

1230/21

1-1090/2024



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 283741

For the purpose of this document is admitted
in registration. The signature sheet/s and
the endorsement sheets attached with this
document are the part of this document.

Attd. Dist. Sub-Registrar
Alipora, South 24 Parganas

26 MAR 2021

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, MS. JAYANTI BHATTACHARJEE, (PAN-BMUPB1644J & Aadhaar No.6741 9040 3581) daughter of Late Sudhir Kumar Bhattacharjee, by faith-Hindu, Indian, by occupation-House-hold-duties, residing at G-27A, Kamdahari Banerjee Para, P.O. Garia, P.S. Bansdroni, Kolkata-700084, hereinafter referred to as the OWNER/ PRINCIPAL Send Greetings.

WHEREAS I am the owner of Bastu land measuring 12 Chittak be the same a little more or less together with tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi

26.3.2021
13.45 L.
8.000672027/2021

SL. NO. 6943 Dt. 18/03/21
NAME. M/S Dey Construction.
ADDRESS. E-44, Kalachona Parka No-84
RS. 100/-

TANMOY KAR PURKAYASTHA
(STAMP VENDOR)
ALIPORE POLICE COURT
KOLKATA-27



Nisith Kumar Saha
S/o N. Anil Kumar Saha
56/B Nabopalli
PO + PS. Bursaha
KOL - 700078
Business

ADD. DIST. SUB-REGISTRAR
Alipore
26 MAR 2021
South 24 Parganas
Kolkata - 700027

No.14,R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal Premises No.68,Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Banskroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore in the District of 24-Parganas, since South 24-Parganas, more fully described in the Schedule hereunder written.

AND WHEREAS the principal herein entered into an agreement for Development on even date 26.03.21 registered at A.D.S.R. Alipore, vide Book No.I, Volume No.1605-2021, Being No.1093... for the year 2021, respect of the said property more fully described in the schedule here under written with the Developer M/S. DEY CONSTRUCTION Proprietorship a firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Banskroni, Kolkata-700084, represented by its proprietor SRI SANJIB DEY, (PAN-AFYPD0828E & Aadhaar No.5432 4336 1614),son of Sri Subhas Chandra Dey, by faith-Hindu, Indian, by occupation-Business, residing at, E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S.Banskroni, Kolkata-700084,for Development of the said property by constructing multi storied building at cost of the Developer under certain terms and conditions contained therein.

AND WHEREAS in the said agreement it was agreed by and between the parties thereto, the Principal/Owner herein will be entitled to get one flat on Third floor South-East side measuring 600 sq.ft. super built up area, be the same a little more or less, consisting of two bed rooms, one Kitchen-cum-Dining, one Toilet and one Balcony together with all

Sri Sanjib Dey

Jayanti Bhattacharjee

common areas and common facilities thereon, as Owner's Allocation and the Developer will get the remaining flats and spaces, together with all common areas and common facilities thereon as Developer's Allocation.

AND WHEREAS in terms of the said Development agreement we, the Owner/Principal herein do hereby nominate constitute authorize an appoint the said Developer, **M/S. DEY CONSTRUCTION** Proprietorship a firm, having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdrone, Kolkata-700084, represented by its proprietor **SRI SANJIB DEY**, (PAN-AFYDPD0828E & Aadhaar No.5432 4336 1614),son of Sri Subhas Chandra Dey, by faith-Hindu, Indian, by occupation-Business, residing at, E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S.Bansdrone, Kolkata-700084, as my true and lawful Attorney to do all the necessary acts, deeds and things in my name and on my behalf as mentioned hereunder.

