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I-2739/17

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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

319404/17 V 564111

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certified that this document is admitted to Registration. The signature sheet and the Endorsement sheet attached to the document are part of this document

Additional District Sub Registrar  
Sculish

21 SEP 2017

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS I, SRI SUDHINDRA NATH BASU, son of Late Jatindra Nath Basu, by faith- Hindu, by occupation- Retired, having PAN-DEIPB5690N, residing at 19, Tara Sankar Sarani, P.O.- Belgachia, Kolkata-700037, Police Station- Tala, hereinafter called and referred to as the **Principal**, state as follows:

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S.L. No. \_\_\_\_\_ Sold To \_\_\_\_\_  
Rs. \_\_\_\_\_ Addrs. \_\_\_\_\_  
G.C. SAHA  
(Govt.) LICENSED STAMP VENDOR  
11A, Mirza Ghas Street, Kol-87  
L. No. 4/2016-17 \_\_\_\_\_

M. L. SHAW  
NOTARY  
REG. NO. 8807  
GOVT. OF W.B.  
KOLKATA

Stamp \_\_\_\_\_

12 SEP 2017

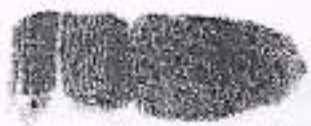


*Siddhanta Nath Bora*



V.C.T.I.  
2650

*Siddhanta Nath Bora*



V.C.T.I.  
2654

*Siddhanta Nath Bora*



V.C.T.I.  
2660

*Siddhanta Nath Bora*

*Siddhanta Nath Bora*

A. D. S. R. SEALDAH  
20 SEP 2017  
Dist. - South 24 Parganas

Rita Saha  
Adv  
Sealdah Civil Court  
Kol-14

WHEREAS I, the principal herein is one of the co-owners' in respect of ALL THAT piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft. be the same a little more or less, togetherwith one residential building having 2000 Sq. Ft. of constructed area standing thereon, situate lying at and being Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005, which is morefully described in the Schedule hereunder written, hereinafter called as the "said property" having my undivided and un-demarcated 1/6<sup>th</sup> share therein.

AND WHEREAS I, the principal herein with a view to develop the said property being the scheduled property herein have entered into a Development Agreement Dated 09.08.2017 with M/S. B. L. PROJECT & INFRASTRUCTURES, a partnership firm, having PAN-AALFBO210G, having its registered office at 37K/1, Raja Manindra Road, Kolkata-700 037, Police Station- Tala, represented through its partners (1) SRI MINTU DAS, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700037, Police Station- Tala, (2) SRI DEBABRATA CHAKRABORTY, son of Late Amal Bikash Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700037, Police Station- Tala, in respect of my undivided share therein on certain terms and conditions as stipulated therein and the said Development Agreement has been duly registered with the office of the Additional District Sub-Registrar, Sealdah and recorded therein in Book no. 1, Volume no.1606-2017, Pages from 71914 TO 71953 Being no. 160602523 for the year 2017.

Contd...



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A. D. S. R. SEALDAH  
20 SEP 2017  
Dist. - South Kan P. Gates

**AND WHEREAS** with a view to smooth management of the development project it is necessary and also expedient for me to appoint agent and/or agents to look after the said Development project and accordingly I, **SRI SUDHINDRA NATH BASU**, son of Late Jatindra Nath Basu, by faith- Hindu, by occupation- Retired, having PAN-DEIPB5690N, residing at 19, Tara Sankar Sarani, P.O.- Belgachia, Kolkata-700037, Police Station- Tala, do hereby nominate, constitute and appoint said **M/S. B. L. PROJECT & INFRASTRUCTURES**, a partnership firm, having PAN-AALFBO210G, having its registered office at 37K/1, Raja Manindra Road, Kolkata-700 037, Police Station- Tala, represented through its partners (1) **SRI MINTU DAS**, son of Late Babu Lal Das, having PAN-AEVPD2843R, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 49B, Indra Biswas Road, Kolkata-700037, Police Station- Tala, (2) **SRI DEBABRATA CHAKRABORTY**, son of Late Amal Bikāsh Chakraborty, having PAN-ACIPC5882E, by faith- Hindu, by occupation- Business, by Nationality- Indian, residing at 56/1C, Anath Nath Dev Lane, Kolkata-700037, Police Station- Tala, as my true and lawful attorneys to do all of or any of the following acts, deeds and things that is to say.

1. To enter into hold and defend possessions of the said property concerning my share over the scheduled property and also to manage maintains and administer the said property or any part thereof for construction of a multi-storied building.
2. To sign, execute and submit site plan, building plan, structural plan, all documents, statements, papers, undertakings, declarations as may be required for having the sanction for a multistoried building and also to submit applications, swearing affidavit on my behalf for the purpose of recording my name as co-owner thereof

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with the records of the Kolkata Municipal Corporation by causing due Mutation.

