

13620/22 VC-3619/22

1-13227/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AG 417517

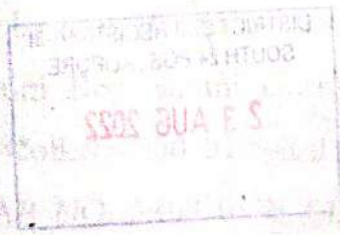
Certified that the instrument is admitted to registration. The signature and the endorsement were checked and the documents are the part of this document.

District Sub Registrar
Alipor, South 24-parganas

23/8/22
8.35
G-8/253/355

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We (1) SRI. DEBABRATA CHAKRABORTY (PAN: AIKPC1634N), son of Late Makhan Lal Chakraborty, by faith Atheist, by Nationality Indian, by occupation Manager residing at Premises No. P-18, Regent Estate, Police Station Jadavpur, Post Office Regent Estate, Kolkata - 700092 and (2) SMT. DEBIKA



16 AUG 2022

SL. NO. 18708 DT.....

NAME.....

ADDRESS.....

S. C. MAZUMDER (ADV)
ALIPORE POLICE COURT
KOLKATA-700027

RS. 50/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27

[Handwritten signature]

DEBABRATA CHAKRABORTY



10521



[Handwritten signature]

DEBABRATA CHAKRABORTY



10522

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
23 AUG 2022

Debika Bhattacharya

BHATTACHARYA (PAN: AFYPB2141J), AADHAR NO. 5058 0873 0451) daughter of Late Makhan Lal Chakraborty by faith Hindu, by Nationality Indian, by occupation Homemaker residing at Premises no 174, Regent Estate, Police Station Jadavpur, Post Office Regent Estate, Kolkata- 700092, hereinafter collectively referred to as the "LESSEES", hereinafter referred to as the "EXECUTANTS" SEND GREETINGS:-

WHEREAS we the Executants herein are the Lessees of All That piece or parcel of land containing an area by measurement 5 (five) Cottahs 9 (nine) Chittacks 24 (twenty four) square feet be the same a little more or less together with two storied brick built building measuring about 2700 square feet situated and lying at and being Plot No.18 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, being Premises No. 176/14/18, Raipur Road, Police Station Jadavpur, Kolkata- 700092 within the Municipal limits of Kolkata Municipal Corporation, under Ward No. 96, being Assessee No. 210960700259, Sub Registrar Alipore, in the District of South 24-Parganas as morefully and particularly mentioned and described in the Schedule hereunder written. We the Executants have entered into a **Registered Agreement for Joint Venture** dated 18.08.2022 with GRIHO NIRMAN ASSOCIATES (PAN- AAFFG9883N) , a Partnership Firm having its principal office at 82/7H, Ballygunge Place, at present 82/9A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 therein represented by its two partners SRI ASHOKE KUMAR ROY (PAN – ADEPR5803R), (AADHAR NO. 6004 2725 1504) son of Late Hirendra Lal Roy by faith Hindu, by occupation Business residing at the premises No. 1/1A, Jamini Roy Sarani (formerly Ballygunge Place East) , Police Station Gariahat, Kolkata-700 019 and SRI ARJUN SINGH PAN – ASQPS8610L), (AADHAR NO. 5303 0876 0105) son of Late Shyamji Singh



by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Kolkata-700 019 in the District of South 24-Parganas (therein referred to as the Promoters/ Developers) for construction of a new multistoried building at the said premises with certain terms and condition as set forth therein and the said Agreement for Joint Venture was duly registered in the Office of District Sub Registrar –III Alipore 24 Parganas South and recorded in Book No. I, Deed No. 160312981 for the year 2022 and to give effect of the said Agreement for smooth progress of construction and other related matters and things. We feel it necessary and urgent to appoint the aforesaid Partner of GRIHO NIRMAN ASSOCIATES as our Attorney in our names and on our behalf and as such we the Executants hereto, do hereby nominate constitute and appoint SRI ARJUN SINGH son of Late Shyamji Singh by faith Hindu, by occupation Business residing at the premises No. 82/8A, Ballygunge Place, Police Station Gariahat, Post Office Ballygunge, Kolkata-700 019 in the District of South 24-Parganas to be our True and Lawful ATTORNEY for us, in our names and on our behalf to do, execute and perform or cause to be done, executed and performed inter-alia or any of the following acts, deeds and things, that is to say:-

