

03467/23

9-3355/23



पश्चिम बंगाल WEST BENGAL

AP 766402

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

District Sub-Registrar-V
Alipore, South 24 Parganas

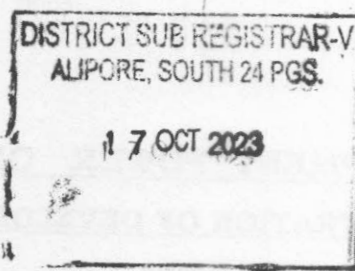
17 OCT 2023

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

NOW KNOW ALL MEN BY THESE PRESENTS THAT I, **SRI TAPASH CHAKRABORTY** (PAN : **AAXPC0986G**), son of Late Nepal Chandra Chakraborty, by Nationality - Indian, by faith - Hindu, by occupation - Service, residing at G-43, Baghajatin, Kolkata - 700086, hereinafter referred to as the **OWNER/ EXECUTANT** (which terms or expressions shall, unless

Contd ... P/2.

12.10.2023
নং-1368 তাং মূল্য 100/-
খরিদদার- Sudeep Dasgupta
সাং-35, Balia Model Town, Barua, Kol-84
শঙ্কর কুমার সরকার
স্ট্যাম্প ভেঙার
সোনারপুর এ্যা.ডি.এস.আর. অফিস
দক্ষিণ ২৪ পরগণা



Samar Das
Advocate
High Court, Calcutta

excluded by or repugnant to the subject or context, be deemed to mean and include her heirs, executors, administrators, successors, legal representatives and/ or assigns) do hereby nominate, constitute and appoint **INDRADEEP BROTHERS**, a Proprietorship Firm having its office at 35, Model Town, Balia, Garia, Kolkata - 700084, represented by its Proprietor, **SRI SUDEEP DASGUPTA (PAN : AEIPD1159D)**, son of Late Ranendra Nath Dasgupta, by faith - Hindu, by occupation - Business, residing at 35, Model Town, Post Office - Garia, Police Station - Sonarpur, Kolkata - 700084, as my true and lawful constituted attorney.

WHEREAS Tapash Chakraborty, the owner herein got **3 Cottahs 15 Chittacks 00 Sq.Ft.** at **E.P. No. 43, S.P. No. 548, C.S. Plot No. 915 (Part)** of **Mouza - Raipur**, J.L. No. 33, Police Station - Jadavpur presently Patuli, District - South 24 Parganas, specifically mentioned in the first scheduled property from Governor of West Bengal vide an indenture dated 12/04/2022 registered at the office of the R.O.R.R. Dept. & Ex Officer, A.D.S.R. Alipore, South 24 Parganas and recorded in Book No. I, Volume No. 1, Pages 109 to 112, Being No. 28 for the year 2022 and the owner herein got mutated the said property in the record of Kolkata Municipal Corporation and as such the property is identified as Premises No. 9, Baghajatin G Block within ward No. 101 of Kolkata Municipal Corporation, and paid KMC taxes containing Assessee No. 311010600095. And whereas due to hardship condition he applied before Refugee Relief & Rehabilitation Department, Govt. of West Bengal for getting permission for sale the said property and the Joint Secretary, Govt. of West Bengal was pleased to grant permission to Tapash Chakraborty for sale of landed property in Case No. 372 [328/(DCR)dated-07/06/2023]/III/2P-422/2023 dated 14th September, 2023 and as such **Tapash Chakraborty, the owner herein** has absolute right, title and authority to transfer the said property or to enter into development agreement with the developer for construction of multistoried building upon the property specifically descried in the First Schedule hereunder written.

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AND WHEREAS the owner herein has entered into a Development Agreement in respect of my aforesaid property to construct multi storied building with **INDRADEEP BROTHERS**, a proprietorship firm and the said Development Agreement was registered at the office of the D.S.R. V, Alipore, South 24 Parganas, and recorded in Book No. I, Being No. 163003349 for the year 2023.