1. On my behalf to make sign and verify all application or objection to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of my aforesaid property.
2. To represent myself before the Kolkata Municipal Corporation and other Govt. or semi Govt. offices and Department in all respect.
3. To sign and submit the proposed building plan on putting his signatures and appear before the Building Department of the K.M.C. and if any deviation is occurred then to sign and submit the revised building plan for regularization and appear before the said Building Department of the K.M.C. and to pay sanction fees and other fees to the Kolkata Municipal Corporation for sanction of such Building plan and other

and/or to appear and represent before the Kolkata Municipal Corporation, Tribunal for hearing and to sign and execute such all plans forms, application and papers for submission to the K.M.C. for sanction of proposed building plan or revised/modified building plan and also appear before the Tribunal of the K.M.C. Building Department, for hearing.

4. To sign and submit the plan of internal and external water connection and appear before the water supply Department of the K.M.C. and to sign and submit the plan of internal and external drainage and sewerage connection and to appear before the drainage Department of K.M.C. and to apply for the obtain connection for water sewerage electricity gas and to apply for and avail all other facilities which may be required for the said land.
5. To pay all charges and expenses including the Kolkata Municipal Corporation rates and taxes, building tax and other levies which may be required for the said land during the period of construction.
6. To install electric service line, meter and/or sub-meter if necessary to obtain low/high tension electricity connection.
7. To negotiate with the intending purchaser(s) for sale of the flats and spaces out of Developer's allocation or any part thereof and to enter into agreement(s) for sale, with such intending buyers and to accept the payment from them and for this purpose execute all necessary papers and documents as may be necessary in the matter on the terms and conditions as would be mutually agreed upon between my Attorney and respective purchaser(s).
8. To commence, prosecute defend all suits, actions, applications, reference or other proceedings in any court of law, or before any proper

authorities and to appoint advocate and/or any other authority and also to sign, verify and affirm all complaints, written statements, petitions, accounts, inventories, applications or other documents and papers that may be necessary in this regard.

9. To represent me before the Kolkata Municipal Corporation and/ or any authorities concerned, which may be required for sale of the said Developer's allocation or any part thereof.

10. To sign and acknowledge and all registered or insured letters, notice, summons and to received delivery of the same in the said property.

11. My Attorney shall be entitled to enter into agreement for sale upon acceptance of earnest money from intending buyers in respect of the said Developer's allocation or any part thereof as well as the said land or any portion thereof. My Attorney shall execute and register deed of sale in favour of such intending purchaser(s) in respect of the portion of the said land and also any portion in respect of the said Developer's allocation.

12. My Attorney for the purpose of registration of the Amalgamation Deed & sale deed in respect of the said Developer's allocation or any part thereof and interest of the said property shall present such deeds before the registering authorities having jurisdiction and submit and admit execution thereof on my behalf and I could do the same if I was present and to have the same registered under the provision of Indian Registration Act.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and transfer of my said property and all acts, deeds by our said Attorney shall be taken as my acts, deeds and things as if I was personally present done the same myself.

AND I do hereby ratify and confirm and agree to ratify and confirm all the lawful acts of my said Attorney, which will be done by virtue of this Power of Attorney and this General Power of Attorney.

SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of land measuring 12 Chittak be the same or a little more less together with 300 sq.ft. tile shed structure standing thereon, situated at Mouza-Kamdahari, J.L. No.49, Pagana-Magura, Touzi No.14, R.S. No.200, comprised in R.S. Dag No.163/318, appertaining to R.S. Khatian No.629, being Municipal Premises No.68, Banerjee Para, vide Assessee no.31-111-02-0068-0, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Banskroni, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. office at Alipore in the District of 24-Parganas, since South 24-Parganas, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: Land of R.S. Dag No.163/318.

On the South: Land of Dag No.163/380,

On the East: 4'ft. Wide Common Passage,

On the West: Land of R.S. Dag No.163/318.

IN WITNESSES WHEREOF I, the Principal named above, have hereunto set and subscribed my hands and signatures on the 26th Day of March 2021.

SIGNED & DELIVERED

In presence of:-

1. Nishu Kumar Saha
57/10 Nabeypalli
Bardhaman, bal-70

Jayanti Bhattacharya
Principal

This power is accepted by me.