1. To look after, manage, control, supervise and develop our property of which we , the Executants hereto, are the Lessees in respect of All That piece or parcel of land containing an area by measurement 5 (five) Cottahs 9 (nine) Chittacks 24 (twenty four) square feet be the same a little more or less together with two storied brick built building measuring about 2700 square feet situated and lying at and being Plot No.18 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, being Premises No. 176/14/18, Raipur Road, Police Station Jadavpur, Kolkata-

700092 within the Municipal limits of Kolkata Municipal Corporation, under Ward No. 96 , being Assessee No. 210960700259 Sub Registrar Alipore, in the District of South 24-Parganas as morefully and particularly mentioned and described in the Schedule hereunder written.

2. To enter into the said premises and to develop the same for construction of new ground plus four storied building at the said premises after demolishing the old existing structures and to that effect to engage and/or appoint Engineer and /or Architect and thereby to prepare Building Plan through Engineer and to sign the same for necessary sanctioned before the Kolkata Municipal Corporation and also to sign in modified plan and other necessary papers as would be required and to submit the same to the Kolkata Municipal Corporation in our names and on our behalf for obtaining necessary sanction and for that purpose to deposit any fees and also to sign all other necessary papers, documents in respect thereof.
3. To represent us before all concerned authorities including the Kolkata Municipal Corporation for obtaining water connection, drainage and sewerage connection etc., to take new electric meter and service connection from the CESC, or from any other electric office/authority concerned as the Lessees of the said premises, and in connection with all matters relating thereto for that purposes to sign and execute all necessary papers, applications, forms and documents, as is reasonably required in our names and on our behalf.
4. To make, sign and verify all application, petitions, form, or objection and swear Affidavit and/or Declaration before any Magistrate, Notary Public,

Oath Commissioner in connection with the management and development of our aforesaid property in our names and on our behalf.

5. To appoint and dismiss staff and workers and to settle their remuneration and others of the office and to dismiss or suspend them.
6. That our Attorney shall have the right to enter into any Agreement for Sub Lease/ Assignment with any intending person or persons for transfer/assign/sub-lease of Developer's share of Allocation as per terms of the Agreement for Joint Venture dated 13.08.22 comprising several flat or flats, space or spaces together with undivided impartible proportionate share or interest in the land at the said premises as morefully and particularly mentioned in the schedule below and to that effect to receive earnest money, any part payment including the entire transfer proceeds from the intending person or persons and to give valid receipts(s) thereof and to discharge for the same and the entire transfer proceeds shall be credited in the account of the Developer/Firm and would be solely and exclusively accountable and responsible for the money so received without any liability on the Lessees. 
7. That our Attorney shall sign and execute all Agreement (s) for Assignment, Deed (s) of Assignment, Sub-Lease or Conveyance, any Declaration or any other documents as are reasonably required and to admit execution and present all such Agreements, Deeds and Documents, Declaration etc. before the concerned Registration Offices and also to sign and execute all necessary papers and documents related thereto for completion of Registration unto and in favour of such intending person or 

persons as mentioned in para 6 above and to handover and/or deliver possession of the same in our names and on our behalf.

8. That by virtue of this Power of Attorney our said appointed Attorney shall have the absolute right and liberty to transfer/ assign/sub-lease only the Developer's share of Allocation as per terms of the said Agreement for Joint Venture or any part thereof at any price or consideration as our said ATTORNEY think fit and better.
9. That our said Attorney shall make, sign, execute and verify all applications or objections, necessary papers, deeds, documents, Boundary Declaration of the Kolkata Municipal Corporation and to perform all necessary acts and deeds with the Kolkata Municipal Corporation or before any other appropriate authorities concerned for obtaining necessary Licenses, permissions or sanction etc., required by law in connection with the management and/or development of our aforesaid property.
10. That our said Attorney can also issue Letters/Notices and/or admit application and issue no objection in any matter relating to our property to the concerning authority or authorities, i.e. Kolkata Municipal Corporation, Fire Brigade, Land Acquisition Collector, Competent Authority under Urban Land (Ceiling & Regulation) Act, Central and State Government and Local Authorities, CESC Ltd, B.L & L.R.O concerned, Bank any other Govt. or Semi Govt. Office /Authority concerned etc for all purposes relating to development of our said property by constructing a new Building thereon.

