

09194/2024

I-08997/2029



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL আন্দোলন পর্যবেক্ষণ কর্তৃপক্ষ AS 388469

09/08/2024
08-8002143899 (2024)

2010
GAG
Am

DEVELOPMENT POWER OF ATTORNEY

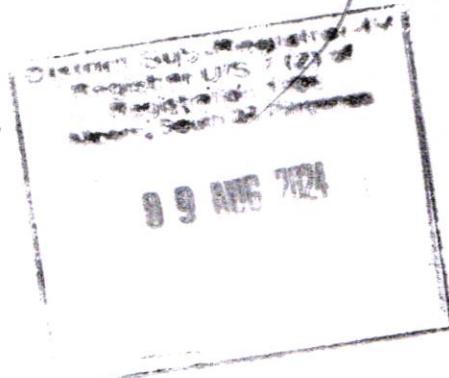
KNOW MEN BY THESE PRESENTS We, **SMT. SANGHAMITRA SEN**, Aadhaar No. 7033 3560 8636, PAN: DWMPS9520L, Mobile No. 9064788094, wife of Keshab Chandra Sen, by faith - Hindu, by occupation - Housewife, residing at Ward No. 0006, Abasbari Tamluk (M), Purba Medinipur, West Bengal, Pin Code - 721636

A. No. 4750 Date 02/08/2024
Sold to Biplab Kumar Adv.
at High Court Cal
Rupees 100/-

Q6
Samiran Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kol-27



Pradeep Roy
S/o. Mr. Parimal Roy
82, New Tallygunge.
Kol-93.



AND **SMT. LOPAMUDRA BASU**, Aadhaar No. 7054 4516 9703, PAN : ANVPB5864D, Mobile No. 7001564635, Wife of Rajib Basu, by faith – Hindu, by occupation – Housewife, residing at Babur Bandh, Madhusudan Sarani, D.B. Road, Ward No. 21, Purulia (M), District – Purulia, West Bengal, Pin Code – 723101, hereinafter collectively called and referred to as **THE PRINCIPALS.**

SEND GREETINGS

WHEREAS it has become inconvenience and difficult for us to look after and manage all our affairs and business relating to the properties details of which are given below. Due to reason, we do hereby nominate, constitute and appoint **SRI PALLAB GUHA**, Aadhaar No. 7633 6192 7045, PAN : APGPG2570Q, Mobile No. 9830127447, Proprietor of Jayasree Enterprise of 96, Parea Bagan, Post Office - Purbaputiary, Police Station - Regent Park, Kolkata - 700 093, District : 24-Parganas (South) as our true and lawful Attorney for us and on our behalf to execute and perform and to do the following acts and things, deeds in respect of our property which is fully described in the schedule written here under :-

- 1) To construct building in terms of a registered landlords developer agreement dated 09/08/2024 in Book No.....I.....

Pallab Guha

Smt. Lopamudra Basu

Subj. No. 1604 Date 8/10/2024
 Name of the party: S. Ganguly
 Address: 1/10, B. P. Dutt Street, Calcutta
 Signature: S. Ganguly

Volume no. 1604 pages X to X Being No. 8966 for
 the year 2024 upon our land described in the Schedule
 hereunder on the basis of the plan to be sanctioned by the
 Kolkata Municipal Corporation.

- 2) To enter into and defend possession of the said one storied building and every part thereof or any part thereof and also to manage, maintain and administer the said premises and every part thereof the attorney shall thing fit and proper to do.
- 3) To negotiate on terms for and to agree and to enter into any agreement/agreements for sale in respect of schedule premises and imitable proportionate share of schedule written hereunder below with any intending purchaser or purchasers as such price or prices as may be agreed by us and / or to cancel and repudiate the same and to receipt consideration money against proper receipt.
- 4) To receive money from intending purchaser / purchasers and earnest money and/or advance or advances after executing or signing the deeds and to give valid receipts and discharge of the

same this will protect the intending purchaser or purchasers in our name and on our behalf, and to give receipt for us.