3. To represent me before the necessary authorities including Municipality, Kolkata Municipal Corporation, Kolkata Improvement Trust (K.I.T.), Kolkata Metropolitan Development Authority, Fire Brigade, Kolkata Police, West Bengal Police, the Competent Authority under the Urban Land (Ceiling and Regulation) Act, 1976 and Government of West Bengal in connection with the sanction and modification and/ or alteration of plan.

4. To pay fees, obtain sanction site plan, building plan, structural plan, modification and such other orders and permissions from the necessary authorities as be expedient sanction / modification and / or alteration of the site plan, building plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architect and other agents and Sub-Contractors for the aforesaid purpose and which are the said attorneys shall think fit and proper.

5. To pay fees obtain sanction modification and such other orders and permissions from the necessary authorities as be expedient for sanction/ modification and/or alteration of the plans and also to submit and taken delivery of the title deeds concerning the said premises and other documents and as be required by the necessary authority or authorities.

6. To receive the excess amount of fees, if any paid for the purpose of sanction/ modification and/ or alteration of the plans to any authority or authorities if required.

Contd...

7. To develop the said premises by making construction of such type of building or buildings thereon as the said attorney desires and as mentioned in the said Development Agreement and for that purpose to take down demolish and/or remove the present structure of the Scheduled property.

8. To apply for and obtain electricity, gas, water, sewerage, drainage, telephone or other connections of any other connection of any other utility of the said premises and for that purpose to sign, execute and submit all papers, applications, documents and plan to do all other acts, deeds and things as may be deemed fit and proper by the said attorneys.

9. To apply for obtain building materials for the concerned authorities for construction of the building on the said premises as aforesaid.

10. To utilities or shift or have connected the existing electricity connection if any in the premises in such matters as the said attorney may deem fit and proper.

11. To pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof.

12. To appear and represent me before all authorities including those under the Municipality for fixation and/or finalization of the annual valuation in respect of my undivided share in the said premises or any part thereof and for that purpose to sign, execute and submit, act, deeds and things as the said attorneys may deemed fit and proper.

Contd...

13. To negotiate and enter into agreement with any person or persons, organization for sale of the all flats, shop and parking spaces in the proposed building on the said premises togetherwith proportionate share or interest over the land underneath the building as the attorneys shall think fit and proper in terms of the said registered Development Agreements Dated 09.08.2017 Being no. I-2523 for the year 2017 except the owner's allocation as mentioned therein.
14. To collect and receive advance, part payment or full consideration from the intending purchaser or purchasers of aforesaid all flats, shop, parking spaces and register the deed of conveyance in favour of the intending purchaser or purchasers on my behalf as my said attorneys shall think fit and proper except the Owner's Allocation as mentioned in the said registered Development Agreement Dated 09.08.2017.
15. To file and submit declaration, statements, applications and/or returns to the competent authorities or any other necessary authority or authorities in connection with the matter herein contained.
16. To commence prosecute, enforce, defend, answer and oppose and actions other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or for requisition and/or in respect of the said estate and now or any hereinafter be interested or connected and if think fit to act or proceeding as aforesaid before any Court Civil or revenue including the rent controller.

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17. To receive compensation payable in respect of any acquisition and/or requisition of the said premises or any part thereof on my behalf.
18. To sign, declare and/or affirm any plaint written statements petition, affidavit, verification, vakalatnamas warrant of attorney, memo of appeal of any way connected herewith.
19. To deposit and withdraw fees, documents and from any court or courts and/or other person or persons or authority and give valid receipt and discharge therefore and to apply for occupancy certificate and to get it and to deposit fee if any required for obtaining the C/C and/or to obtain the occupancy certificate from the Kolkata Municipal Corporation and to represent me in all reasons in the Kolkata Municipal Corporation as my Constituted Attorneys.
20. To charge the said premises specifically for the allocated portion of the Developer and for that purpose to sign and execute all deeds, instruments and documents and to obtaining loans and financial accommodation from any bank, financial institution, person or persons as the case, may be in such terms and conditions as the said attorneys shall think fit and proper.
21. For all or any of the purpose herein before stated to appear and represent us before all authorities having jurisdiction and to sign execute and submit papers and documents.
22. To accept, receipt of the agreed sum being the consideration and to give effectual receipt thereof and to execute and deliver in my name and on my behalf necessary Deed of Conveyance or Deed of Lease or any other Deed in respect of the said premises with regards to the Developer's Allocation and to present the same before, any
- Contd...

concerned registering authority and admit the execution and getting the said deed or deeds registered on my behalf.

