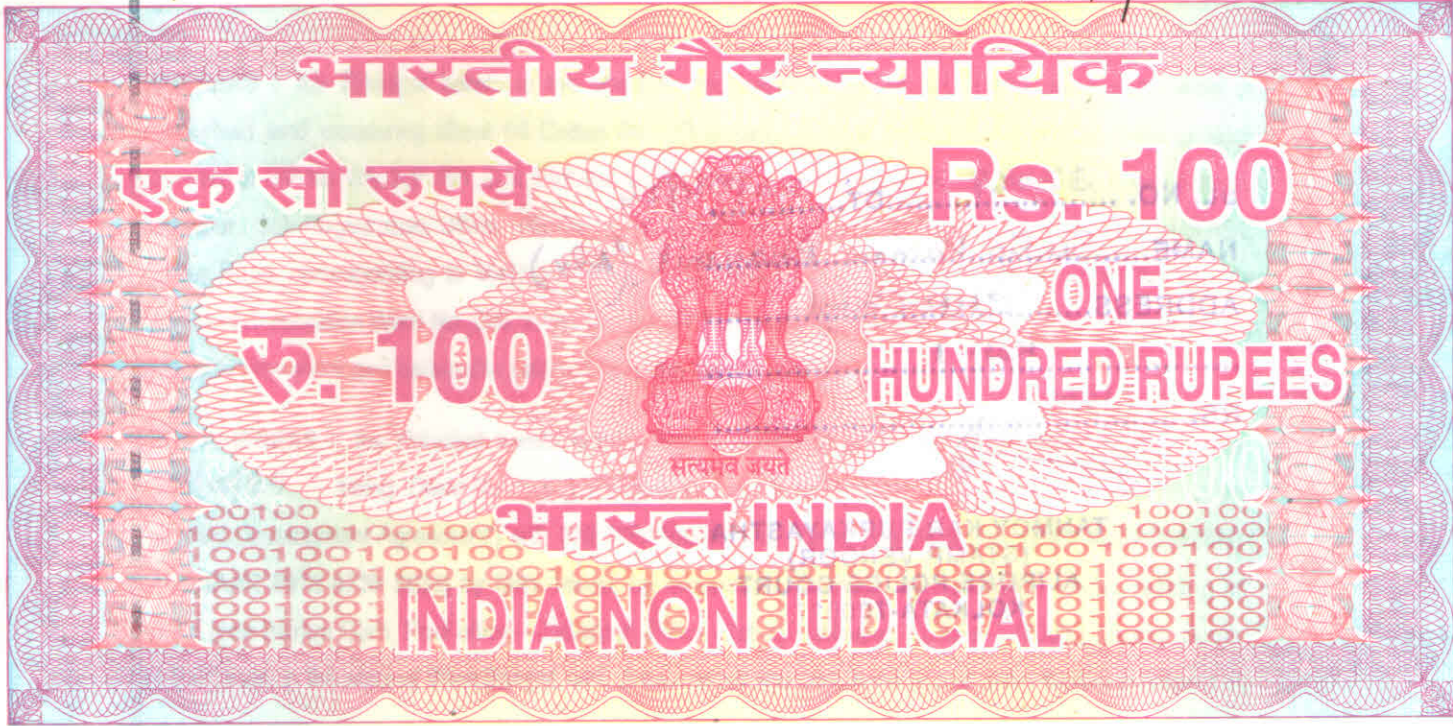


1232/2024

T-01117/2024



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AR 597949

28-06-2024
12:44 PM 8-1639082
2024

Certified that the document is admitted to registration. The Signature sheet/s and the endorsement sheet/s attached with this documents are part of this document.

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

DEVELOPMENT POWER OF ATTORNEY

AFTER REGISTERED DEVELOPMENT AGREEMENT

28 JUN 2024

NOW KNOW ALL MEN BY THESE PRESENTS I, SRI SAMAR LAL GHOSH (PAN ACWPG9000C) (AADHAAR No. 8188 6324 8892) son of Late Umesh Chandra Ghosh, by religion: Hindu, by occupation: Retired Person, residing at 1/90, Sree Colony, P.O Regent Estate, P.S:- Netai Nagar, Kolkata - 700092, District: South 24 Parganas, West Bengal, SEND GREETINGS: Nationality- Indian.

WHEREAS I, the Principal hereto is the absolute and lawful owner of ALL THAT piece and parcel of homestead land measuring about 04 Cottah 06 Chitaks and 18 sq.ft. be the same or little more or less, recorded in E/P No. 6A, S.P. 8/1, C.S. Plot No. 65(P), at Mouza: Raipur, J.L. No. 33, within the Police Station: Jadavpur, Sub-Registration Office: Alipore, now Kolkata Municipal Corporation Premises No. 64/8/1/94, Raipur Road, corresponding to Mailing Address: 1/90, Sree Colony, Kolkata – 700047, under the Kolkata Municipal Corporation Ward No. 098, in the District: 24 Parganas (South),, which is more fully described in the Schedule hereunder and hereinafter referred to as the 'said property'.