11. To institute any case or cases , suit or suits before any Court of Law and/or to defend any a such cases or suits in connection with the aforesaid property, as more fully mentioned in the Schedule below and to that effect appoint, engage on our behalf Pleaders, Lawyers, Advocates or solicitors whenever our said Attorney shall think fit and proper and to discharge and/or terminate his or their appointment and thereby to sign all necessary papers, Vakalatnama, Petitions, Application, Written Statements, Appeal, Motion etc as our said Attorney shall think fit and necessary at his absolute discretion and cost in our names and on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters which is in the opinion of our said Attorney sought to be done and all acts, deeds and things lawfully done by our said Attorney for proper discharge of his contractual obligations shall be construed as acts, deeds and things done by us as if we were present and done the same by ourselves.

AND we do hereby ratify and confirm and agreed all act or acts, deed or deeds of our said Attorney which he shall lawfully do, execute or perform or cause to be done, executed and/or performed in terms of this Power of Attorney.

SCHEDULE AS REFERRED TO ABOVE

All That piece or parcel of land containing an area by measurement 5 (five) Cottahs 9 (nine) Chittacks 24 (twenty four) square feet be the same a little more or less together with two storied brick built building measuring about 2700 square feet mosaic flooring (ground floor 1350 square feet and first floor

1350 square feet) situated and lying at and being Plot No.18 J.L. No. 34, Touzi No. 151, Sub Division Alipore, Mouza Bade Raipur, being Premises No. 176/14/18, Raipur Road, Police Station Jadavpur, Kolkata- 700092 within the Municipal limits of Kolkata Municipal Corporation, under Ward No. 96 , being Assessee No. 210960700259 Sub Registrar Alipore, in the District of South 24-Parganas together with all user and easements rights and all rights on path and passages and all other common rights and facilities , appendages and appurtenances attached therein and thereto, which is butted and bounded as follows:-

- ON THE NORTH : By 30 feet wide KMC Road known Raipur Road.
- ON THE EAST : By Premises No 176/14/17, Raipur Road.
- ON THE SOUTH : By Premises No 176/14/26 and 176/14/27, Raipur Road.
- ON THE WEST : By Premises No 176/14/19, Raipur Road.

IN WITNESS WHEREOF We, SRI. DEBABRATA CHAKRABORTY and SMT. DEBIKA BHATTACHARYA as Principals and SRI ARJUN SINGH as a Constituted Attorney have hereunto set and subscribed our respective hands on this the 23rd day of August, Two Thousand Twenty Two.

SIGNED AND DELIVERED
IN PRESENCE OF :

1.

Amranta Basu
49/7A, Ballygunge Place,
Kolkata - 700019.


(SRI. DEBABRATA CHAKRABORTY)












Debika Bhattacharya
(SMT. DEBIKA BHATTACHARYA)
PRINCIPALS

2. Sonu Singh
46A, Ballygunge Place,
Kolkata - 700019.



(SRI ARJUN SINGH)
CONSTITUTED ATTORNEY












THIS DEVELOPMENT POWER
OF ATTORNEY is drafted
and prepared by me at my
office:-

Goutam Basu
Advocate,
Alipore Police Court
WB-745/1980

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







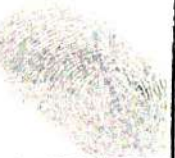




Name DEBABRATA CHAKRABORTY.