- 5) Upon such Receipt as aforesaid in our name and as our act and deed to sign execute and to deliver any deed of any one or more in respect of the said property or any portion of it in favour of such intending purchaser or purchasers or their nominees or assignee.
- 6) To execute Agreement for Sale and Deed of Conveyance on our behalf in respect of the scheduled property and-to present the Deed, Agreement for Sale before the registration office for its admission and acceptance of the execution on our behalf by the Attorney of the said Deed of Sale and Agreement for Sale.
- 7) To attend before the Registrar of any Registration Office to execute" and present the Deed of Sale or Agreement for Sale or Registration on our behalf and also to do all acts on our behalf as permissible in the eye of law of land for the transfer of the said property to the intending Purchasers.

- 8) To sign, execute, admit and present any Conveyance of Deed or Conveyances of Deeds, Agreements for Sale and instruments and assurances which our Attorney shall consider necessary and to enter into and/or to agree to such covenants and conditions as may be required for fully and effectually conveying the property as described in schedule written hereunder, wholly or in portions for registration before the Registrar or Sub-Registrar having authority to law and to do all other acts, creeds and things which our Attorney shall consider necessary for transferring and/or for conveying the said property to such Purchasers as fully and effectually.

- 9) To course necessary building plan/plans and specifications to be prepared for construction of a partly straight 4 (four) storied and partly (G + 3) storied building in the said property as well as modified plan in respect of such construction and to sign all such building plans and submit the same to the concern authority for sanction and to observe and perform all the formalities and obligations in connection with the sanction of the said building plan and specifications and to receive all sanction building plans and specifications from the Kolkata Municipal

Corporation upon giving acknowledgment and/or receipt for the same.

- 10) To agree upon and to enter into any agreement or agreements for such sale or sales and/or cancel and/or repudiate the same in connection with our said property.
- 11) To appear before all Court, Civil, Criminal or Revenue both Original and Appellate in our name and on our behalf in connection with any legal proceeding of our said property and to obtain loan from any Bank or Financial Institutions.
- 12) To sign Vokalatnama in our name and on our behalf and to appoint Advocates and other legal practitioners in our name and on our behalf in this connection.
- 13) To sign and verify Complaints, Written Statements and any other petition that requires verification in our name and on our behalf.
- 14) To appear before the Electricity Department on our behalf and to install electricity in the said premises and to appear before the

Water Supply Department for water connection in the said premises. That the attorney can also issued letters / notices and / or admit application as our constituted attorney to the consumed authority e.g. the Kolkata Municipal Corporation, WBSEDCL for any purpose in connection with electric connection or for some other purpose. Which may be recurred for the schedule property.

- 15) To publish advertisement in news papers, issue hand bills and places having inviting Purchasers for the sake of the said property.
- 16) To settle, adjust, compound, compromise or submit to arbitration all actions suits, accounts, claims and disputes between us severally or jointly and any other person or persons to compound or compromise the same relating to the said property.
- 17) To appear before and execute any formality or formalities before the Kolkata Municipal Corporation to modify or rectify all the records and documents at all concerned and to sign and approve

on our behalf and to appear the Department of West Bengal Apartment Act and the Income Tax Act, Government of India.

- 18) To effect mutation, separation and amalgamation in the office of the Kolkata Municipal Corporation records and to sign all applications or objection on behalf of us.
- 19) That the attorney shall at all period of time be able to receive any amount of consideration from the intending purchaser or purchasers. Be it mentioned the Attorney shall all occasions be able to receipt any amount of consideration in part or in full or may be paid by the loan sanctioning institute and / or from any Bank or whatsoever status and shall also be able to issue proper and effectual receipt for us and on our behalf.