**AND GENERALLY** to do all acts, deeds and things necessary for above mentioned purpose.

**AND** I do hereby ratify and confirm and agrees or undertake to ratify and confirm all the whatsoever my said attorneys appointed under this power in that hereinabove contained shall lawfully do or cause to be done in the right of or by virtue of these presents including in such confirmation and other another works will be treated as I could do if I physically present.

**THE SCHEDULE ABOVE REFERRD TO**

**ALL THAT** piece and parcel of revenue free land containing by ad measuring an area of 6 Cottahs 9 Chittaks and 9 Sq. Ft, be the same a little more or less, togetherwith one residential building having 2000 Sq. Ft. of constructed area standing thereon, situate lying at and being Municipal premises no. 19, Tara Shankar Sarani, Kolkata-700 037, Police Station- Tala having Assessee no. 110052400260 under KMC ward no. 005, being butted and bounded in the manner following

ON THE NORTH : Khelat Babu Lane  
 ON THE SOUTH : Tarasankar Sarani  
 ON THE EAST : 18A, Tarasankar Sarani  
 ON THE WEST : 20, Tarasankar Sarani

Contd...

IN WITNESS WHEREOF I, the owner/principal/ executant  
hereto have set and subscribed my hand on this the 20<sup>th</sup> Day of  
September 2017.

SIGNED, SEALED & DELEVERED  
By the parties IN PRESENCE OF :

1. Rita Shaw  
Advocate - Suchindra Nath Basu  
Sealdah civil court -  
Kol - 14

-----  
SIGNATURE OF THE PRINCIPAL /  
EXECUTANT

2. Sakti Bhatia Bat.  
110 B R.D.B. Road  
Kol - 2

We accept the Power

B.L. PROJECT & INFRASTRUCTURES

*(Signature)*

Partner

B.L. PROJECT & INFRASTRUCTURES

*(Signature)*

Partner

SIGNATURE OF THE DEVELOPERS /  
ATTORNEYS

Drafted & Prepared by me:

*M. L. Shaw* WB/285/1984  
M. L. Shaw, Advocate  
Bar Association Room no. 301,  
Sealdah Court, Kol-14.

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ALBANY, N.Y.





PERMANENT TAGS IMPROVED

ALFORDS

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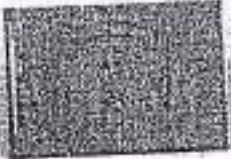
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		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name MINTU DAS  
 Signature *Mintu Das*

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	left hand					
	right hand					

Name DEBABRATA CHAKRABORTY  
 Signature *Debabrata Chakraborty*

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

Name SUDHINDRA NATH BASU  
 Signature *Sudhindra Nath Basu*











Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. SEALDAH, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16061000319404/2017

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Shri Sudhindra Nath Basu 19 Tara Sankar Sarani, P.O:- Belgachia, P.S:- Tala, District:- South 24-Parganas, West Bengal, India, PIN - 700037	Principal		2660 	Sudhindra Nath Basu 20/09/2017
2	Shri Mintu Das 49b Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Attorney [M/s B L Project And Infrastructures]		2654 	 20/09/17
3	Shri Debabrata Chakraborty 56/1c Anath Nath Dev Lane, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037	Representative of Attorney [M/s B L Project And Infrastructures]		2650 	 20/09/2017



Sl No.	Name and Address of Identifier	Identifier of	Signature with date
1	Mrs Rita Shaw Wife of M L Shaw S C Court. Cal, P.O:- Entaly, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700014	Shri Sudhindra Nath Basu, Shri Mintu Das, Shri Debabrata Chakraborty	Rita Shaw 24/9/17

(Satyajit Bhowmik)

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

### Major Information of the Deed

Deed No :	I-1606-02739/2017	Date of Registration	21/09/2017
Query No / Year	1606-1000319404/2017	Office where deed is registered	
Query Date	14/09/2017 1:12:25 PM	A.D.S.R. SEALDAH, District: South 24-Parganas	
Applicant Name, Address & Other Details	Rita Shaw S C Court, Cal.Thana : Entaly, District : South 24-Parganas, WEST BENGAL, PIN - 700014, Mobile No. : 9831977754, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 10,00,000/-	Rs. 41,87,256/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 160602523/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Tara Shankar Sarani, , Premises No. 19, Ward No: 5

