

14157/22

I-14137/2022



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

certified that the document is admitted
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

AG 450599


District Sub-Register-II
Alipore, South 24-Parganas

18 OCT 2022

POWER OF ATTORNEY AFTER REGISTEREDDEVELOPMENT AGREEMENT :-

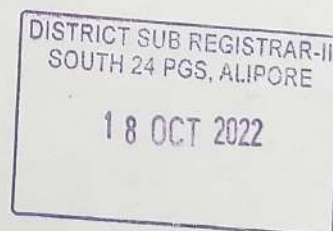
KNOW ALL MEN BY THESE PRESENCE THAT I,
SRI DIBYENDU CHAKRAVORTY, Son of Late Anath Bandhu
Chakravorty, having PAN ACHPC6078P, Aadhar No.2659 0428 7608,
by Faith- Hindu, by Nationality- Indian, by Occupation- Service, residing
at V/53/9, Vivekananda Park, P.O.- Garia, Police Station- Bansdrani,
Kolkata-700084, do hereby state as follows :-

Sl. No. 2780 Date 18/10/2022
Sold to Dibyendu Chakravorty
of 1/53/9 mukherjee lane
Rupees 50


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



Bhaskar Kumar Das
S/O. Nilchil Majumdar
Alipore Police Court
P.O. S.P.S - Alipore
W-27



WHEREAS I am the absolute lawful owner of **ALL THAT** piece and parcel of bastu land measuring **04(Four) Cottah 06(Six) Chittaks 00(Zero) Sq.ft., TOGETHER WITH One brick built pucca Two Storied building, having built-up area more or less an area of 2716 Sq.ft. (on the Ground Floor, having built-up area more or less 1358 Sq.ft. and on the First Floor, having built -up area more or less 1358 Sq.ft.) with cemented floor finished now** standing thereon, lying and situated at **Mouza- Brahmapur, J.L. No:48, R.S. No.169, Pargana- Magura, District Collectorate Touzi No.60, comprised in Khatian No.337, appertaining to R.S. Dag No.350, under the Police Station- Regent Park now Bansdroni, KMC Premises No.250, Vivekananda Park, having its Mailing Address-V/53/9, Vivekananda Park, P.S. Regent Park now Bandroni, Kolkata-700084, within the limits of Ward No.111, vide KMC Assessee No.31, 111-28-0250-6, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R. at Alipore, in the District South 24 Parganas.**

AND WHEREAS I have entered into a Development Agreement which is executed and registered on 18 /10 /2022, with **M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at KMC Premises No.13, Gosthatala, V-23/7, Vivekananda Park, P.O.- Garia, P.S.-Bansdroni, Kolkata-700084, represented by its sole Proprietor namely **SRI SIMANTA SAHA**, son of Late Badal Prasad Saha, having PAN CFJPS 0774P, Aadhar No.9722 4348 8487, by Faith- Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S.-Bansdroni, Kolkata-700084, which was duly registered in the office

Simanta Saha



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
18 OCT 2022

- :: (3) :: -

of D.S.R.-II at Alipore and recorded in Book No.I, Being No. 014125, for the year 2022 and the Executant hereto thus became entitled to the absolute sixteen annas owner of the schedule property and the Executant has been enjoying all rights, title and interest free from all sorts of encumbrances.

AND WHEREAS due to my personal difficulties and inconvenience and also not in a position to look after, manage, control, supervise, maintain my aforesaid property which has been mentioned and written in the Schedule below hence it has become expedient and necessary for me to appoint and engage an **ATTORNEY** in connection with the Schedule mentioned property, who will property look after, manage, control, appoint, nominate and constitute **SRI SIMANTA SAHA**, son of Late Badal Prasad Saha, having PAN CFJPS 0774P, Aadhar No.9722 4348 8487, by Faith Hindu, by Occupation - Business, by Nationality - Indian, residing at T/98, Kamdahari Subhash Pally, P.O.Garia, P.S-Bansdronei, Kolkata-700084; being the Proprietor of **M/S. MA MONOSA CONSTRUCTION**, a Proprietorship Firm, having its office at KMC Premises No.13, Gosthatala, V-23/7, Vivekananda Park, P.O.- Garia, P.S.-Bansdronei, Kolkata-700084, as my true and lawful attorney to do the following acts, deeds, things and matter on my behalf in connection with the Schedule below "A" property, as described above i.e.interalia to say :-

- 1) To lookafter, manage and control, maintain and supervise the



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
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aforesaid schedule below "A" property as mentioned hereunder and hereinafter referred to as the said property on my behalf.