Signature 

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

Name DEBIKA BHATTACHARYA

Signature Debika Bhattacharya

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

Name ARJUN SINGH

Signature Arjun Singh

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name SITAL HALDER
 Signature Sital Halder

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name _____
 Signature _____

Thumb

1st finger

middle finger

ring finger

small finger



left hand					
right hand					

Name _____
 Signature _____

Major Information of the Deed

Deed No :	I-1603-13227/2022	Date of Registration	25/08/2022
Query No / Year	1603-8002531355/2022	Office where deed is registered	
Query Date	22/08/2022 3:42:03 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SITAL HALDER Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7278262454, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 98,39,741/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160312981/2022 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: Raipur Road, Premises No: 176/14/18, , 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 9 Chatak 24 Sq Ft	1/-	77,74,241/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				9.2331Dec	1 /-	77,74,241 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2700 Sq Ft.	1/-	20,65,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 1350 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1350 Sq Ft.,Residential Use, Mosaic Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2700 sq ft	1 /-	20,65,500 /-	




Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>Mr DEBABRATA CHAKRABORTY (Presentant) Son of Late MAKHAN LAL CHAKRABORTY P-18, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Others, Occupation: Service, Citizen of: India, PAN No.:: Alxxxxx4N,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence</p>
2	<p>Mrs DEBIKA BHATTACHARYA Daughter of Late MAKHAN LAL CHAKRABORTY 174, REGENT ESTATE, City:- , P.O:- REGENT ESTATE, P.S:- Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AFxxxxx1J,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 23/08/2022 , Admitted by: Self, Date of Admission: 23/08/2022 ,Place : Pvt. Residence</p>



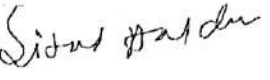
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<p>GRIHONIRMAN ASSOCIATES 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019 , PAN No.:: AAxxxxx3N,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name Mr ARJUN SINGH Son of Late SHYAMJI SINGH Date of Execution - 23/08/2022, , Admitted by: Self, Date of Admission: 25/08/2022, Place of Admission of Execution: Office</p>			
	<p>82/8A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas West Bengal, India, PIN:- 700019, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ASxxxxx0L,Aadhaar No Not Provided Status : Representative, Representative of : GRIHONIRMAN ASSOCIATES (as PARTNER)</p>	<p>Aug 25 2022 1:53PM</p>	<p>LTI 25/08/2022</p>	<p>25/08/2022</p>

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SITAL HALDER Son of Mr S HALDER ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
Identifier Of Mr DEBABRATA CHAKRABORTY, Mrs DEBIKA BHATTACHARYA, Mr ARJUN SINGH			
Mr Sital Halder Son of Mr S Halder Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	25/08/2022	25/08/2022	25/08/2022
Identifier Of Mr ARJUN SINGH			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA CHAKRABORTY	GRIHONIRMAN ASSOCIATES-4.61656 Dec
2	Mrs DEBIKA BHATTACHARYA	GRIHONIRMAN ASSOCIATES-4.61656 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr DEBABRATA CHAKRABORTY	GRIHONIRMAN ASSOCIATES-1350.00000000 Sq Ft
2	Mrs DEBIKA BHATTACHARYA	GRIHONIRMAN ASSOCIATES-1350.00000000 Sq Ft

On 22-08-2022

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 98,39,741/-



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

On 23-08-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 20:35 hrs on 23-08-2022, at the Private residence by Mr DEBABRATA CHAKRABORTY, one of the Executants.

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

Execution is admitted on 23/08/2022 by 1. Mr DEBABRATA CHAKRABORTY, Son of Late MAKHAN LAL CHAKRABORTY, P-18, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Others, by Profession Service, 2. Mrs DEBIKA BHATTACHARYA, Daughter of Late MAKHAN LAL CHAKRABORTY, 174, REGENT ESTATE, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24 Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Others

Indetified by Mr SITAL HALDER, , Son of Mr S HALDER, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



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

On 25-08-2022

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Execution is admitted on 25-08-2022 by Mr ARJUN SINGH, PARTNER, GRIHONIRMAN ASSOCIATES, 82/9A, BALLYGUNGE PLACE, City:- , P.O:- BALLYGUNGE, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700019

Indetified by Mr Sital Halder, , Son of Mr S Halder, Alipore Police 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/- (E = Rs 7/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 39/-

Payment of Stamp Duty

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 417517, Amount: Rs.50/-, Date of Purchase: 16/08/2022, Vendor name: T K Purakayastha



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 1603-2022, Page from 475331 to 475349

being No 160313227 for the year 2022.



Digitally signed by Debasish Dhar
Date: 2022.09.06 19:28:14 +05:30
Reason: Digital Signing of Deed.

Dhar

(Debasish Dhar) 2022/09/06 07:28:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)