

4329/2020

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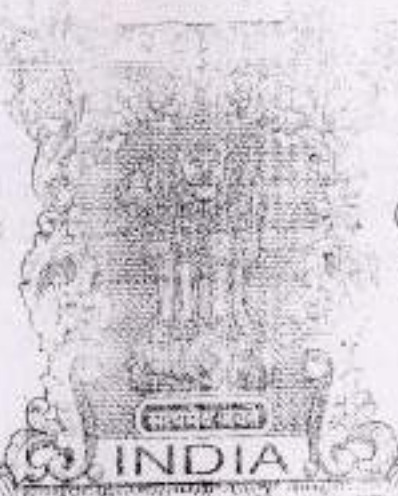
27507

पचास
रुपये

रु. 50

FIFTY
RUPEES

Rs. 50



INDIA

INDIA NON JUDICIAL

पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AA 166069

1166557/2020 Str. 19007-8-1166557/2020

V.R.A.
111

POWER OF ATTORNEY

AFTER DEVELOPMENT AGREEMENT

THIS POWER OF ATTORNEY made on this 26th day of September, Two Thousand Twenty (2020)

21 SEP 2020

Handwritten notes and signature in a triangular area, including 'reg.' and '20.9.20'.

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, BASABDATTA COOMAR, (PAN ACLPC8641C, AADHAR NO. 3625 1271 8665, MOBILE No. 8777679101), widow of Late Prodip Coomar, by faith - Hindu, by occupation - House wife, Nationality - Indian, by Nationality - Indian, residing at 4A, Rawdon Street, (renamed as Loudon Street now rename as 4A, Sarojini Naidu Sarani), Post Office - Park Street, P.S. Shakespeare Sarani, Kolkata -700017, hereinafter **SEND GREETINGS:**

Basabdatta Coomar

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH that I, **BASABDATTA COOMAR**, son of late Benoy Pada Coomar, by faith-Hindu, by occupation : House wife, by Nationality -Indian, residing at 4A, Rawdon Street, (renamed as Loudon Street now rename as 4A, Sarojini Naidu Sarani), Post Office - Park Street, P.S. Shakespeare Sarani, Kolkata-700017, hereinafter do hereby nominate, constitute and appoint MR. SANJIB DUTTA, son of Late Kedar Nath Dutta, residing at 19, Chuno Pukur Lane, Kolkata - 700012, to be my true and lawful Attorney in my name and on our behalf in our place and stead to do the following acts, deeds and things in respect of the said premises that is to say:

Sanjib Dutta

1. That a development agreement was executed by and between the parties herein before the Registrar of Assurance - III / Kolkata by a Registered Development Agreement being Deed no. 93752 registered on

5-11-14

21.09.20 And for this the present Power of Attorney is being executed by the aforesaid parties.

2. To sign, execute and submit all papers, statements, plans, revised plans permissions etc. as may be required for having the building or plans sanctioned by the Kolkata Municipal Corporation or such other Municipality or Authority as the case may be.
3. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as be expedient for the sanction of any plan and/or modification and/or alteration of the sanctioned plans and also to submit and other papers and documents as be required by the concerned authorities.
4. To receive, refund, if the excess amount of fees if any, paid for the purpose of sanction and/or modification or alteration of the sanctioned plans from any Authority or Authorities and to sign all applications and papers in that regard.
5. To appear and represent us before the competent Authority including the Kolkata Municipal Corporation or any other Municipality, Kolkata Metropolitan Development Authority, Kolkata Improvement Trust, Fire Brigade, Calcutta Police or West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976, office of the B.L. & L.R.O. in connection with the sanction and/or modification or

Dasabatta Chandra

Sanjib Chakraborty

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- alteration of the sanctioned plans and also relating to any affairs of the premises and to sign all papers, documents, declarations on our behalf.
6. To properly look after and supervise all suits and proceedings that may be instituted or arise in any court, Tribunal, Competent Authority in any place in India in connection with and/or concerning the said premises.
 7. To sign all papers and documents on our behalf and also to appear and represent us before any Authority or Authorities, Officer or Officers and also to sign all papers and documents, letters, declarations on our behalf as may be deemed fit and proper in respect of the said premises.
 8. To pay and incur all fees, costs, charges and expenses of the said actions and proceedings for the said premises.
 9. To sign and enter into all correspondence with outsiders, Government Departments Kolkata Municipal and other Authorities and to represent us before all officers, Courts and Tribunals in connection with the said premises.
 10. To enter upon the said property with all new building materials and labours and to do necessary things and application constructing multi-storied building thereon and to apply for obtaining necessary permission/sanction to do so from the appropriate authorities.
 11. To negotiate terms for and to agree to sell, transfer and conveyance

Aravabatta Praman

Sanjib Kumar

S-1

whatever price and terms and conditions out of owner's allocation that may deem fit and proper, in the said premises, to any purchaser or purchasers at such price which she is her absolute discretion in respect of owner's allocation, thinks proper, and to agree upon and to enter any agreement or agreements for such sale or sales and/or to cancel and/or repudiate the same.