2. Manmoyee Ghosh
A-40 Sadindra Pally
Garia Kol-84

DEY CONSTRUCTION

[Signature]
Attorney

Drafted by:-












Alok Saha
Advocate
Alipore Police Court,
Kolkata-700 027

F468/99

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






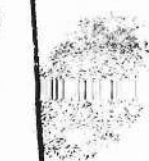





Name

Signature

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

Name

Signature Jayanti Bhattacharjee

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

Name SANJIB DEY

Signature Sanjib Dey

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT OF INDIA

SANJIB DEY

SUBHASH CHANDRA DEY

25/12/1967
Permanent Account Number

AFYPO0828E

Sanjib Dey
Signature



[Faint handwritten notes]

आयकर विभाग
INCOME TAX DEPARTMENT



भारत . सरकार
GOVT. OF INDIA

JAYANTI BHATTACHERJEE

SUDHIR KUMAR BHATTACHERJEE

10/06/1962

Permanent Account Number

BMUPB1644J

J. Jayanti

Signature



इस कार्ड के खोने / पाने पर कृपया सूचित करें / लौटायें :
आयकर पैन सेवा इकाई, एन एस डी एल
तीसरी मंजिल, सफायर चेंबरस,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुना - 411 045.

If this card is lost / someone's lost card is found,
please inform / return to:
Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045.
Tel: 91 20 2561 8081
e-mail: pan@nsdl.co.in





ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
ভারত সরকার
Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি/Enrollment No.: 1040/19759/03192

To
জয়ন্তী ভট্টাচার্য
Jayanti Bhattacharya
G 27A KAMDAHARI BANERJEE PARA
Kolkata
Garia South Twenty Four Parganas
West Bengal 700084

18579893



MN185798935DF



আপনার আধার সংখ্যা/ Your Aadhaar No. :

6741 9040 3581

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার
GOVERNMENT OF INDIA

জয়ন্তী ভট্টাচার্য
Jayanti Bhattacharya
পিতা : সুধীর কুমার ভট্টাচার্য
Father : SUDHIRT KUMAR BHATTACHARYA
জন্ম সাল / Year of Birth : 1964
মহিলা / Female



6741 9040 3581

আধার - সাধারণ মানুষের অধিকার



Government of India



তথ্য

- আধার পরিচয়ের প্রমাণ, নাগরিকত্বের প্রমাণ নয়।
- পরিচয়ের প্রমাণ অনলাইন অথেন্টিকেশন দ্বারা প্রাপ্ত করুন।

INFORMATION

- Aadhaar is proof of identity, not of citizenship.
- To establish identity, authenticate online.

- আধার সারা দেশে মান্য।
- আধার ভবিষ্যতে সরকারী ও বেসরকারী পরিষেবা প্রাপ্তির সহায়ক হবে।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.

18579893



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

ঠিকানা:
জি-২৭এ, কামড়হরি বানার্জী প্যাড়া,
কোলকাতা, গড়িয়া, দক্ষিণ ২৪
পরগনা, পশ্চিমবঙ্গ, ৭০০০৮৪

Address:
G 27A, KAMDAHARI
BANERJEE PARA, Kolkata,
Garia, South Twenty Four
Parganas, West Bengal,
700084

1947
1800 180 1947

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1605-01090/2021	Date of Registration	26/03/2021
Query No / Year	1605-8000672027/2021	Office where deed is registered	
Query Date	26/03/2021 1:56:43 PM	1605-8000672027/2021	
Applicant Name, Address & Other Details	Ashim Kar Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9339504162, Status :Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 6,89,999/-		
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]:- 160501083/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



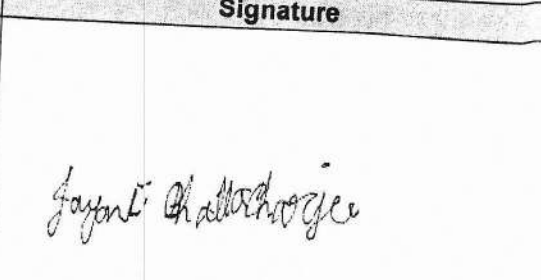
District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee para, Premises No: 68, Ward No: 111 Pin Code : 700084

