

01959/22

I-1362/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 311639

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.

18/2  
11-38  
8-8/539413

*[Signature]*  
District Sub-Register-II  
Alipore, South 24 Parganas

18 FEB 2022

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

**TO ALL TO WHOM THESE PRESENTS** shall come  
We, (1) **SMT. BELASREE CHOWDHURY**, PAN-  
BFMPC5644E, Aadhaar No. 5044 8394 1636, wife of Late  
Santosh Ranjan Chowdhury, by faith Hindu, by occupation  
Housewife, by Nationality Indian, (2) **SRI UJJAL  
CHOWDHURY**, PAN- AQNPC0540J, Aadhaar No. 9654 0045  
8348, (3) **SRI UTPAL CHOWDHURY**, PAN- AQBPC5681J,  
Aadhaar No. 7326 7260 2663, both sons of Late Santosh

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION

*[Signature]*  
Proprietor

24 SEP 2021

37565

No.....Rs. **100/-** Date.....

Name: Amit Kumar Jana Advocate

Address: Alipur Judge's Court  
Kolkata-27

Vendor: Alipur Collectorate, 24 Pgs. (S)

**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kel-27



Identified by me,  
Sri Amit Kumar Jana  
Advocate  
S/o. Sri Arisiddha Jana  
Alipore Judge's Court  
Kolkata-700027

District Sub-Registrar-II  
Alipore, South 24 Parganas

1 FEB 2022



Ranjan Chowdhury, both by faith Hindu, by occupation Service, by Nationality Indian, all are residing at 78/N, Prasanta Roy Road, Post Office - Barisha, Police Station - Haridevpur, Kolkata - 700008, District - South 24 Parganas, West Bengal, India, India, hereinafter called and referred to as the **"PRINCIPALS" SEND GREETINGS:-**

**WHEREAS** the principals/owners herein are the joint owners of **ALL THAT** piece and parcel of Bastu land measuring about 3 (three) Cottahs be the same or a little more or less along with a 20 years old two storied pucca structure/building standing thereon each floor having measuring an area about 500 sq. ft. more or less lying and situated Mouza - Purba Barisha, J.L. No. 23, Touzi No.- 236, Khatian No. 1354, Dag No. 2830, being K.M.C. Premises No. 78, Prasanta Roy Road (mailing address 78, Prasanta Roy Road Dagarmath, Silpara), Ward No. 123, Assessee No. 411231500782, P.S.- formerly Thakurpukur presently Haridevpur, Kolkata - 700008, District - South 24 Parganas, together with the right of easement rights and ingress and egress to and from the said Road or the passage or path-ways thereto, which is more particularly mentioned and described in the **SCHEDULE** hereunder written which is for the sake of brevity shall hereinafter be referred to as the 'said property'.

**AND WHEREAS** for better residential accommodation for ourselves and our family members, decided to develop the said property, morefully described in the **SCHEDULE** hereunder written and we have enter into a Development Agreement dated

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION



Proprietor

18.02.2022 registered in the office of D.S.R.-II South 24 Parganas, which was recorded in Book no. I, Volume no. 1602-2022, Being no. 1952/2022, for the year 2022.

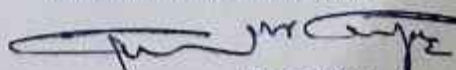
**AND WHEREAS** due to our personal difficulties, We are personally unable to look after and manage the day to day affairs pertaining to the said property as mentioned in the schedule hereunder and as such we have decided to appoint **SRI GOVIND KUMAR GUPTA**, PAN- ADZPG7353A, Aadhaar No. 5119 1961 8787, son of Sri Hukum Chand Gupta, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 24/6/4, Banamali Banerjee Road, P.S. Thakurpukur now Haridevpur, Kolkata - 700082, District - South 24 Parganas, West Bengal, the proprietor of **M/S. GANPATI CONSTRUCTION**, a Proprietorship firm having its office at 18, Vidyasagar Sarani, P.S.- Thakurpukur now Haridevpur, Kolkata - 700008, in the District South 24 Parganas, as our lawful Attorney and our Attorney abovenmed have agreed to accept the same.

**NOW KNOW ALL MEN BY THESE PRESENTS WITNESSETH THAT** We, the **PRINCIPALS / OWNERS**, do hereby nominate, constitute and appoint **SRI GOVIND KUMAR GUPTA**, son of Sri Hukum Chand Gupta, the proprietor of **M/S. GANPATI CONSTRUCTION**, in respect of our property mentioned in the **SCHEDULE** below as our true and lawful Attorney for me in our name and on our behalf to do the following acts, deeds and things :-

1. To supervise, manage and conduct all sorts of affairs administration in respect of all our affairs, transaction and properties which we, now have as more fully described in

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Smt. Elnasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

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Proprietor

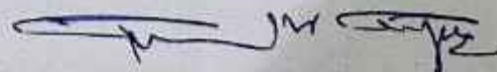


the **SCHEDULE** hereunder and all letters, correspondences arising of or in relation to our aforesaid Scheduled Property.

