

4217/24

I-1057/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AR 530338

Certified that the document is admitted to registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

[Signature]
District Sub-Register-III
Alipore, South 24-parganas

11 MAR 2024

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED
DEVELOPMENT AGREEMENT**

Know all men by these present that **I, SRI BIKAS RANJAN MAITI** (PAN: AWKPM4924H, Aadhaar No. 7000 7271 2357), son of Sri Santosh Kumar Maiti, by faith Hindu, by occupation-Business, by Nationality-Indian, residing at C-6, Satindra Pally, P.O.-Garia, P.S. Bansdrani, Ward No.111, Kolkata -700084, hereinafter called and referred to as the **"OWNER/PRINCIPAL"** do hereby nominate, constitute and appoint **M/S MITRA CONSTRUCTION** a Proprietorship Firm having its office at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, being represented by its proprietor **SRI TARUN KUMAR MITRA** (PAN : AHSPM1443Q, Aadhaar No. 5759 0342 6001), son of Late Ajit Kumar

14694

07 MAR 2024

No..... ₹ 100/- Date.....

Name : Bodhi Satish Das

Advocate

Address : ALIPORE POLICE COURT
Kolkata - 700 027

Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court, KOI-27



Identified by me:
Haimila Chowdhury
d/o late Prozanta Chowdhury
occupation-Student
Rabindra Palley, Brahmapur
Kolkata - 700096

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 MAR 2024

Mitra, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, to be my true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for me and on my behalf.

WHEREAS I am the absolute owner of **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **03 Cottahs 00 Chittaks 22 Sq.ft.**, together with 1200 sq.ft. structure standing thereon lying and situated at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, comprised in R.S. Khatian No. 174 corresponding L.R. Khatian No. 2549, appertaining to R.S. and L.R. Dag No. 786, being Plot no. 3, under Police Station - Regent Park now Bansdroni, **Premises No.369, Satindra Pally**, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, P.O. Garia, Kolkata-700084, **Assessee no. 31-111-22-0513-9** in the District South 24 Parganas the description of which are fully and particularly referred in the Schedule hereunder.

AND WHEREAS I have executed an Agreement for Development registered in D.S.R. III, at Alipore, South 24 Parganas on **11.03.2024**vide Deed No. **04035**/2024 of my property known as **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **03 Cottahs 00 Chittaks 22 Sq.ft.**, together with 1200 sq.ft. structure standing thereon lying and situated at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, comprised in R.S. Khatian No. 174 corresponding L.R. Khatian No. 2549, appertaining to R.S. and L.R. Dag No. 786, being Plot no. 3, under Police Station - Regent Park now Bansdroni, **Premises No.369, Satindra Pally**, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, P.O. Garia, Kolkata-700084, **Assessee no. 31-111-22-0513-9** in the District South 24 Parganas, with **M/S MITRA CONSTRUCTION** a Proprietorship Firm having its office at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, being represented by its proprietor **SRI TARUN KUMAR MITRA** (PAN : AHSPM1443Q, Aadhaar No. 5759 0342 6001), son of Late Ajit Kumar Mitra, by faith-Hindu, by occupation-Business, by nationality-Indian, residing at 18/1/1E, Durga Prasanna Paramhansa Road, P.O.-Naktala, P.S.-Netaji Nagar, Kolkata - 700047, developer herein.

Tarun Kumar Mitra



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

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AND WHEREAS due to my personal reasons and preoccupation it has become difficult for me to look after the affairs of my above property personally and hence these presents:

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by my Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owner shall not be responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.
5. To apply for and obtain steel, bricks, cements and other construction materials in my name and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owner either financially or otherwise.
6. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises



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on account of the owner of the said premises without making any liability upon the owner.

7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owner liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

12. To sign, verify, declare, and/or affirm complaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend my possession and title in the said premises.

13. For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.



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SOUTH 24 PGS. ALIPORE

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14. To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises. It is made clear that possession to the intending purchaser shall not be made until the owner's allocation is delivered.