AND WHEREAS I, the owner herein do hereby appoint, nominate, constitute and authorise, **INDRADEEP BROTHERS**, as my true and lawful constituted attorney for me in my name and on my behalf to do or cause to be done or committed the following acts, deeds, things in respect of the said property and specifically described in the First Schedule hereunder written.

1. To prepare building plan, sign and submit the same for obtaining sanction from the Kolkata Municipal Corporation in my name and on my behalf and to do all other things as may be necessary in connection with the sanction, modification and/or revision, completion of the building plan from the Municipal Authority.
2. To construct building as per sanctioned building plan and to hold, keep, possess, supervise, manage, maintain and superintend the affairs in relation to or in connection with the construction of the proposed building on the said premises.
3. To construct the proposed building on the said property/ premises, and enter into Agreement for sale, execute Deed of Conveyance, lease or let out or transfer in any manner whatsoever in respect of the developer's allocation only specifically mentioned in the Third Schedule hereunder written together with undivided proportionate share in land, common parts, portions, facilities, amenities and easements excluding

Contd ... P/4.

owner's allocation mentioned in the Second Schedule hereunder written with regard to flats, shops, and/or car parking spaces or portions in the proposed building with any intending purchaser or purchasers on such terms as my said attorney in its/his absolute discretion shall deem fit and proper and/or to cancel and/or to modify and/or to repudiate the same in respect of the allocated portion for the Developer only.

4. To receive consideration money from the intending purchaser or purchasers, any money that would be paid to my said attorney by any person as rents, charges, costs, expenses and consideration money or part thereof and give and grant good, valid receipt to such person or persons in respect of Developer's allocated portion only specifically mentioned in the Third Schedule hereunder written excluding owner's allocation mentioned in the Second Schedule hereunder written.
5. To sign, execute Deed of Amalgamation, all agreement or agreements for sale, deed of conveyance only for Developer's allocation only in favour of the intending purchaser in respect of the flats, garage/ car parking spaces or portions thereof or any other saleable space or spaces of the proposed building duly sanctioned by the Kolkata Municipal Corporation receiving the consideration money and admitting execution thereof on my behalf and present the same for registration before the appropriate registering Officer or Authority having Jurisdiction and to have them registered according to law and to do all other acts, deeds and things as may be required for registration of deeds and documents and rectification thereof and obtain return of their Registered documents from the Registration Office which my said attorney shall consider necessary for transferring and/ or conveying it/their flats/ apartment and/ or car parking spaces/ garages, shops or portion thereof to such purchaser or purchasers with undivided proportionate share in land in respect of Developer's allocation only.

Contd ... P/5.

6. To let out, mortgage developer's allocation only or any part or portion thereof.
7. To execute all documents required for sanction of building plan and construction of building including boundary declaration, deed of amalgamation in connection with the development agreement.
8. To ask, on demand, recover, receive and collect any money or debt arising out of or in connection with the affairs of its/his allocated portions on the proposed building at the said premises from any person or persons, company or association, authority or authorities, firm, Govt. or Semi-Government Concern or Concerns including any Statutory, local or public body for the purpose thereof.
9. To receive any letter, summons, notices relating to my said property and to give answer thereof in my name and on my behalf.
10. To appoint Advocates, Solicitors for any matters relating to my property described hereinbefore and hereinafter and represent us before all courts and to that effect to sign and execute Vakalatnama, and to sign and execute all other necessary papers, documents, petitions etc. in Civil Court, Tribunal or Writ Court relating to my said property.
11. To encumber or sell or in any other manner deal with or alienate, in part or full in respect of the developer's allocation only of the property in accordance with the development agreement as my attorney may deem fit, just, proper and necessary.
12. To apply for and to obtain temporary and/or permanent connections of electricity, sewerage, drainage, and/or other imputes and facilities required for the construction of apartment ownership building from the appropriate bodies and/or authorities.

Contd ... P/6.