2. To prepare/rectify/amend/modify the building plan for the Development of the said property and to sign the said building plan if required on our behalf and to submit the same to the Kolkata Municipal Corporation and other concerning authority or authorities for obtaining sanction of the same and also to receive such building plan from Kolkata Municipal Corporation and to submit proposal for time to time for the amendment of such plan to the said Kolkata Municipal Corporation and other concerning authority or authorities for the purpose of obtaining sanction of the same and also to obtain certificate of completion and other necessary permission from Kolkata Municipal Corporation.
3. To do all acts for obtaining sewerage connections, water connection from Kolkata Municipal Corporation and electric connection from CESC Ltd., and all other permission from concerned authorities which may from time to time be required for the development of the proposed buildings and/or the land and/or the construction of the building relating to the Scheduled Premises.
4. To make necessary representations to the Kolkata Municipal Corporation, CESC Ltd., Fire Services, Police Authority and /or other authority or authorities and concerns for obtaining necessary permissions as required by law for installing

Sri Govind Kumar Gupta  
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Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

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Proprietor

electric connection, fire permission, police permission from the concerned authorities and to represent before the Assessor and/or Collector of the Kolkata Municipal Corporation and also to other concerned Authorities in respect of Assessment of Rates and Taxes and its hearing to the aforesaid authority in respect of the Scheduled Property mentioned hereunder.

5. To negotiate on terms and conditions with the intending Purchaser/s and to enter into agreement for sale of flat and Two wheeler/ Car space/ commercial space in respect of Developer's Allocated portion, as they shall deem fit and proper as per the terms and conditions of the aforesaid registered Development Agreement. He will present the same to any Registering Authority and/or Notary Public to submit its execution relating to the Contractor's Allocation as per this agreement in respect of the **SCHEDULE** property.
6. To execute deed of sale in respect of the undivided proportionate share of land relating to the Developer' Allocation as per the Developer Agreement in favour of any Purchaser or purchasers and to present the deed or deeds including amalgamation Deed before the Registrar to admit execution of the deed or deeds executed by said attorney on our behalf relating to the Developer' Allocation portion as per this agreement in respect of the **SCHEDULE** Property.

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

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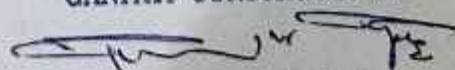
  
Proprietor



7. To file any suit, claim before any Court of Law, Appeal and Second Appeal and Miscellaneous Appeal in any Court of Law or to move in Supreme Court to file objection and to sign and verily plaint, written statement, application and objection of any nature, swearing affidavit in connection with the said **SCHEDULE** property.
8. To engage, constitute and appoint Advocate or Advocates, Vakil, Pleader, Muktar, Revenue Agent or any other Practitioner or to conduct all sorts of cases appeals, revision and other matters or affirms and to take defence all sorts of legal proceedings suits, claims, demand, etc. arising out of or in relation to the aforesaid matters the cost will be borne by the said attorney.
9. To apply to Courts and/or any Officer or Officers for inspection and for copies documents and papers, judicial and to receive back documents and papers and to apply to competent places for mutation.
10. To accept service of summons if any, notices or writ issued by any Court of Law or offices against us and to give evidence etc. on our behalf in Courts and places as may be required by law relating to the Scheduled property.
11. They can also issue letters/notices and/or submit application on our behalf to the concerned Authority e.g. Kolkata Municipal Corporation, C.E.S.C. Ltd, Land Ceiling Authority etc. for sanction of sewerage connection, electric

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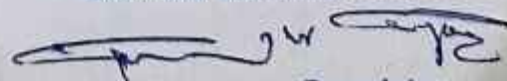
connection or for some, other purpose which may be required for development and/or construction of building in the **SCHEDULE** Property.

12. To receive any money or whatsoever which may become due and payable to me upon or by virtue of any assignment, charges or other security and on receipt whereof to make, sign, execute and give effectual release or other discharge for the same.
13. To ask, receive and recover from all the flat Owners, purchasers, other occupiers, agreement holders for purchasing flat, all rents charges, profits, emoluments and sum of money now due or owing to and payable in respect of the Developer' Allocation in terms of the agreement in any manner whatsoever and also on non-payment thereof or any part thereof, to enter upon and restrain and/or to take appropriate legal steps for the recovery of or to eject such defaulting purchasers and/or occupiers.