AND we do hereby agree to ratify and confirm and whatsoever other acts, deeds, things and matter our said Attorney shall do execute or perform or cause to be done, execute or performed in connection with the sale of the said property or portion of the property as mentioned in the schedule below and the easement of right of the common space and together with other acts excluding the trees and doings in whatsoever by virtue of this Deed on express power on that behalf is hereunder provided.

SCHEDULE OF THE PROPERTY

ALL THAT the piece and parcel of homestead land measuring more or less 5 (five) cottahs along with old storied dwelling structure (870 sq. ft.) standing thereon lying and situated at and being known and numbered as premises No. 116, Harisava Math Northern Park D-5, Brahmapur, P.O. Bansdroni, P.S. Bansdroni, Kolkata – 700070 within the limits of the Kolkata Municipal Corporation, Ward No. 112, Mouza – Brahmapur, C.S. Khatian No. 421, C.S. Dag no. 9, J.L. No. 48, R.S. No. 169, Touzi No. 60 at 24-Parganas collectorate popularly known as Kumarpukur being appurtenant to and part of the Mourasi Tenancy of Rs. 11/9/6 pies only under former landlords Santosh Kumar Mitra and other now enhanced to Rs. 13/4 as per the entire tenancy and payable to the State of West Bengal under the Estate Acquisition Act of 1953. the returnable rental payable for the land total would be Rs.12/12/6 pies only in the District South 24-Parganas and being butted bounded as follows :

ON THE NORTH : Premises of Hari Mohan Ghosh

ON THE SOUTH : 16' K.M.C. Road

ON THE EAST : Rani Kunj Apartment D-4 Northern Park

ON THE WEST : B-9 Northern Park, A.B. Chakraborty House.

IN WITNESS WHEREOF we the executors put our hands and seal on 9th day of August 2024 (Two Thousand twenty four).

SIGNED, SEALED AND DELIVERED

In presence of :

WITNESSES :

1. Pradeep Roy
82, New Tallygunge.
Kol-93.

Saughanika Roy
Lopamudra Basu

Signature of the Executor

2. Rajib Basu
Deshbandhu Road;
Purulia - 723101.

Jayasree Enterprise
Pallab Guha
Proprietor

Signature of the Attorney

Drafted by :

Diplob Guha
Advocate
Reg. no. WB-875/98
High Court.
KolKata.

PAGE NO.

SPECIMEN FORM FOR TEN FINGERPRINTS



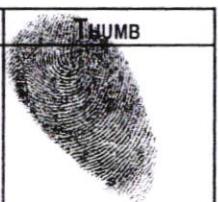
SANGHAMITRA
SEN.

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

Signature Sanghamitra Sen



LOPA MUDRA
BASU.

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

Signature Lopamudra Basu



PALLAB GUHA,

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

Signature Pallab Guha

Major Information of the Deed

Deed No :	I-1604-08997/2024	Date of Registration	09/08/2024		
Query No / Year	1604-8002143899/2024	Office where deed is registered			
Query Date	09/08/2024 2:19:31 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas			
Applicant Name, Address & Other Details	PRADEEP ROY ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9836974909, Status : Others				
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. 1/-	Rs. 51,36,192/-				
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]:- 160408966/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)				

Land Details :

District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, Premises No: 116, , Ward No: 112 Pin Code : 700070

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu		5 Katha	1/-	45,00,004/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :					8.25Dec	1 /-	45,00,004 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	870 Sq Ft.	0/-	6,36,188/-	Structure Type: Structure
Gr. Floor, Area of floor : 870 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
	Total :	870 sq ft	0 /-	6,36,188 /-	