Brasbatta Coomra

12. To execute any Agreement for Sale in respect of Developer's Allocation and receive advance/booking money and/or execute, sign and register Deed of Conveyance or Conveyances, in the name of the prospective buyer on receipt of total consideration against selling of proportionate share of the land with portion of the building excepting our reservation and to appear before the Registrar for the purpose of registration thereof and the cost of such registration including other allied charges to be collected from the prospective buyer for my behalf and in my name and the said Attorney shall have every right and power to mortgage my schedule below mentioned property in any manner whatsoever.

Sanjib Shukla

13. To ventilate advertisement and/or accept offer concerning the flats of Developer's Allocation from the prospective buyer and to dispose off the portion/flats according to the choice and sole discretion of the Attorney and to deliver possession to such buyer for us and on our behalf and in our names

S. R. Shukla

14. To receive from any intending purchaser or purchasers any advance

money by the developer (if at all) and also the balance of purchase money (at all) and to give good, valid receipt for the same which will protect the purchaser or purchasers.

Besochatta Company
S. Anil

14. To sign, execute and deliver any conveyance or conveyances for the share of the said property ~~mentioned in Schedule in respect of a share~~ allocation in favour of the said purchaser or purchasers or ~~his~~ assignee or assignees.

Besochatta Company

15. To present any such conveyance or conveyances for registration to admit, execution and receipt of any consideration before the sub- Registrar or Registrar having authority and to have the said conveyance registered and to do all acts, deeds and things which shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects.

Sanjiv Anil

AND GENERALLY: To sign and execute all other deeds, instruments and assurances which the developer shall consider necessary and to enter into and/or free to such covenants and conditions as may be required for fully and effectually conveying the said property as the could do the same if personally present

S. Anil

IN WITNESS WHEREOF,

I, the **BASABDATTA COOMAR** has set and subscribed my respective hands on this 21st September, 2020.

SIGNED, SEALED AND DELIVERED by the

said at Kolkata in the presence of:

WITNESSES:

1. Subhayu Das |
S/o Subhendu Das
S.D Chatterjee Road
Baruipur, KOL-700144

2. Santanu Maji
Advocate
High Court, Calcutta.

Basabdattha Coomar

Signature of the landlord/First part

Sanjib Chatterjee

Signature of the Developer/ Promoter/Second Party

Prepared & Drafted by:-

Uday Sankar Chatterjee
Advocate, High Court,
Calcutta.

Enrollment No-1712/03.

S. S.

SPECIMEN FORM FOR TEN FINGER PRINTS

Signature of the
executants/ presentants



Name: BASABODATTA CHOHAN
Sig: Basabodatta Chohan



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)



Name:
Sig: Sayib Shukla



Little



Ring



Middle



Fore



Thumb

(Left Hand)



Thumb



Fore



Middle



Ring



Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Name:
Sig:

Thumb

Fore

Middle

Ring

Little

(Right Hand)

Little

Ring

Middle

Fore

Thumb

(Left Hand)

Name:
Sig:

Thumb

Fore

Middle

Ring

Little

(Right Hand)

S. Shukla

Major Information of the Deed

Deed No :	I-1903-03755/2020	Date of Registration	21/09/2020
Query No / Year	1903-8001166557/2020	Office where deed is registered	
Query Date	21/09/2020 3:28:06 PM	1903-8001166557/2020	
Applicant Name, Address & Other Details	SUBHAYU DAS S D CHATTERJEE ROAD, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, PIN - 700144, Mobile No : 7604005560, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 6,00,000/-	Rs. 11,47,51,960/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 11/- (Article:E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190303752/2020 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Kolkata, P.S.- Shakespeare Sarani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Loudon Street, Road Zone : (On Road – On Road) , Premises No: 4A, , Ward No: 063 Pin Code : 700017

