



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AK 482720

Q-8-1996602/23

8/8/23
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Notified that the document in admitted
registration. The signature sheet
and endorsement sheets attached to
the document are the part of the
document

Additional District Sub-Registrar
Belghoria 24 Pgs. (N)

8 AUG 2023

DEVELOPER POWER OF ATTORNEY AFTER REGISTRATION OF THE

DEVELOPMENT AGREEMENT

THIS POWER OF ATTORNEY is made on this day of August Two
Thousand Twenty Three (2023) of the Christian era **BETWEEN SMT**
PINKY CHAKRABORTY (PAN AIZPC2357F) (AADHAAR 4069 6373
7431), Wife of Late Joy Chakraborty, by faith Hindu, by nationality
Indian, by occupation Housewife, residing at 49, Adarsha Pally D.P
Nagar, P.O & P.S Belgharia, Kolkata 700056, hereinafter jointly called
and referred to as the **OWNER** (which term or expression shall unless
be excluded by or repugnant to the context shall mean and include
their heirs, successors, administrators, executors, and assigns) of the
LAND OWNERS. / EXECUTOR,

EXECUTORS SEND GREETING:

WHEREAS I am absolutely seized and possessed of or otherwise well and sufficiently entitled to ALL THAT piece and parcel of Bastu Land measuring about 2 (Two) Cottahs, 2 (Two) Chittaks and 30 (Thirty) Sq.ft more or less together with two storied building measuring area **820 sq. ft.** on the Ground Floor (including Garage measuring 80 Sq.ft.) and measuring area **753 sq. ft.** on the First Floor Total constructed area 1573 sq.ft, which is lying and situated at Mouza Basudebpur, J.L No 02, C.S & R.S Dag No 141 (Part) and E.P No 558A, S.P No 693/1 under Ward No 25, Holding No 25 of Kamarhati Municipality, Premises No 49 Adarsha Pally, D.P Nagar, P.O & P.S Belghoria, Kolkata 700056, District 24 Parganas North more particularly described in the schedule written hereunder and hereinafter referred to as the SAID PROPERTY and I am now enjoying the same free from all encumbrances and charges.

AND WHEREAS I have entered into a registered Development agreement Dated 04/08/2023 with **MAA JAGADHATRI CONSTRUCTION (PAN ABXFM7789G)** a partnership firm, having its registered office at- Holding premises No 765, 118, D.P Nagar, Sree Pally, P.O & PS Belgharia, Kolkata 700056, Dist 24 Pgs(N) represented by its partners **1) SRI AMIT KUMAR SAHA (PAN APMPS3745M)**, son of Arun Kumar Saha, residing at 52, Sree Pally, Deshapriya Nagar, P.O & P.S Belgharia, Kolkata 700056, Dist 24 pgs(N) and **2) SUSMITA SAHA (PAN DLVPS6343K)**, W/o Amit Kumar Saha, residing at 52 Sree Pally, P.O & P.S Belgharia, Kolkata

700056, District 24 Parganas North, for development of my aforesaid scheduled property and to construct a multi storied building at the said premises in accordance with building plan that may be sanctioned by the Kamarhati Municipality and the said Development agreement registered in the office of A.D.S.R Belghoria, North 24 Parganas and Being Deed No 03424..... for the year 2023.

AND WHEREAS since I have been busy with my day to day affairs it is necessary and also expedient for me to appoint and engage an Attorney for myself in my name and on my behalf to do all acts, deeds and things as I could do myself.

NOW KNOW BY THESE PRESENTS, I SMT PINKY CHAKRABORTY (PAN AIZPC2357F) (AADHAAR 4069 6373 7431), Wife of Late Joy Chakraborty, do hereby nominate, constitute and appoint in my name and on my behalf **SRI AMIT KUMAR SAHA (PAN APMPS3745M) (AADHAAR NO 5082 1432 2722)** S/o Late Arun Kumar Saha one of Partners of MAA JAGADHRTRI CONSTRUCTION, residing at 52 Sree Pally, D.P-Nagar, P.O & P.S Belgharia, Kolkata 700056, as my true and lawful Attorney to do the following acts ,deeds, and things in respect of the premises:

- To develop my said property and to construct a multi storied building at the said premises in accordance with Building plan that may be sanctioned by the Kamarhati Municipality.
- To negotiate on terms for and to agrees and enter into and to conclude any agreement/s for sale in respect of Developer

allocation in the proposed building absolutely with the intending buyer or buyers and to receive valid receipt for the same by way of putting signature on my behalf.

