partly one storied measuring 1400 sq.fts. and partly two storied measuring 300 sq.fts. dilapidated building (cemented floor) standing thereon lying and situate at premises No. 41/1, Hidaram Banerjee Lane, P.O. Bowbazar, P.S. Muchipara, Kolkata - 700 012, within Registrar of Assurances-II, Kolkata under Ward no. 48, within the limits of Kolkata Municipal Corporation, which is free from all encumbrances, along with all common passage and all easement rights, which is more fully described in the Schedule herein under written and herein after referred to as the "SAID PROPERTY".

AND WHEREAS an agreement for development was entered by and between the executants as owners and **M/S. SUBHO CONSTRUCTION & DEVELOPMENT**, PAN AZOPS3024R, a Proprietorship firm the firm being represented by its sole Proprietor viz. - **SRI SANKAR SAHA, PAN AZOPS3024R**, Son of Late Sarbeswer Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 41, Nainan Para Lane, P.O. & P.S. Baranagar, Kolkata - 700 036, District 24-Parganas (North), hereinafter called and referred to as the '**DEVELOPER**' as developer under certain terms and conditions mentioned therein and the said Agreement for Development was executed and registered on 15.01.2019 before the office of A.R.A. II, Kolkata and recorded in Book No. I, being No. 00118 for the year 2019.

AND WHEREAS in order to proceed further for the purpose of proposed project as per the said Development Agreement, we are decided to appoint **M/S. SUBHO CONSTRUCTION & DEVELOPMENT**, PAN AZOPS3024R, a Proprietorship firm the firm being represented by its sole Proprietor viz. - **SRI SANKAR SAHA, PAN AZOPS3024R**, Son of Late Sarbeswer Saha, by Faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 41, Nainan Para Lane, P.O. & P.S. Baranagar, Kolkata - 700 036, District 24-Parganas (North), hereinafter called and referred to as the '**DEVELOPER**' as our true and lawful attorneys to act, deed the followings in respect of the aforesaid property:-

1. To appear and represent our before the authorities of Kolkata Municipal Corporation, Revenue Department, C.E.S.C., Income Tax Department Authority, Authority of Town and Country Planning, as and when required for the purpose of maintenance, protection and preservation of our said property.
2. To prepare plan for development of the said property described in the Schedule hereunder written and to sign and executed site plan and

submit the same to the Kolkata Municipal Corporation, Building Plan and obtain Completion Certificate and other related work in the local Kolkata Municipal Corporation, and other concerned authorities for obtaining approval to the same, to submit proposals from time to time for the amendments of such Building plan to the said Kolkata Municipal Corporation, and other concerned authorities for the purpose of obtaining approval to such amendments.

3. To enter upon the said property or any part or parts thereof either alone or along with others for the purpose of commencing construction work on the said property and for that purpose to demolish the existing structures standing thereon comprised in the said property and erecting new building thereon.
4. To supervise the development work in respect of the building on the said property and to carry out and/or get carried out through Contractors or sub-Contractors and/or in such manner as may be determined by the said Attorney, to erect the construction of the building on the said property in accordance with the plan and specifications to be sanctioned by the Kolkata Municipal Corporation, and other concerned authorities and in accordance with all the applicable rules and regulations made by the Government of West Bengal, Kolkata Municipal Corporation, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or other concerned authorities in that behalf for the time being.
5. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal and in all its Departments, Kolkata Municipal Corporation, and/or Town Planning Department and other concerned authorities in connection with the Development of the said property.

6. To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said property as aforesaid.
7. To appoint from time to time Architects, R.C.C. Consultants, contractors and other personnel and workmen for carrying out the development of the said property as also construction of building thereon and to pay their fees, consideration moneys, salaries and/or wages.
8. To apply for obtaining Electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities in respect of my aforesaid property and to sign and execute the necessary documents on our behalf.
9. To defend possession, manage and maintain the aforesaid property and amalgamate the aforesaid property with any other adjacent property.
10. To pay all Municipal and other statutory taxes, rates and charges in respect of the said property on my behalf and in our name as and when the same will become due and payable.
11. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said property or any part or portion thereof.
12. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to our said property or in any way connected therewith.
13. To appear before the KMC, in connection with our said property and obtain necessary sanction plan, revised plan, along

with modification, alteration and Completion Certificate on behalf of us by executing necessary documents.