15. To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

16. To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by me or by my Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated 11.09.2024

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owner's allocation to the

Toren Kumar



DISTRICT SUB REGISTRAR-III
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owner in the said building together with the common areas as mentioned in the development dated 11.03.2024

18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

AND to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which I myself could have done lawfully under my own hands and seal if personally present AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

SCHEDULE
(SAID PREMISES)

ALL THAT piece and parcel of Bastu land measuring more or less an area of **03 Cottahs 00 Chittaks 22 Sq.ft.**, together with 1200 sq.ft. structure standing thereon lying and situated at Mouza - Brahmapur, J.L. No. 48, R.S. No. 169, District Collectorate Touzi No. 60, comprised in R.S. Khatian No. 174 corresponding L.R. Khatian No. 2549, appertaining to R.S. and L.R. Dag No. 786, being Plot no. 3, under Police Station - Regent Park now Bansdrani, **Premises No.369, Satindra Pally**, within the limits of Ward No. 111 of the Kolkata Municipal Corporation, P.O. Garia, Kolkata-700084, **Assessee no. 31-111-22-0513-9** in the District South 24 Parganas with the easement right to use 16' feet wide road on the Eastern Side of the premises, the land is butted and bounded by:-

On the North : By 16' feet wide common passage,

On the South : By plot no. 10,

On the East : By plot no. 2,

On the West : By plot no. 4,

Tajcon Kumer Acharya



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE

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WITNESS WHEREOF we hereby execute this Development Power of Attorney on this the 11th day of March, 2024.

SIGNED, SEALED AND DELIVERED

By the APPOINTER herein at Kolkata

In the presence of:

1. Barendra Mh Banerjee
Late Dhirendra Mh Banerjee
F, 45, Barendra Pally,
Brahmapur - Kul-96.

2. Tannoy Mitra
S/o Tarun Kumar Mitra
18/1/1 E D.P.P
Road Kal-47

Bikas Ranjan Maiti
OWNER/ PRINCIPAL

MITRA CONSTRUCTION
Tarun Kumar Mitra
PROPRIETOR

ATTORNEY

Drafted by me and

Prepared in my chamber

Bodhisatwa Basu
Advocate

Alipore Police Court

Kolkata - 700027.

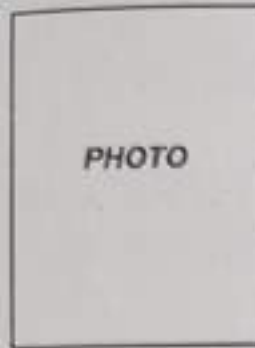
Doc No. MB/2138/09



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS.. ALIPORE

11 MAR 2024

SPECIMEN FORM FOR TEN FINGER PRINTS



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



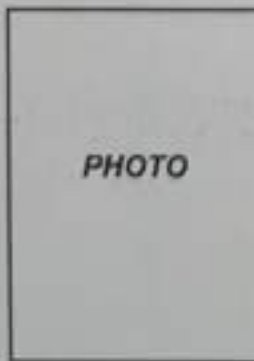
Bikas Ranjan Nayak

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



Tannu Kumar Nair

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



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



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
11 MAR 2024

ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

ZZC2525269



নির্বাচকের নাম : মৌমিতা চৌধুরী
Elector's Name : Moumita Chowdhury
পিতার নাম : প্রশান্ত চৌধুরী
Father's Name : Prasanta Chowdhury
লিঙ্গ/Sex : স্ত্রী / F
জন্ম তারিখ : 11/08/1996
Date of Birth

ZZC2525269

ঠিকানা:

A-8, রবীন্দ্র পল্লী, কোলকাতা মিউ: কর্পোরেশন,
বঙ্গব্রহ্মাণী, কলকাতা-700084

Address:

A-8, RABINDRA PALLY, KMC, BANSDRONI,
KOLKATA-700084

Date: 09/01/2017

152 - টলিগঞ্জ নির্বাচন কেন্দ্রের নির্বাচক নিবন্ধন
অধিকারিকের স্বাক্ষরের প্রতীক

Facsimile Signature of the Electoral
Registration Officer for

152 - Tollyganj Constituency

বিজ্ঞপ্তি: পরিবর্তন হলে নতুন ঠিকানার চেয়ে বড় সিলে নাম
কোলা ও একই নম্বরের নতুন সিলে পরিচয়পত্র পত্র
জন্য নির্দিষ্ট সর্বোচ্চ এই পরিচয়পত্রের নম্বরটি উল্লেখ করুন।