**AND** we do hereby agree to ratify and confirm all and whatever other act or acts our said Attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the same or sales of the said property under and by virtue of this POWER OF ATTORNEY NOTWITHSTANDING no express power in that behalf is hereunder provided.

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION

  
Proprietor



**SCHEDULE OF THE SAID PROPERTY AS REFERRED TO**  
**ABOVE**

**ALL THAT** piece and parcel of Bastu land measuring about 3 (three) Cottahs be the same or a little more or less along with a 20 years old two storied pucca structure/building standing thereon each floor having measuring an area about 500 sq. ft. more or less lying and situated Mouza - Purba Barisha, J.L. No. 23, Touzi No.- 236, Khatian No. 1354, Dag No. 2830, being K.M.C. Premises No. 78, Prasanta Roy Road (mailing address 78, Prasanta Roy Road Dagarmath, Silpara), Ward No. 123, Assessee No. 411231500782, P.S.- formerly Thakurpukur presently Haridevpur, Kolkata - 700008, District - South 24 Parganas, together with the right of easement rights and ingress and egress right thereto and the said property is butted and bounded as follows:-

**ON THE NORTH** : Land of Sri Monoranjan Majumder  
& others.

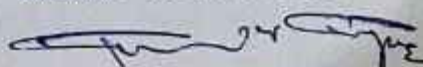
**ON THE SOUTH** : 12' feet K.M.C. Road;

**ON THE EAST** : Rest land of C.S. Dag No. 2830.

**ON THE WEST** : 14' feet K.M.C. Road;

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Paloma Chowdhury  
Sri Ujjwal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION

  
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**IN WITNESS WHEREOF** the parties have hereto set and subscribed their own hands and seal on the 18<sup>th</sup> day of February, 2022.

**WITNESSES :**

1. *Gopal G. G.*  
S/O Lt. Chittaranjan Ginda.  
12/317 VIDYA SAGAR SARANI (Pally)  
Barisha, Kolkata - 700008

Belasree Chowdhury.

Ujjal Chowdhury

2. Swadish Dasgupta.  
S/O. Lt. S. B. Dasgupta.  
77/N- Prasantaroy Road.  
Barisha (east).  
Kolkata - 700008.

Utpal Chowdhury

**SIGNATURE OF THE PRINCIPALS**

Power is accepted by

GANPATI CONSTRUCTION

*[Signature]*  
Proprietor

**SIGNATURE OF THE ATTORNEY**

Drafted by

*[Signature]*  
AMIT KUMAR JANA

Advocate

Enrollment No. F-206/336/2011  
Alipore Judges' Court,  
Kolkata - 700 027

Computer typed by ;











*Amil Mallik*  
Alipore Judges' Court,  
Kolkata - 700 027.

GANPATI CONSTRUCTION












*[Signature]*  
Proprietor

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury














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












Name BELASREE CHOWDHURY  
 Signature Belasree Chowdhury

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	left hand					
	right hand					

Name UJJAL CHOWDHURY  
 Signature UJJAL CHOWDHURY

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

Name UTPAL CHOWDHURY  
 Signature Utpal Chowdhury

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

Name GOVIND KUMAR GUPTA  
 Signature Sri Govind Kumar Gupta  
 AS Constituted Attorney of  
 Smt. Belasree Chowdhury  
 Sri Ujjal Chowdhury  
 Sri Utpal Chowdhury

**GANPATI CONSTRUCTION**  
 Proprietor



District Sub- Registrar-II  
Alipore, South 24 Parganas

18 FEB 2022



## Major Information of the Deed

Deed No :	I-1602-01962/2022	Date of Registration	18/02/2022
Query No / Year	1602-8000539413/2022	Office where deed is registered	
Query Date	18/02/2022 11:37:09 AM	1602-8000539413/2022	
Applicant Name, Address & Other Details	Amit Kumar Jana Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836324469, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
	Rs. 22,94,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160201952/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip (Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Prasanta Roy Road, , Premises No: 78, , Ward No: 123 Pin Code : 700008

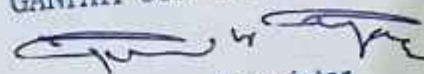
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	3 Katha		16,19,998/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				4.95Dec	0 /-	16,19,998 /-	

### 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.	0/-	6,75,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1000 sq ft	0 /-	6,75,000 /-	