- 2) To represent me before all the office/offices concerned and also before the Kolkata Municipal Corporation and to sign all papers, forms, applications and documents on my behalf for mutation of my name in respect of the relevant papers to the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the Kolkata Municipal Corporation. for such mutation, dealing objections and/or appeals on my behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent me at the time of hearing of such objection of appeal on my behalf and also to sign building plan or plans thereof.
- 3) To prepare and sign and/or submit proposed building plan or any revision plan or altered building plan by the said Attorney on my behalf in respect of my proposed plan upon the said property for residential purpose and others purposes and obtain such sanction plan thereof from the Kolkata Municipal Corporation.
- 4) To prepare and sign and/or submit the plan or any revision



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SOUTH 24 PARGANAS ALIPORE
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plan or altered building plan by the said Attorney on my behalf in respect of my said Premises.

- 5) To apply and sign for and obtain all necessary sanction clearance, in respect of the said Premises and on my behalf.
- 6) To appear for and represent me before any competent authority, tribunal authority, arbitrator or revenue, administration Civil and Criminal, Jurisdiction relating to any matters concerning the said property as mentioned and written in the Schedule below on my behalf.
- 7) To institute any case or defend any suit, proceedings, appeals, revision, injunction, caveat, proceedings, enquiry, claims etc. relating to the said property on my behalf.
- 8) To appoint and/or engage any legal practioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators and/or any Advocate or Advocates other person or persons and to sign, execute and deliver all vakalatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on my behalf.
- 9) To sign, execute, submit or deliver all complaints, written statement objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes on my behalf.



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- 10) To appear and sign to represent me before all the West Bengal Govt. Office or Offices concerned and /or central Govt. Office, Thika Tenancy Office or Offices and all other offices concerned for smooth management of my said property as stated and written in the Schedule hereunder on my behalf.
- 11) To apply and sign for and to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on account of the said property or any part thereof and similarly to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and of account of the said property as mentioned and written in the Schedule below.
- 12) To apply and sign for and obtain electricity, gas, water, sewerage/drainage or any other civil commotion/amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnect the same on my behalf to the authority of W.B.S.E.D.C.L, K.M.C. as well as any competent authority.
- 13) To sign and execute or enter into an agreement for sale of the flats and Car Parking space/s or spaces from Developer's Allocation and registration thereof before the registering authority or authorities concerned such as Additional Registrar of Assurance



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS
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Kolkata, District Sub-Registrar-I, at Alipore, District Sub-Registrar-II, at Alipore, District Sub-Registrar-III, at Alipore, District Sub-Registrar-IV, at Alipore, District Sub-Registrar-V, at Alipore, A.D.S.R. at Alipore, A.R.A.-I, at Kolkata, A.R.A.-II, at Kolkata, A.R.A.-III, at Kolkata, A.R.A.-IV, at Kolkata, or like any such other registering office or offices concerned on my behalf, in my name, upon receipt of the earnest money from the intending buyer or buyers all other deeds, instruments, assurances, which will be necessary and to enter into and/or agree to such covenants and documents conditions as may be required for fully and effectually conveyance several properties upon the said premises on my behalf.

- 14) To execute and make any Deed of Conveyance or Conveyances, or other documents as well as any kind of Declaration, Deed of Lease, any type of Declaration to KMC, Deed of Gift or Splayed Corner in favour of KMC which may required, 1st Class Magistrate Affidavit and/ or other documents for registration when to be executed by my said Attorney and to admit, execution and registration thereof before the registering authority or authorities concerned such as Additional Registrar of Assurance Kolkata, District Sub-Registrar-I, at Alipore, District Sub-Registrar-II, at



DISTRICT SUB REGISTRAR-II
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Alipore, District Sub-Registrar-III, at Alipore, District Sub-Registrar-IV, at Alipore, District Sub-Registrar-V, at Alipore, A.D.S.R. at Alipore, A.R.A.-I, at Kolkata, A.R.A.-II, at Kolkata, A.R.A.-III, at Kolkata, A.R.A.-IV, at Kolkata, or like any such other registering office or offices concerned on my behalf, in my name, and to make and present any mutation of B.L. & L.R.O. as well as conversion of Classification in respect of the schedule landed property on behalf of me.