AND WHEREAS I, the Principal hereto entered into a registered **DEVELOPMENT AGREEMENT** dated 28/6/24 being Deed No 1109 for the year 2024 (hereinafter referred to as the 'said Development Agreement') with **SRI DIPANKAR DAS** son of Late Nitai Das, (**PAN ALRPD9858M**) (**AADHAAR 8918 0730 5639**) by faith: Hindu, by occupation: Business, by Nationality: Indian, residing at 10/33, New Bikram Garh, Post office – Jadavpur, Police Station: Jadavpur, Kolkata – 700032, District: South 24 Parganas, in the state of West Bengal, with certain terms and conditions as laid down therein in respect of the said property.

AND WHEREAS for the purpose of development of the said property it has become necessary and expedient to authorize and empower the Attorney to do construction work or to do all acts, deeds and things for and on my behalf as per terms and conditions mentioned in the said Development Agreement.

AND WHEREAS accordingly I, The Principal / Appointer hereto **do hereby constitute, nominate, authorize and appoint SRI DIPANKAR DAS** son of Late Nitai Das, (**PAN ALRPD9858M**) (**AADHAAR 8918 0730 5639**) by faith: Hindu, by occupation: Business, by Nationality: Indian, residing at 10/33, New Bikram Garh, Post office – Jadavpur, Police Station: Jadavpur, Kolkata – 700032, District: South 24 Parganas, in the state of West Bengal, **as my true and lawful Constituted Attorney** to do develop or construct or execute or caused to be done and execute all such acts, deeds, matters and things in my name and on my behalf relating to the said property fully mentioned in the schedule hereunder written and I do hereby authorize and empower my said Attorney to do the following acts, deeds, matters and things in my name and on my behalf viz.

1. To manage, control, supervise and administer our said property mentioned in the schedule hereunder.
2. To sign and give notice or notices to our person/persons, tenant/tenants and other occupiers of the land and building belongings to or estate to suit and vacate or to repair or damage or to abate any nuisance or to remedy breach of covenant of contract or for any other purpose or purposes whatsoever and to avail of and enforce all remedies in respect of property belonging to me.
3. To make sign and verify all application objection to appropriate authorities for all and any license and permission or consent etc. required by law in connection with the management of the property required by law in connection with the said property.

4. To effect mutation or separation of holding in the revenue and or municipal corporation records and sign all applications or objection.

5. To appear for and represent me before the Board of Revenue Collector or any District Sub-Divisional Officer, any Magistrate, Judge, Civil Judge and Rent Controller in all Government Offices, Calcutta Municipal Corporation Improvement Trust, Commissioners of any Division in all matters and things relating to my estate or its affairs.

6. To appear for and represent me in all the Courts Civil, Criminal or Revenue including Labour Tribunals, Original Revisional or Appellate, in any Registration office and to sign execute verify and file plaints, written statement and petition and also to present appeals in any court and to accept services of all summons notices and their process of law.

7. To appoint engage on or behalf pleaders Advocate or solicitors whenever my said Attorney shall think proper to do so and to discharge and/or terminate their appointer.

8. To compromise, compound or withdraw cases or to refer to arbitration all disputes and differences.

9. To sign verify and title applications for decree or orders of any Court and to purchase property at Court office auction sales in execution or decrees up to the amount of the decree.

10. To withdraw and receive documents or money from any Court office or opposite party, either in execution of decrees or otherwise and to do all the acts that may be necessary in connection with any of such causes.

11. To carry on correspondence with all concerned authorities and bodies including the Government of West Bengal in all its departments, including KMC/ BL& LRO / Thika / Town and Country Planning Department and all other concerned Authorities.

12. To apply for building plan, drainage /sewerage connection, water connection, electricity and any other permission which are required from Kolkata Municipal Corporation in respect of the said property.

13. To execute any Declaration, Rectification, Correction before the competent authority for and on my behalf.

14. To do all acts and deeds in respect of sale and receipt of money against Agreement for sale, Deed of Sale entered into with third party in respect of the Developer's allocation of share on the newly constructed building with proportionate undivided share in the land below comprised in the said property, with proportionate undivided share of the common area common space with absolute right of ownership and sale as mentioned in the Development Agreement dated

AND GENERALLY to do all acts, deeds, matters and things concerning the said property or in relation to the said property in which I may be interested and on my behalf to execute and do all acts, matters and things as fully and effectually in all respects as I, myself could do the said, if personally present.

AND all whatsoever my said attorney shall lawfully do in accordance with the terms and conditions mentioned in the Development Agreement dated 28/6/24 and by this presents, I hereby agree to ratify and confirm the same.