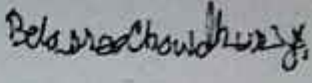


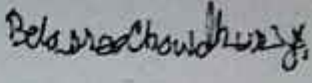


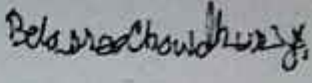


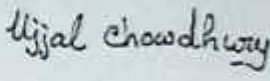


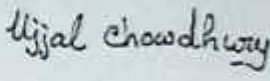


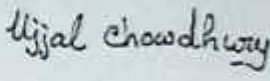









Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION

  
Proprietor



## Principal Details :

Sl No	Name, Address, Photo, Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>BELASREE CHOWDHURY</b>  Wife of Late Santosh Ranjan Chowdhury  Executed by: Self, Date of Execution: 18/02/2022  , Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Office </td> <td>   18/02/2022 </td> <td>   LTI  18/02/2022 </td> <td>   18/02/2022 </td> </tr> </tbody> </table> <p>78/N, Prasanta Roy Road, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: BFxxxxxx4E, Aadhaar No: 50xxxxxxxx1636, Status :Individual, Executed by: Self, Date of Execution: 18/02/2022 , Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Office</p>	Name	Photo	Finger Print	Signature	<b>BELASREE CHOWDHURY</b> Wife of Late Santosh Ranjan Chowdhury Executed by: Self, Date of Execution: 18/02/2022 , Admitted by: Self, Date of Admission: 18/02/2022 ,Place : Office	 18/02/2022	 LTI 18/02/2022	 18/02/2022
Name	Photo	Finger Print	Signature						
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Name	Photo	Finger Print	Signature						
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Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belasree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury



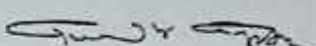
GANPATI CONSTRUCTION  
  
Proprietor





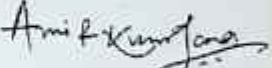
# Attorney Details :

Sl No	Name, Address, Photo, Finger print and Signature
1	<b>GANPATI CONSTRUCTION</b> 18, Vidyasagar Sarani, City:- Not Specified, P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 , PAN No.:: ADxxxxxx3A, 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
<b>GOVIND KUMAR GUPTA</b> <b>(Presentant)</b> Son of Hukum Chand Gupta Date of Execution - 18/02/2022, , Admitted by: Self, Date of Admission: 18/02/2022, Place of Admission of Execution: Office				
		Feb 18 2022 12:27PM	LTI 18/02/2022	18/02/2022
24/6/4, Banamali Banerjee Road, City:- Not Specified, P.O:- Haridevpur, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700082, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADxxxxxx3A, Aadhaar No: 51xxxxxxxx8787 Status : Representative, Representative of : GANPATI CONSTRUCTION (as Proprietor)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr Amit Kumar Jana</b> Son of Mr Aniruddha Jana Alipore Judges Court, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			
	18/02/2022	18/02/2022	18/02/2022

Identifier Of BELASREE CHOWDHURY, UJJAL CHOWDHURY, UTPAL CHOWDHURY, GOVIND KUMAR GUPTA

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	BELASREE CHOWDHURY	GANPATI CONSTRUCTION-1.65 Dec
2	UJJAL CHOWDHURY	GANPATI CONSTRUCTION-1.65 Dec
3	UTPAL CHOWDHURY	GANPATI CONSTRUCTION-1.65 Dec

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	BELASREE CHOWDHURY	GANPATI CONSTRUCTION-333.33333300 Sq Ft
2	UJJAL CHOWDHURY	GANPATI CONSTRUCTION-333.33333300 Sq Ft
3	UTPAL CHOWDHURY	GANPATI CONSTRUCTION-333.33333300 Sq Ft

Sri Govind Kumar Gupta  
 AS Constituted Attorney of  
 Smt. Belasree Chowdhury  
 Sri Ujjal Chowdhury  
 Sri Utpal Chowdhury

GANPATI CONSTRUCTION  
  
 Proprietor



Certificate of Registration under section 60 and Rule 69.  
Registered in Book - I  
Volume number 1602-2022, Page from 85138 to 85162  
being No 160201962 for the year 2022.



Digitally signed by SUMAN BASU  
Date: 2022.03.02 12:22:39 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2022/03/02 12:22:39 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - II SOUTH 24-PARGANAS  
West Bengal.

Sri Govind Kumar Gupta  
AS Constituted Attorney of  
Smt. Belaree Chowdhury  
Sri Ujjal Chowdhury  
Sri Utpal Chowdhury

GANPATI CONSTRUCTION

*[Signature]*  
Proprietor



(This document is digitally signed.)