13. To apply to the CESC Ltd. or any other statutory authorities/ bodies for the time being concerned therewith for temporary or permanent connection of power/electricity to the said property/premises or any part thereof and in connection therewith to make all declarations and undertakings and to give and make all deposits as shall or may be necessary and to do all other acts, deeds, matters and things which I in my personal capacity could do.
14. To appoint and arrange from time to time Architects, Engineers, Contractors, Supervisors and/or other person or persons of such terms as my said attorney shall deem fit and proper to do so and to discharge and/or terminate their appointments in respect of the said premises mentioned hereinbefore and hereinafter.
15. To appear and represent me for all and to produce, give inspection and the documents and deeds to the intending purchasers and before all courts of law, Tribunal, Revenue Offices, including Income Tax and Wealth Tax Offices, collectors, Kolkata Municipal Corporation, or any other appropriate authority or authorities.

And generally to do, execute and perform any other act or acts, deed or deeds, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to the said property or affairs ancillary or incidental thereto as fully and effectual which I myself could have done if I was personally present.

AND I do hereby agree and undertake to ratify and confirm all and whatsoever my said attorney under the Power in that behalf herein before contained shall lawfully do, execute or perform or cause to be done, executed or performed in exercise of the Power, Authorities and liberties hereby conferred upon, under and by virtue of this DEVELOPMENT POWER OF ATTORNEY.

Contd ... P/7.

FIRST SCHEDULE AS ABOVE REFERRED TO :

(DESCRIPTION OF PREMISES)

ALL THAT piece and parcel of Land measuring 3 Cottahs 15 Chittacks 00 Sq.Ft. at Premises No. 9, Baghajatin Colony Block - G, Ward No. 101, Assessee No. 311010600098 of the Kolkata Municipal Corporation and 100 sq. ft. residential tiles shed thereon comprised in E.P. No. 43, S.P. No. 548, C.S. Plot No. 915 (Part) of Mouza - Raipur, J.L. No. 33, Police Station - Jadavpur presently Patuli, District - South 24 Parganas, Kolkata - 700086, which is butted and bounded as follows :-

ON THE NORTH : KMC Road;
ON THE SOUTH : Colony Boundary;
ON THE EAST : E.P. No. 44;
ON THE WEST : SP No. 546.

SECOND SCHEDULE AS ABOVE REFERRED TO

(Owner's Allocation)

Owner's allocation specifically stated in Second Schedule of the aforesaid Development Agreement being No. 1630.0.33.49... for the year 2023 registered at the office of the D.S.R.V, Alipore, South 24 Parganas.

THIRD SCHEDULE AS ABOVE REFERRED TO

(Developer's Allocation)

Developer's allocation specifically stated in Third Schedule of the aforesaid Development Agreement being No. 1630.0.33.49... for the year 2023 registered at the office of the D.S.R.V, Alipore, South 24 Parganas.

Contd ... P/8.

IN WITNESSETH WHEREOF I, the Executant hereto, have set and subscribed my hand, seal and signature this the 17th day of October, 2023.

SIGNED, SEALED & DELIVERED
in presence of :

1. Samar Das
Advocate

2. Subrata Halder
Sonarpur,
Kol-700150,

Tapak Chakrabarty

EXECUTANT

I do hereby received the
powers conferred upon me -

Drafted by me :

Samar Das
SAMAR DAS,

Advocate,

High Court, Calcutta.

Enrollment No. WB/91/05.

INDRADEEP BROTHERS

Indradeep Brothers

Signature of the Attorney



Left
Hand

Right
Hand

| Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|-------|---------------|------------------|----------------|-----------------|
| | | | | |
| | | | | |

NAME : SRI TAPASH CHAKRABORTY

SIGNATURE : *Tapash Chakraborty*



Left
Hand

Right
Hand

| Thumb | 1st Finger | Middle Finger | Ring Finger | Small Finger |
|-------|---------------|------------------|----------------|-----------------|
| | | | | |
| | | | | |

NAME : SRI SUDEEP DASGUPTA

SIGNATURE : *Sudeep Dasgupta*

Major Information of the Deed

| | | | |
|---|--|---|------------|
| Deed No : | I-1630-03355/2023 | Date of Registration | 17/10/2023 |
| Query No / Year | 1630-8002673678/2023 | Office where deed is registered | |
| Query Date | 17/10/2023 12:52:40 PM | D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas | |
| Applicant Name, Address & Other Details | Samar Das Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9903423220, Status : Advocate | | |
| 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. 49,77,451/- | | |
| Stamp duty 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]:- 163003349/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area) | | |