14. To enter into any Agreement for Sale or Memorandum of Understanding and/or any other instrument and documents in respect of selling of the developer's allocation and to receive the earnest money or part of the consideration and to issue the money receipt and to receive cheque or draft from the intending purchaser/purchasers in respect of developer's allocation in the name of Developers perform and execute the same and signing authority on behalf of us regarding registration for Developer's Allocation.
15. To appear before the office of District Registrar, Additional District Sub-Registrar, or the Office of Registrar of Assurances, Kolkata for the purpose of selling of developer's allocation or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and deliver the possession of developer's allocation in favour of any purchaser/purchasers in respect of developer's allocation in the name of Developers perform and execute the same and signing authority on behalf of our regarding registration for Developer's Allocation as mentioned in the Development Agreement.

AND GENERALLY to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and as the said attorneys shall think proper.

AND We the said executants above named do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said **ATTORNEY** or any of them acting as aforesaid lawfully do.

THE SCHEDULE ABOVE REFERRED TO
(Description of land)

ALL THAT piece and parcel of land measuring an area of 4 Cottahs 5 Chittaks be the same a little more or less, together with partly one storied measuring 1400 sq.fts. and partly two storied measuring 300 sq.fts. dilapidated building (cemented floor) standing thereon lying and situate at premises No. 41/1, Hidaram Banerjee Lane, P.O. Bowbazar, P.S. Muchipara, Kolkata - 700 012, within Registrar of Assurances-II, Kolkata under Ward no. 48, within the limits of Kolkata Municipal Corporation which is butted and bounded as follows:-

ON THE NORTH : By 27, Baburam Sil Lnae;
ON THE SOUTH : By Hidaram Banerjee Lane;
ON THE EAST : By 41, Hidaram Banerjee Lane;
ON THE WEST : By 42, Hidaram Banerjee Lane;

IN WITNESS WHEREOF the executants hereunto have set and subscribed their hands and seals on the20...th... day of ...February... 2019(Two Thousand Nineteen) in presence of witnesses.

Witnesses :-

1. *Pomenath Banerjee*
13/1 D N. Chatterjee
Road W/35

Khounish Roy
Shradhansali Mukherjee
Rudrabhola Rakshit
Smriti Ghosh

.....
SIGNATURE OF EXECUTANT

2. *Naba Kumar Ghosh*
Advocate

We agree to act as the constituted Attorney as per this Power of Attorney.

DRAFTED BY ME :

Naba Kumar Ghosh.

Naba Kumar Ghosh

Advocate

Sealdah Civil Court,

Kolkata - 14

W.B.B.C. No. 505/89.

Sankar Saha

.....
SIGNATURE OF ATTORNEY

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants	Little	Ring	Middle	Fore	Thumb	
 <p><i>Khromish Roy</i></p>	(Left Hand)						
							
	(Right Hand)						
							
	 <p><i>Shradhanjali Muralidhar</i></p>	(Left Hand)					
							
(Right Hand)							
							
 <p><i>Rudraksha Ralchhit</i></p>		(Left Hand)					
							
	(Right Hand)						
							

SPECIMEN FORM FOR TEN FINGERPRINTS

Sl No	Signature of the Executants / Presentants					
 <i>Smita</i>		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
 <i>Sankar Saha</i>		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
						
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						
						
		Little	Ring	Middle	Fore	Thumb
		(Left Hand)				
		Thumb	Fore	Middle	Ring	Little
(Right Hand)						

Major Information of the Deed

Deed No :	I-1902-00501/2019	Date of Registration	20/02/2019
Query No / Year	1902-1000044727/2019	Office where deed is registered	
Query Date	16/02/2019 1:30:01 PM	A.R.A. - II KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	NABA KUMAR GHOSH 167/4, SOUTH SINTHEE ROAD, Thana : Sinthi, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No. : 9836943253, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 2,75,75,065/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190200118/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S:- Muchipara, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hidaram Banerjee Lane, Premises No: 41/1, , Ward No: 048 Pin Code : 700012