- To sign and execute any agreement/s in respect of Developer allocation in favour of any person/ association of persons/company and to any other business and partnership firm and to receive from them any earnest money in his name and to give or issue valid receipt for the same.*
- To present any such Deed or Deeds of sale, conveyance/s or any other documents for registration when executed by him in my name and on my behalf in favour of intending purchaser/s before the Registrar of appropriate jurisdiction and to receive consideration money from the intending purchaser in his name and to be credited in his account and give proper receipt and discharge for the same only for Developer's allocation.*
- To sign, submit and obtain site plan, building plan, etc and all other documents relating to the property situated at Premises 49, Adarsha Pally, D.P Nagar, P.O & P.S Belghoria, Kolkata 700056, District 24 Parganas North, under Ward No 25 of Kamarhati Municipality, which is fully described in the schedule herein below before the Kamarhati Municipality.*
- To deposit all fees, charges, money before the authority concerned in my name and on my behalf for obtaining sanctioned building*

plan from the Kamarhati Municipality and to receive the same for me and on my behalf.

- To issue forms, brochures, designs, plan and booklets and to invite intending purchaser/s at such price as my said Attorney in its absolute discretion thinks fit and proper.*
- To Supervise, manage and conduct all sorts of administration in respect of the demised plot of land which I now have to handle and all sorts of official matters, letters arisen in course of concerned matters relating to my said property/ premises and to sign, submit before the registrar the documents, deeds for registering the property under the provision of West Bengal Apartment Ownership Act 1972 with all its latest modification /amendments etc.*
- To appear for me and on my behalf before any officer, collector, Magistrate, Judge, Munsif, Notary Public, Additional District Sub Registrar and in all Government Offices, Municipality in all matters and things relating to my aforesaid property which is fully described in the schedule herein below.*
- To file, institute, contest, carry on, commence, compromise, withdraw any suits, actions, proceedings, claims, demands etc. to any concerned lower and higher courts and to appear for me and on my behalf in all the courts, civil/ Criminals and to sign, execute verify and file plaint, written statement and petitions and also to*

prevent appeals in any courts and to accept services of all summons notices and other process of law.

- To appoint/engage on my behalf pleader, advocates or solicitors, whenever our said Attorney shall think proper to do so.
- By this Power of Attorney, the Developer is not empowered to sell, transfer, alienate and encumber the owner's allocation and/or any other portion thereof to any third parties in any manner whatsoever.
- To do all acts and deeds and to obtain all necessary permission or clearance from the appropriate authority for sale of the portion of the said property.
- No acts and deeds can be done beyond the scope and purview of the Development agreement dated.....04/08/2023.....

AND generally to do, execute and perform any other acts, deeds, matter or things whatsoever in the opinion of my said Attorney ought to be done, executed and performed in relation to my property or affairs ancillary or incidental thereto as fully and effectually as I myself could do the same if I am personally present.

AND I do hereby, agrees that all acts, deeds and things, lawfully done by me said Attorney, within the jurisdiction of this power of Attorney, shall be construed as acts, deeds and things done by me and I undertake to rectify and confirm all and whatsoever that my said

said attorney shall lawfully do or cause to be done by the virtue of the powers hereby given.

SCHEDULE OF PROPERTY HEREBY GIVEN POWER OF ATTORNEY

ALL THAT piece and parcel of Bastu Land measuring about 2 (Two) Cottahs, 2(Two) Chittaks and 30(Thirty) Sq.ft more or less together with two storied building measuring area **820 sq. ft.** on the Ground Floor (including Garage measuring 80 Sq.ft.) and measuring area **753 sq. ft.** on the First Floor Total constructed area **1573 sq.ft**, which is lying and situated at Mouza Basudebpur, J.L No 02, C.S & R.S Dag No 141 (Part) and E.P No 558A, S.P No 693/1 under Ward No 25, Holding No 25 of Kamarhati Municipality, Premises No 49 Adarsha Pally, D.P Nagar, P.O & P.S Belgharia, Kolkata 700056, District 24 Parganas North

ON THE NORTH : 5'6" & 6'6" wide common passage

ON THE SOUTH: 10' wide Municipal Road

ON THE EAST : House of Smt Rama Chandra & Smt Susmita Mukherjee

ON THE WEST: House of Sri Pradip Chakraborty & Sri Santanu Chakraborty

IN WITNESSES WHEREOF I the executor herein put my own signature on this indenture on 4th day of August, 2023.