Land Details :




District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baghajatin G&E Block, , Premises No: 9, , Ward No: 101, Baghajatin G Block Pin Code : 700086

| 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 15 Chatak | | 49,61,251/- | Property is on Road Adjacent to Metal Road, , Project Name : |
| Grand Total : | | | | | 6.4969Dec | 0/- | 49,61,251/- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|---|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 100 Sq Ft. | 0/- | 16,200/- | Structure Type: Structure |
| Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 100 Years, Roof Type: Tiles Shed, Extent of Completion: Complete | | | | | |
| Total : | | 100 sq ft | 0/- | 16,200/- | |




Principal Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|--|---|---|--|
| 1 | Name Mr Tapash Chakraborty Son of Late Nepal Chandra Chakraborty Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office | Photo  17/10/2023 | Finger Print  Captured LTI 17/10/2023 | Signature  17/10/2023 |
| G-43, Baghajatin, City:- Not Specified, P.O:- Santoshpur, P.S:-Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700086 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: aaxxxxxx6g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 17/10/2023 , Admitted by: Self, Date of Admission: 17/10/2023 ,Place : Office | | | | |



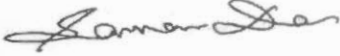
Attorney Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| 1 | Indradeep Brothers 35, Model Town, Balia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 , PAN No.:: AExxxxxx9D,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative | | | |

Representative Details :

| SI No | Name,Address,Photo,Finger print and Signature | | | |
|---|---|---|---|--|
| 1 | Name Mr Sudeep Dasgupta (Presentant) Son of Late Ranendra Nath Dasgupta Date of Execution - 17/10/2023 , , Admitted by: Self, Date of Admission: 17/10/2023, Place of Admission of Execution: Office | Photo  Oct 17 2023 1:40PM | Finger Print  Captured LTI 17/10/2023 | Signature  17/10/2023 |
| 35, Model Town, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: aexxxxxx9d,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : Indradeep Brothers (as Proprietor) | | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|---|---|--|
| Mr Samar Das Son of Mr S G Das High Court Calcutta, City:- , P.O:- GPO, P.S:-Hare Street, District-Kolkata, West Bengal, India, PIN:- 700001 |  |  Captured |  |
| | 17/10/2023 | 17/10/2023 | 17/10/2023 |
| Identifier Of Mr Tapash Chakraborty, Mr Sudeep Dasgupta | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|--------------------------------|
| 1 | Mr Tapash Chakraborty | Indradeep Brothers-6.49687 Dec |

Transfer of property for S1

| Sl.No | From | To. with area (Name-Area) |
|-------|-----------------------|---------------------------------------|
| 1 | Mr Tapash Chakraborty | Indradeep Brothers-100.00000000 Sq Ft |

Endorsement For Deed Number : I - 163003355 / 2023

On 17-10-2023

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 : 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 13:10 hrs on 17-10-2023, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sudeep Dasgupta .

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 49,77,451/-

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

Execution is admitted on 17/10/2023 by Mr Tapash Chakraborty, Son of Late Nepal Chandra Chakraborty, G-43, Baghajatin, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700086, by caste Hindu, by Profession Service

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 17-10-2023 by Mr Sudeep Dasgupta, Proprietor, Indradeep Brothers, 35, Model Town, Balia, Garia, City:- Not Specified, P.O:- Garia, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Mr Samar Das, , Son of Mr S G Das, High Court Calcutta, P.O: GPO, Thana: Hare Street, , Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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 1368, Amount: Rs.100.00/-, Date of Purchase: 12/10/2023, Vendor name: Sankar Kr Sarkar



Jaideb Pal

DISTRICT SUB-REGISTRAR

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

South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2023, Page from 95237 to 95251

being No 163003355 for the year 2023.



Jaideb Pal

Digitally signed by Jaideb Pal
Date: 2023.11.01 11:37:22 +05:30
Reason: Digital Signing of Deed.

(Jaideb Pal) 01/11/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.