- 15) To construct a G+III storied building over the Schedule landed property at its costs, expenses and efforts in terms of the sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation on behalf of me.
- 16) To obtain my signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future for handing over the lawful physical possession of the Owners' allocation whenever necessary.
- 17) To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on my behalf and to register the Deed of conveyance in respect of the Developer's Allocation on my behalf in favour of such intending purchaser



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
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or Purchasers, name or names and to received consideration money under allocation of the Developer's and the same shall be deposited into Developer's Bank Account.

- 18) To book the unit/flat of the said proposed building under Developer's Allocation on my behalf and in that regard the attorney shall be entitled to enter into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall deposited the booking amount in to the Developer's Account.
- 19) To sign all the receipt or receipts which to be registered by my said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's Allocation and also to hand over the same to such intending purchaser or purchasers on my behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time my said Attorney in his absolute discretion and sign, which he may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

AND We do hereby agree and undertakes to ratify and confirm all such acts, deeds and things which my said Attorney shall lawfully do execute and caused to be done, performed by virtue of this General Power Attorney.



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:-: THE SCHEDULE "A" ABOVE REFERRED TO :-:

(Description of the Land)

ALL THAT piece and parcel of bastu land measuring 04(Four) Cottah 06(Six) Chittaks 00(Zero) Sq.ft., **TOGETHER** **WITH** One brick built pucca Two Storied building, having built-up area more or less an area of 2716 Sq.ft. (on the Ground Floor, having built-up area more or less 1358 Sq.ft. and on the First Floor, having built -up area more or less 1358 Sq.ft.) with cemented floor finished now standing thereon, lying and situated at **Mouza- Brahmapur, J.L. No.48, R.S. No.169, Pargana- Magura, District Collectorate Touzi No.60, comprised in Khatian No.337, appertaining to R.S. Dag No.350, under the Police Station- Regent Park now Bansdroni, KMC Premises No.250, Vivekananda Park, having its Mailing Address-V/53/9, Vivekananda Park, P.S. Regent Park now Bandroni, Kolkata-700084, within the limits of Ward No.111, vide KMC Assessee No.31-111-28-0250-6, of the Kolkata Municipal Corporation, A.D.S.R. at Alipore, D.S.R. at Alipore, in the District South 24 Parganas, and the same is butted and bounded in the manner follows :-**

ON THE NORTH : By Mouza- Kamdahari and Land of Sadhan Chandra Ghosh under Dag No.216.

ON THE SOUTH : By 16'feet wide KMC Road and Land under Plot No.3.

ON THE EAST : By Road and Land under Plot No.5.

ON THE WEST : By Land under Dag No.349 and 10'feet wide KMC Road.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS, ALIPORE
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- :: (11) :: -

-: THE SCHEDULE "B" ABOVE REFERRED TO :-

(Owner's Allocation)

Owners Allocation shall mean One 3BHK Flat, measuring more or less 100 Sq.Mt.(1076 Sq.ft.) built up area, on the Second Floor, as per sanction plan, and One Car Parking Space, measuring more or less 135 Sq.ft., on the Ground Floor, and another One Parking Space, measuring more or less 80 Sq.ft., on the Ground of the proposed G+III storied building, as per sanction plan, to be sanctioned by the Kolkata Municipal Corporation together with proportionate share of the land and Common areas and facilities.

The Developer shall also pay a sum of Rs.47,00,000/- (Rupees Forty Seven Lakhs) Only towards non refundable amount unto and in favour of the Owner herein in the following manners :-

- i) at the time of execution of this Agreement Rs.1,50,000/-
- ii) before sanction plan of the proposed building Rs.38,50,000/-.
- iii) at the time of hand over the owner allocation Rs.7,00,000/-.

-: THE SCHEDULE "C" ABOVE REFERRED TO :-

(Developer Allocation)

Developer Allocation shall mean remaining Flats on each and every Floors, Open Car Parking Space and Spaces, on the Ground Floor, of the Proposed G+III Storied building, as per sanction Building Plan to be sanctioned by the Kolkata Municipal Corporation out side the Owner's Allocation.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
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- :: (12) :: -

IN WITNESS WHEREOF I, the Principal hereby subscribed my signature this the 18th day of October Two Thousand and Twenty Two (2022).