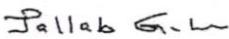
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
1	Smt SANGHAMITRA SEN Wife of KESHAB CHANDRA SEN Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 Captured LTI 09/08/2024	 09/08/2024
WARD NO 0006, ABASBARI, City:- , P.O:- TAMLUK, P.S:-Tamluk, District:-Purba Midnapore, West Bengal, India, PIN:- 721636 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: DWxxxxxx0L,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				
2	Smt LOPAMUDRA BASU Wife of Shri RAJIB BASU Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office	 09/08/2024	 Captured LTI 09/08/2024	 09/08/2024
BABUR BANDH, MADHUSUDAN SARANI, D B ROAD, City:- , P.O:- CHAKALTORE, P.S:-Purulia Muffassil, District:-Purulia, West Bengal, India, PIN:- 723101 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India , PAN No.: ANxxxxxx4D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 09/08/2024 , Admitted by: Self, Date of Admission: 09/08/2024 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	JAYASREE ENTERPRISE 96, PEARA BAGAN, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.: APxxxxxx0Q,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri PALLAB GUHA (Presentant) Son of BADAL GUHA Date of Execution - 09/08/2024, , Admitted by: Self, Date of Admission: 09/08/2024, Place of Admission of Execution: Office	 <small>Aug 9 2024 3:32PM</small>	 <small>Captured</small>	 <small>09/08/2024</small>
96, PEARA BAGAN, City:- , P.O:- Purba Putiary, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: apxxxxx0q, Aadhaar No Not Provided Status : Representative, Representative of : JAYASREE ENTERPRISE (as SOLE PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr PRADEEP ROY Son of Late PARIMAL ROY 82 NEW TOLLYGUNGE, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	 <small>09/08/2024</small>	 <small>Captured</small>	 <small>09/08/2024</small>
Identifier Of Smt SANGHAMITRA SEN, Smt LOPAMUDRA BASU, Shri PALLAB GUHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SANGHAMITRA SEN	JAYASREE ENTERPRISE-4.125 Dec
2	Smt LOPAMUDRA BASU	JAYASREE ENTERPRISE-4.125 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SANGHAMITRA SEN	JAYASREE ENTERPRISE-435.00000000 Sq Ft
2	Smt LOPAMUDRA BASU	JAYASREE ENTERPRISE-435.00000000 Sq Ft

Endorsement For Deed Number : I - 160408997 / 2024

On 09-08-2024

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 15:29 hrs on 09-08-2024, at the Office of the D.S.R. - IV SOUTH 24-PARGANAS by Shri PALLAB GUHA ,.

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 51,36,192/-

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

Execution is admitted on 09/08/2024 by 1. Smt SANGHAMITRA SEN, Wife of KESHAB CHANDRA SEN, WARD NO 0006, ABASBARI, P.O: TAMILUK, Thana: Tamluk, , Purba Midnapore, WEST BENGAL, India, PIN - 721636, by caste Hindu, by Profession House wife, 2. Smt LOPAMUDRA BASU, Wife of Shri RAJIB BASU, BABUR BANDH, MADHUSUDAN SARANI, D B ROAD, P.O: CHAKALTORE, Thana: Purulia Muffassil, , Purulia, WEST BENGAL, India, PIN - 723101, by caste Hindu, by Profession House wife

Indentified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, 82 NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 09-08-2024 by Shri PALLAB GUHA, SOLE PROPRIETOR, JAYASREE ENTERPRISE, 96, PEARA BAGAN, City:- , P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indentified by Mr PRADEEP ROY, , , Son of Late PARIMAL ROY, 82 NEW TOLLYGUNGE, P.O: PURBA PUTIARY, Thana: Regent Park, , South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Law Clerk

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 4750, Amount: Rs.100.00/-, Date of Purchase: 07/08/2024, Vendor name: Samiran Das

(Signature)

Anupam Halder
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2024, Page from 271898 to 271917

being No 160408997 for the year 2024.



(Anupam Halder)

Digitally signed by Anupam Halder
Date: 2024.08.21 17:07:08 +05:30
Reason: Digital Signing of Deed.

(Anupam Halder) 21/08/2024

DISTRICT SUB-REGISTRAR

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

West Bengal.