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		900 Sq Ft	9,60,000/-	39,37,506/-	Width of Approach Road: 20 FL.
Grand Total :					2.0625Dec	9,60,000 /-	39,37,506 /-	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	333.33 Sq FL	40,000/-	2,49,750/-	Structure Type: Structure
Gr. Floor, Area of floor : 333.33 Sq FL, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type Pucca, Extent of Completion: Complete					
Total :		333.33 sq ft	40,000 /-	2,49,750 /-	

#### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>Shri Sudhindra Nath Basu</b> Son of Late Jatintra Nath Basu 19 Tara Sank, tr Sarani, P.O:- Belgachia, P.S:- Tala, District-South 24-Parganas West Bengal, India, PIN - 700037 Sex Male By Caste Hindu, Occupation Retired Person, Citizen of India, PAN No : DEIPB5690M, Status : Individual, Executed by Self, Date of Execution 20/09/2017 Admitted by: Self, Date of Admission 20/09/2017 Place Pvt. Residence, Executed by: Self, Date of Execution: 20/09/2017 Admitted by: Self, Date of Admission: 20/09/2017 Place : Pvt. Residence

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	M/s B L Project And Infrastructures 73/1 Indra Biswas Road, P.O.- Belgachia, P.S:- Tala, District-South 24-Parganas, West Bengal, India, PIN - 700037, PAN No:- AALFB0210G, Status :Organization, Executed by: Representative

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	Shri Mintu Das Son of Late Babu Lal Das 49b Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District-South 24-Parganas, West Bengal, India, PIN + 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEVPD2843R Status : Representative, Representative of : M/s B L Project And Infrastructures (as partner)
2	Shri Debabrata Chakraborty (Presentant ) Son of Late Amal Bikash Chakraborty 56/1c Anath Nath Dev Lane, P.O:- Belgachia, P.S:- Tala, District-South 24-Parganas, West Bengal, India, PIN - 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No : ACIPC5882E Status : Representative, Representative of : M/s B L Project And Infrastructures (as partner)

**Identifier Details :**

Name & address
Mrs Rita Shaw Wife of M L Shaw S C Court, Cal, P.O:- Entaly, P.S:- Entaly, District-South 24-Parganas, West Bengal, India, PIN - 700014, Sex: Female, By Caste: Hindu, Occupation: Advocate, Citizen of: India, Identifier Of Shri Sudhindra Nath Basu, Shri Mintu Das, Shri Debabrata Chakraborty

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Shri Sudhindra Nath Basu	M/s B L Project And Infrastructures-2 0625 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Shri Sudhindra Nath Basu	M/s B L Project And Infrastructures-333.33000000 Sq Ft

Endorsement For Deed Number : I - 160602739 / 2017

25/09/2017 Query No:-16061000319404 / 2017 Deed No :I - 160602739 / 2017, Document is digitally signed.

On 14-09-2017

Certificate of Market Value(WB PUV) rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 41,87,256/-

frg  
Satyajit Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

On 20-09-2017

Presentation(Under Section 52 & Rule 22A(3) 46(1), W.B. Registration Rules, 1962)

Presented for registration at 17:15 hrs on 20-09-2017, at the Private residence by Shri Debabrata Chakraborty .

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

Execution is admitted on 20/09/2017 by Shri Suchindra Nath Basu, Son of Late Jalindra Nath Basu, 19 Tara Sankar Sarani, P.O: Belgachia, Thana: Tala, South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Retired Person

Indetified by Mrs Rita Shaw, , Wife of M L Shaw, S C Court, Cal, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

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

Execution is admitted on 20-09-2017 by Shri Mintu Das, partner, M/s B L Project And Infrastructures, 73/1 Indra Biswas Road, P.O:- Belgachia, P.S - Tala, District -South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Mrs Rita Shaw, , Wife of M L Shaw, S C Court, Cal, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

Execution is admitted on 20-09-2017 by Shri Debaorata Chakraborty, partner, M/s B L Project And Infrastructures, 73/1 Indra Biswas Road, P.O:- Belgachia, P.S:- Tala, District:-South 24-Parganas, West Bengal, India, PIN - 700037

Indetified by Mrs Rita Shaw, , Wife of M L Shaw, S C Court, Cal, P.O: Entaly, Thana: Entaly, , South 24-Parganas, WEST BENGAL, India, PIN - 700014, by caste Hindu, by profession Advocate

frg  
Satyajit Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal

Admissibility (Rule 43, W.B. Registration Rules, 1962)

under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number - 48  
Stamp Act 1899

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 7/- ( ₹ - Rs 7/- ) and Registration Fees paid  
in Cash Rs 7/-

**Payment of Stamp Duty**

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

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 168580, Amount: Rs.50/-, Date of Purchase: 12/09/2017, Vendor name: G C  
Saha

Satyajit Biswas  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SEALDAH  
South 24-Parganas, West Bengal