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	12 Chatak	1/-	5,99,999/-	Width of Approach Road: 8 Ft., Project Name :
Grand Total :				1.2375Dec	1 /-	5,99,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	1/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		300 sq ft	1 /-	90,000 /-	

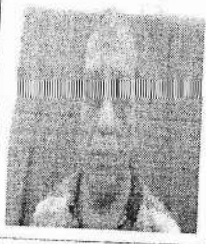


Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Ms JAYANTI BHATTACHERJEE Daughter of Late SUDHIR KUMAR BHATTACHARJEE Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office	 26/03/2021	 LTI 26/03/2021	 26/03/2021
G-27A, KAMDAHARI BANERJEE PARA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BMxxxxxx4J, Aadhaar No: 67xxxxxxxx3581, Status :Individual, Executed by: Self, Date of Execution: 26/03/2021 , Admitted by: Self, Date of Admission: 26/03/2021 ,Place : Office				

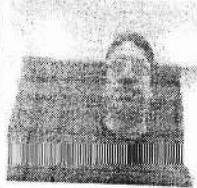

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	DEY CONSTRUCTION E-44, KALACHAND PARA, KAMDAHARI, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AFxxxxxx8E, Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIB DEY (Presentant) Son of Mr SUBHAS CHANDRA DEY Date of Execution - 26/03/2021, , Admitted by: Self, Date of Admission: 26/03/2021, Place of Admission of Execution: Office	 Mar 26 2021 3:02PM	 LTI 26/03/2021	 26/03/2021
E-44, KALACHAND PARA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8E, Aadhaar No: 54xxxxxxxx1614 Status : Representative, Representative of : DEY CONSTRUCTION (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Nisith Kumar Saha Son of Late Anil Kumar Saha 56/b Nabapally, P.O:- Bansdroni, P.S:- Bansdroni, Kolkata, District: South 24- Parganas, West Bengal, India, PIN 700070			<i>Nisith Kumar Saha</i>
	26/03/2021	26/03/2021	26/03/2021

Identifier Of Ms JAYANTI BHATTACHERJEE, Mr SANJIB DEY

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Ms JAYANTI BHATTACHERJEE	DEY CONSTRUCTION-1.2375 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Ms JAYANTI BHATTACHERJEE	DEY CONSTRUCTION-300.00000000 Sq Ft

On 26-03-2021

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 13.45 hrs on 26-03-2021, at the Office of the A.D.S.R. ALIPORE by Mr SANJIB DEY ,

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 6,89,999/-

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

Execution is admitted on 26/03/2021 by Ms JAYANTI BHATTACHERJEE, Daughter of Late SUDHIR KUMAR BHATTACHARJEE, G-27A, KAMDAHARI BANERJEE PARA, P.O: GARIA, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mr Nisith Kumar Saha, , Son of Late Anil Kumar Saha, 56/b Nabapally, P.O: Bansdronei, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

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

Execution is admitted on 26-03-2021 by Mr SANJIB DEY, PROPRIETOR, DEY CONSTRUCTION (Sole Proprietorship), E-44, KALACHAND PARA, KAMDAHARI, P.O:- GARIA, P.S:- Bansdronei, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Identified by Mr Nisith Kumar Saha, , Son of Late Anil Kumar Saha, 56/b Nabapally, P.O: Bansdronei, Thana: Bansdronei, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700070, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs //-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp
1. Stamp: Type: Impressed, Serial no 6943, Amount: Rs.100/-, Date of Purchase: 18/03/2021, Vendor name: Tanmoy Kar Purkayastha

Sukanya Talukdar

Sukanya Talukdar
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 1605-2021, Page from 48220 to 48236

being No 160501090 for the year 2021.



Sukanya Talukdar

Digitally signed by SUKANYA
TALUKDAR
Date: 2021.03.31 12:49:15 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2021/03/31 12:49:15 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)