SIGNED, SEALED AND DELIVERED

In the Presence of :-

WITNESSES:

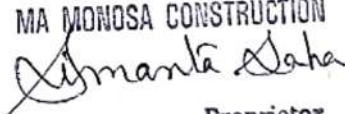
1. Biswajit Bhattacharya
V-53/a, Vivekananda Park,
Garia, Kolkata - 84



SIGNATURE OF THE PRINCIPAL

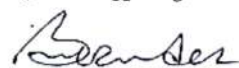
2. B. Mozumder
Alipore Police Court
Ur-27



MA MONOSA CONSTRUCTION

Proprietor

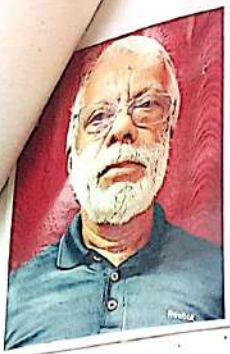
SIGNATURE OF THE ATTORNEY

Drafted & type by me :


BHASKAR MOZUMDER
682/08 Advocate
Alipore Police Court
Kolkata - 700027.



DISTRICT SUB REGISTRAR-II
SOUTH 24 PGS ALIPORE
18 OCT 2022



Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name

Signature *Sulgyesh Chakravarty*

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

left hand					
right hand					

Name

Signature *Shantanu Saha*

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger

Middle Finger

Ring Finger

Small Finger

PHOTO	left hand					
	right hand					

Name

Signature





DISTRICT SUB REGISTRAR-II
SOUTH 24 PARGANAS ALIPORE
18 OCT 2022

Major Information of the Deed

Deed No :	I-1602-14137/2022	Date of Registration	18/10/2022
Query No / Year	1602-8003029387/2022	Office where deed is registered	
Query Date	18/10/2022 11:48:57 AM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bhaskar Mozumder Thana : Allpore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903938068, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 52,24,242/-		
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]:- 160214125/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: VIVEKANANDA PARK, , Premises No: 250, , Ward No: 111 Pin Code : 700084




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 6 Chatak	1/-	37,20,936/-	Width of Approach Road: 17 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				7.2188Dec	1/-	37,20,936 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2716 Sq Ft.	1/-	15,03,306/-	Structure Type: Structure
Gr. Floor, Area of floor : 1358 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 1358 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 34 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2716 sq ft	1/-	15,03,306 /-	






Principal Details :


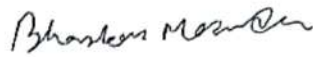
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Dibyendu Chakravorty Son of Late Anath Bandhu Chakravorty Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Office	 18/10/2022	 LTI 18/10/2022	 18/10/2022
V/53/9, Vivekananda Park, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: acxxxxxx8p, Aadhaar No: 26xxxxxxxx7608, Status :Individual, Executed by: Self, Date of Execution: 18/10/2022 , Admitted by: Self, Date of Admission: 18/10/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Ma Monosa Construction 13, Gosthatala, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: cfxxxxxx4p,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
1	Mr Simanta Saha (Presentant) Son of Late Badal Saha Date of Execution - 18/10/2022 , , Admitted by: Self, Date of Admission: 18/10/2022, Place of Admission of Execution: Office	 Oct 18 2022 12:52PM	 LTI 18/10/2022	 18/10/2022
13, Gosthatala, City:- Not Specified, P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: cfxxxxxx4p, Aadhaar No: 97xxxxxxxx8487 Status : Representative, Representative of : Ma Monosa Construction (as Proprietor)				

Identifier Details :			
Name	Photo	Finger Print	Signature
Mr Bhaskar Mozumder Son of Mr N Majumder Alipore Police Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	18/10/2022	18/10/2022	18/10/2022

Identifier Of Mr Dibyendu Chakravorty, Mr Simanta Saha

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dibyendu Chakravorty	Ma Monosa Construction-7.21875 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Dibyendu Chakravorty	Ma Monosa Construction-2716.00000000 Sq Ft

On 18-10-2022

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.

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

Presented for registration at 11:28 hrs on 18-10-2022, at the Office of the D.S.R. -II SOUTH 24-PARGANAS by Mr Simanta Saha ,

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 52,24,242/-

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

Execution is admitted on 18/10/2022 by Mr Dibyendu Chakravorty, Son of Late Anath Bandhu Chakravorty, V/53/9, Vivekananda Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service

Indetified by Mr Bhaskar Mozumder, , , Son of Mr N Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 18-10-2022 by Mr Simanta Saha, Proprietor, Ma Monosa Construction, 13, Gosthatala, City:- Not Specified, P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Bhaskar Mozumder, , , Son of Mr N Majumder, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 450599, Amount: Rs.50.00/-, Date of Purchase: 18/10/2022, Vendor name: Samiran Das



Suman Basu
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2022, Page from 522185 to 522205
being No 160214137 for the year 2022.



Digitally signed by SUMAN BASU
Date: 2022.11.14 14:00:57 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 2022/11/14 02:00:57 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. -II SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)