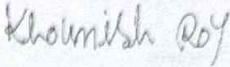
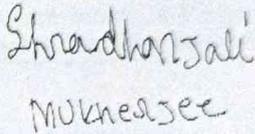
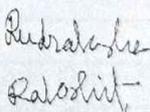
Sch No	Plot Number	Khatian Number	Land Use Proposed	ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Semi-Commercial use		4 Katha 5 Chatak	1/-	2,58,06,002/-	Property is on Road , Project Name :
Grand Total :					7.1156Dec	1 /-	258,06,002 /-	

Structure Details :

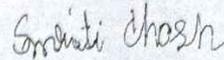
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1700 Sq Ft.	1/-	17,69,063/-	Structure Type: Structure
Gr. Floor, Area of floor : 1400 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 300 Sq Ft., Semi Commercial Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1700 sq ft	1 /-	17,69,063 /-	

Major Information of the Deed :- I-1902-00501/2019-20/02/2019

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Khounish Roy Son of Late Baneswar Roy Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office			
	20/02/2019	LTI 20/02/2019	20/02/2019	
41/1, Hidaram Banerjee Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BZFPR4240E, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				
2	Name Smt Shradhanjali Mukherjee Wife of Shri Mausam Mukherjee Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office			
	20/02/2019	LTI 20/02/2019	20/02/2019	
41/1, Hidaram Banerjee Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AFPPR0919F, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				
3	Name Rudraksha Rakshit Son of Late Nalinaksha Rakshit Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office			
	20/02/2019	LTI 20/02/2019	20/02/2019	
41/1, Hidaram Banerjee Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADTPR8479A, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office				

Major Information of the Deed :- I-1902-00501/2019-20/02/2019

Name	Photo	Fingerprint	Signature
Smt Smriti Ghosh Wife of Mohitya Prasad Ghosh Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office	 20/02/2019	 LTI 20/02/2019	 20/02/2019
41/1, Hidaram Banerjee Lane, P.O:- Bowbazar, P.S:- Muchipara, District:-Kolkata, West Bengal, India, PIN - 700012 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BKWPG9077N, Status :Individual, Executed by: Self, Date of Execution: 20/02/2019 , Admitted by: Self, Date of Admission: 20/02/2019 ,Place : Office			

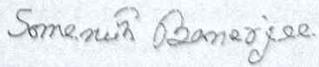
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	SUBHO CONSTRUCTION AND DEVELOPMENT 41, Nainan Para Lane, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AZOPS3024R, Status :Organization, Executed by: Representative

Representative 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> Shri Sankar Saha (Presentant) Son of Late Sarbeswer Saha Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office </td> <td>  Feb 20 2019 12:12PM </td> <td>  LTI 20/02/2019 </td> <td>  20/02/2019 </td> </tr> </tbody> </table> 41, Nainan Para Lane, P.O:- Baranagar, P.S:- Baranagar, Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AZOPS3024R Status : Representative, Representative of : SUBHO CONSTRUCTION AND DEVELOPMENT (as proprietor)	Name	Photo	Finger Print	Signature	Shri Sankar Saha (Presentant) Son of Late Sarbeswer Saha Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office	 Feb 20 2019 12:12PM	 LTI 20/02/2019	 20/02/2019
Name	Photo	Finger Print	Signature						
Shri Sankar Saha (Presentant) Son of Late Sarbeswer Saha Date of Execution - 20/02/2019, , Admitted by: Self, Date of Admission: 20/02/2019, Place of Admission of Execution: Office	 Feb 20 2019 12:12PM	 LTI 20/02/2019	 20/02/2019						

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SOMENATH BANERJEE Son of Late SUKUMAR BANERJEE 13/1, D N CHATTERJEE ROAD, P.O:- ALAMBAZAR, P.S:- Baranagar, Kolkata, District:-North 24-Parganas, West Bengal, India, PIN - 700035	 20/02/2019	 20/02/2019	 20/02/2019
Identifier Of Shri Khounish Roy, Smt Shradhanjali Mukherjee, Rudraksha Rakshit, Smt Smriti Ghosh, Shri Sankar Saha			

Major Information of the Deed :- I-1902-00501/2019-20/02/2019

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1902-2019, Page from 19009 to 19036
being No 190200501 for the year 2019.



Tushar Kanti Mandal

Digitally signed by TUSHAR KANTI
MANDAL
Date: 2019.02.22 17:04:37 +05:30
Reason: Digital Signing of Deed.

(Tushar Kanti Mandal) 2/22/2019 5:04:32 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - II KOLKATA
West Bengal.

(This document is digitally signed.)