WITNESSES

1. Debasis Gou
15, Daipayan Palli
J.P. Nagar
Pragatipur Kol-56.

2. SURAJIT DUTTA
30/A SHYAM BAZAR STREET
KOLKATA - 700005

Pinky Chakrabarty

Signature of the Executors
MAA JAGADHARTI CONSTRUCTION

Amit Kumar Saha
Partner
Signature of the Attorney

Drafted and prepared by me

Krishnendu Dutta
Krishnendu Dutta
Advocate Barrackpore Court
F 1158/2007

KRISHNENDU DUTTA
Advocate
Barrackpore Court

DISTRICT NORTH 24 PARGANAS
OFFICE OF THE A.D.S.R.O.(B.K.P) / BELGHARIA / D.S.R. BARASAT /
COSSIPORE, DUMDUM/ARA - III, KOLKATA / NAHATI / SODEPUR

NAME PINKY CHAKRABORTY

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Pinky Chakraborty

NAME AMIT KUMAR SAHA

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					



SIGNATURE Amit Kumar Saha

NAME

	LITTLE	RING	MIDDLE	FORE	THUMB
LEFT HAND					
	THUMB	FORE	MIDDLE	RING	LITTLE
RIGHT HAND					

Space for photo

SIGNATURE

Major Information of the Deed

Deed No. :	I-1526-03633/2023	Date of Registration	04/08/2023
Deed No / Year	1526-8001996602/2023	Office where deed is registered	
Query Date	04/08/2023 1:28:15 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	SANJAY GHOSH 36 PATNA ROAD, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 7980306091, Status : Solicitor firm		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 9,00,000/-	Rs. 26,21,774/-		
Stamp duty Paid (SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152603624/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Adarsa Pally (Belghoria),
Mouza: Basudebpur, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-141	RS-693	Bastu	Bastu	2 Katha 2 Chatak 30 Sq Ft	5,00,000/-	15,59,999/-	Width of Approach Road: 10 Ft., , Project Name :
Grand Total :					3.575Dec	5,00,000 /-	15,59,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1573 Sq Ft.	4,00,000/-	10,61,775/-	Structure Type: Structure
Gr. Floor, Area of floor : 820 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 753 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1573 sq ft	4,00,000 /-	10,61,775 /-	

Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Name Photo Finger Print Signature
1	Mrs Pinky Chakraborty Wife of Late Joy Chakraborty Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office 04/08/2023 LTI 04/08/2023 04/08/2023 49, Adarsha Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: Axxxxxx7f, Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 04/08/2023 , Admitted by: Self, Date of Admission: 04/08/2023 ,Place : Office

Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	Maa Jagadhatri Construction 118 Sree Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056 , PAN No.: Abxxxxxx9g, 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 Amit Kumar Saha (Presentant) Son of Late Amit Kumar Saha Date of Execution - 04/08/2023 , , Admitted by: Self, Date of Admission: 04/08/2023, Place of Admission of Execution: Office Aug 4 2023 2:10PM LTI 04/08/2023 04/08/2023 52 Sree Pally, City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: Apxxxxxx5m, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Maa Jagadhatri Construction (as Partner)

Identifier Details :

me	Photo	Finger Print	Signature
Mr KRISHNENDU DUTTA Son of Late K N DUTTA BARRACKPORE COURT, City:- , P.O:- BARRACKPORE, P.S:-Barrackpore, District:-North 24-Parganas, West Bengal, India, PIN:- 700120			<i>Krishnendu Dutta</i>
	04/08/2023	04/08/2023	04/08/2023
Identifier Of Mr Amit Kumar Saha, Mrs Pinky Chakraborty			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pinky Chakraborty	Maa Jagadhatri Construction-3.575 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mrs Pinky Chakraborty	Maa Jagadhatri Construction-1573.00000000 Sq Ft

On 04-08-2023

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 : (g) of Indian Stamp Act 1899.

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

Presented for registration at 13:47 hrs on 04-08-2023, at the Office of the A.D.S.R. Belghoria by Mr Amit Kumar Sa

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 26,21,774/-

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

Execution is admitted on 04/08/2023 by Mrs Pinky Chakraborty, Wife of Late Joy Chakraborty, 49, Adarsha Pally, P. Belghoria, Thana: Belghoria, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Mr KRISHNENDU DUTTA, , Son of Late K N DUTTA, BARRACKPORE COURT, P.O: BARRACKPOR Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

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

Execution is admitted on 04-08-2023 by Mr Amit Kumar Saha, Partner, Maa Jagadhatri Construction, 118 Sree Pally City:- Not Specified, P.O:- Belghoria, P.S:-Belghoria, District:-North 24-Parganas, West Bengal, India, PIN:- 700056

Indetified by Mr KRISHNENDU DUTTA, , Son of Late K N DUTTA, BARRACKPORE COURT, P.O: BARRACKPOR Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21.00/- (E = Rs 21.00/-) and Registration Fees paid by Cash Rs 21.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 1021, Amount: Rs.100.00/-, Date of Purchase: 01/08/2023, Vendor name: R SU

Das

Sougata Das
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Belghoria
North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1526-2023, Page from 101639 to 101654
being No 152603633 for the year 2023.



Sou

Digitally signed by SOUGATA DAS
Date: 2023.08.11 13:20:43 +05:30
Reason: Digital Signing of Deed.

(Sougata Das) 2023/08/11 01:20:43 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. Balghoria
West Bengal.

(This document is digitally signed.)