In case of change in address mention this Card No
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number

293 / 494

Moumita Chowdhury

Major Information of the Deed

Deed No :	I-1603-04057/2024	Date of Registration	11/03/2024
Query No / Year	1603-8000672467/2024	Office where deed is registered	
Query Date	11/03/2024 11:25:09 AM	D.S.R. - III SOUTH 24-PARGANAS, District.	South 24-Parganas
Applicant Name, Address & Other Details	BODHISATWA BASU Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 30,51,502/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160304035/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



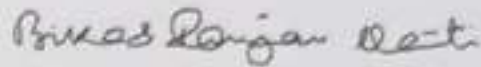
District: South 24-Parganas, P.S:- Bansdrani, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Satindra Pally, , Premises No: 369, , Ward No: 111 Pin Code : 700084

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	3 Katha 22 Sq Ft	1/-	27,27,502/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
Grand Total :				5.0004Dec	1 /-	27,27,502 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	3,24,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 1200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	3,24,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr BIKAS RANJAN MAITI Son of Mr SANTOSH KUMAR MAITI Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office	Photo  11/03/2024	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
C-6 SATINDRA PALLY, City:- , 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.:: AWxxxxxx4H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 11/03/2024 , Admitted by: Self, Date of Admission: 11/03/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	MITRA CONSTRUCTION 18/1/1E, DURGA PRASANNA PARAMHANSA ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: AHxxxxxx3Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Mr TARUN KUMAR MITRA (Presentant) Son of Late AJIT KUMAR MITRA Date of Execution - 11/03/2024, , Admitted by: Self, Date of Admission: 11/03/2024, Place of Admission of Execution: Office	Photo  Mar 11 2024 11:32AM	Finger Print  Captured LTI 11/03/2024	Signature  11/03/2024
18/1/1E, DURGA PRASANNA PARAMHANSA ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AHxxxxxx3Q,Aadhaar No Not Provided Status : Representative, Representative of : MITRA CONSTRUCTION (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Miss MOUMITA CHOWDHURY Daughter of Late PROSANTA CHOWDHURY RABINDRA PALLY, City:- , P.O:- BRAHMAPUR, P.S:-Bansdroni, District:- South 24-Parganas, West Bengal, India, PIN:- 700096		 Captured	
	11/03/2024	11/03/2024	11/03/2024
Identifier Of Mr BIKAS RANJAN MAITI, Mr TARUN KUMAR MITRA			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKAS RANJAN MAITI	MITRA CONSTRUCTION-5.00042 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr BIKAS RANJAN MAITI	MITRA CONSTRUCTION-1200.00000000 Sq Ft

Endorsement For Deed Number : I - 160304057 / 2024

On 11-03-2024

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 11:27 hrs on 11-03-2024, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr TARUN KUMAR MITRA .

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 30,51,502/-

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

Execution is admitted on 11/03/2024 by Mr BIKAS RANJAN MAITI, Son of Mr SANTOSH KUMAR MAITI, C-6 SATINDRA PALLY, P.O: GARIA, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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

Execution is admitted on 11-03-2024 by Mr TARUN KUMAR MITRA, SOLE PROPRIETOR, MITRA CONSTRUCTION, 18/1/1E, DURGA PRASANNA PARAMHANSA ROAD, City:- , P.O:- NAKTALA, P.S:-Patuli, District:- South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Miss MOUMITA CHOWDHURY, , , Daughter of Late PROSANTA CHOWDHURY, RABINDRA PALLY, P.O: BRAHMAPUR, Thana: Bansdroni, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

Payment of Fees

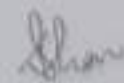
Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 14694, Amount: Rs.100.00/-, Date of Purchase: 07/03/2024, Vendor name: S DAS



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 1603-2024, Page from 124287 to 124301
being No 160304057 for the year 2024.



Debasish Dhar

Digitally signed by Debasish Dhar
Date: 2024.03.22 16:17:43 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 22/03/2024

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS

West Bengal.