Doanar Jai

SCHEDULE REFERRED TO ABOVE

(The said property)

ALL THAT piece and parcel of homestead land measuring about 04 Cottah 06 Chitak 18 square feet be the same or little more or less, ^{alongwith 100 sq ft. Tiles Shed Shoukane} recorded in E/P No. 6A, S.P. 8/1, C.S. Plot No. 65(P), at Mouza: Raipur, J.L. No. 33, within the Police Station: Jadavpur, Sub-Registration Office: Alipore, now Kolkata Municipal Corporation Premises No. 64/8/1/94, Raipur Road, corresponding to Mailing Address: 1/90, Sree Colony, Kolkata - 700047, under the Kolkata Municipal Corporation Ward No. 098, ASSESSEE No. 210960202790, District: 24 Parganas (South).

The entire property is butted and bounded as follows:

By North	:	EP-6;
By South	:	14 feet wide Road;
By East	:	45 feet wide Corporation Road;
By West	:	8 feet wide Colony Road;

IN WITNESS WHEREOF I, SRI SAMAR LAL GHOSH, the executor herein has executed this DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT on this the 28th day of June, 2024 (Two Thousand Twenty Four) and subscribed my hand and seal.

Signature of the Executor (Owner)

I accept the power granted as above

WITNESSES:

- 1) Sudip K. Bhattacharya
C.M. Court, Calcutta
- 2) Shishendu Dutta
Alipore police Court,
Kol. 27.

Signature of the Constituted attorney (Developer)

Drafted by me as per instructions provided by the parties above

(Sudip Kumar Bhattacharya)

Advocate,

City Seasons & Metropolitan Magistrates' Court, Calcutta

Enrolment No: WB/124/2007



Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name SAMAR LAL GHOSHSignature 

Thumb

1st finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name DIPANKAR DASSignature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Thumb

1st finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1605-01117/2024	Date of Registration	28/06/2024
Query No / Year	1605-8001639082/2024	Office where deed is registered	
Query Date	28/06/2024 12:21:58 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	S DUTTA ALIPORE CPOLICE COURT,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831911012, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 2/-		Rs. 43,83,002/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 7/- (Article:E)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160501109/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Sree Colony), , Premises No: 64/8/1/94, , Ward No: 098 Pin Code : 700047

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	4 Katha 6 Chatak 18 Sq Ft	1/-	43,56,002/-	Width of Approach Road: 45 Ft., , Project Name :
Grand Total :				7.26Dec	1 /-	43,56,002 /-	

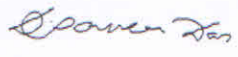
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	27,000 /-	

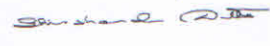
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	SAMAR LAL GHOSH Son of Late UMESH CHANDRA GHOSH Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 28/06/2024	 Captured LTI 28/06/2024	 28/06/2024
1/90, SREE COLONY, City:- , P.O:- REGENT ESTATE, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ACxxxxxx0C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	DIPANKAR DAS (Presentant) Son of Late NITAI DAS Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office	 28/06/2024	 Captured LTI 28/06/2024	 28/06/2024
Son of Late NITAI DAS 10/33, NEW BIKRAMGARH, City:- , P.O:- JADAVPUR, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: IndiaDate of Birth:XX-XX-1XX0 , PAN No.: ALxxxxxx8M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 28/06/2024 , Admitted by: Self, Date of Admission: 28/06/2024 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHIRSHENDU DUTTA Son of Mr SHYAMAL DUTTA ALIPORE COURT, City:- Not Specified, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 28/06/2024	 Captured 28/06/2024	 28/06/2024
Identifier Of SAMAR LAL GHOSH, DIPANKAR DAS			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	SAMAR LAL GHOSH	DIPANKAR DAS-7.26 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	SAMAR LAL GHOSH	DIPANKAR DAS-100.00000000 Sq Ft

Endorsement For Deed Number : I - 160501117 / 2024

On 28-06-2024

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 12:44 hrs on 28-06-2024, at the Office of the A.D.S.R. ALIPORE by DIPANKAR DAS ,Claimant.

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 43,83,002/-

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

Execution is admitted on 28/06/2024 by 1. SAMAR LAL GHOSH, Son of Late UMESH CHANDRA GHOSH, 1/90, SREE COLONY, P.O: REGENT ESTATE, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu, by Profession Others, 2. DIPANKAR DAS, Son of Late NITAI DAS, 10/33, NEW BIKRAMGARH, P.O: JADAVPUR, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr SHIRSHENDU DUTTA, , Son of Mr SHYAMAL DUTTA, ALIPORE COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 32069, Amount: Rs.100.00/-, Date of Purchase: 22/04/2024, Vendor name: T K PURAKAYASTHA



MANIMALA CHAKRABORTY
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2024, Page from 47013 to 47023
being No 160501117 for the year 2024.



ma

Digitally signed by MANIMALA CHAKRABORTY
Date: 2024.07.04 15:46:11 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 04/07/2024
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.