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	10 Katha 8 Chatak	5,00,000/-	11,40,01,960/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :				17.325Dec	5,00,000 /-	1140,01,960 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1000 Sq Ft.	1,00,000/-	7,50,000/-	Structure Type: Structure

Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete


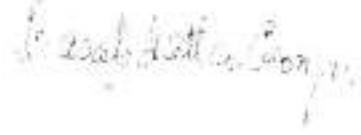
Total :	1000 sq ft	1,00,000 /-	7,50,000 /-	
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S. Das

Principal Details :

SI Name, Address, Photo, Finger print and Signature

No




Name	Photo	Finger Print	Signature
Mr BASABDATTA COOMAR Wife of Late PRODIP COOMAR Executed by: Self, Date of Execution: 21/09/2020 , Admitted by: Self, Date of Admission: 21/09/2020 ,Place : Office			
	21/09/2020	LTI 21/09/2020	21/09/2020

4A , RAWDON STREET, 4A, P.O:- Park Street, P.S:- Shakespeare Sarani, Kolkata, District:-Kolkata West Bengal, India, PIN - 700017 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: ACxxxxxx1C, Aadhaar No: 36xxxxxxxx8665, Status :Individual, Executed by: Self, Date of Execution: 21/09/2020
 , Admitted by: Self, Date of Admission: 21/09/2020 ,Place : Office

Attorney Details :



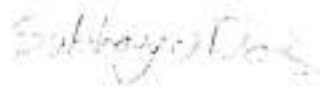
SI Name, Address, Photo, Finger print and Signature

No

Name	Photo	Finger Print	Signature
Mr SANJIB DUTTA (Presentant) Son of Late KEDAR NATH DUTTA Executed by: Self, Date of Execution: 21/09/2020 , Admitted by: Self, Date of Admission: 21/09/2020 ,Place : Office			
	21/09/2020	LTI 21/09/2020	21/09/2020

Son of Late KEDAR NATH DUTTA Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFxxxxxx5E, Aadhaar No: 24xxxxxxxx3205, Status :Individual, Executed by: Self, Date of Execution: 21/09/2020
 , Admitted by: Self, Date of Admission: 21/09/2020 ,Place : Office

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUBHAYU DAS Son of SUBHENDU DAS S D CHATTERJEE ROAD, P.O:- BARUIPUR, P.S:- Baruipur, District:- South 24-Parganas, West Bengal, India, PIN - 700144			
	21/09/2020	21/09/2020	21/09/2020

Identifier: Of Mr BASABDATTA COOMAR, Mr SANJIB DUTTA

Transfer of property for L1

Sl No	From	To. with area (Name-Area)
-	Mr BASABDATTA COOMAR	Mr SANJIB DUTTA-17.325 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BASABDATTA COOMAR	Mr SANJIB DUTTA-1000.00000000 Sq Ft

S. S.

On 21-09-2020

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 : 45 (g) of Indian Stamp Act 1899

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

Presented for registration at 15:38 hrs on 21-09-2020, at the Office of the A.R.A. - III KOLKATA by Mr SANJIB DUTTA ,Claimant.

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 11,47,51,960/-

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

Execution is admitted on 21/09/2020 by 1. Mr BASABDATTA COOMAR, Wife of Late PRODIP COOMAR, 4A , RAWDON STREET, 4A, P.O: Park Street, Thana: Shakespeare Sarani, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700017, by caste Hindu, by Profession House wife, 2. Mr SANJIB DUTTA, Son of Late KEDAR NATH DUTTA, 19,Chunapukur Lane, P.O: Bowbazar, Thana: Muchipara, , City/Town: KOLKATA, Kolkata, WEST BENGAL, India, PIN - 700012, by caste Hindu, by Profession Business

Identified by Mr SUBHAYU DAS, . . Son of SUBHENDU DAS, S D CHATTERJEE ROAD, P.O: BARUIPUR, Thana: Baruiপুর, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 11/- (E = Rs 7/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 11/-

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 17154, Amount: Rs.50/-, Date of Purchase: 10/09/2020, Vendor name: Abhijit Sarkar


Probir Kumar Golder
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
Kolkata, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1903-2020, Page from 179071 to 179091

being No 190303755 for the year 2020.



Digitally signed by PROBIR KUMAR
GOLDER
Date: 2020.09.26 13:30:16 +05:30
Reason: Digital Signing of Deed.

(Probir Kumar Golder) 2020/09/26 01:30:16 PM
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - III KOLKATA
West Bengal.

MS

(This document is digitally signed.)