

00667/2019

2-612/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

8  
 22.2.19  
 9:34:0 PM  
 9-1-51357/19

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

.C. Case No. 133 AB 547865  
 Dt. 22/2/19  
 J (I) Rs. 250/-  
 J (II) Rs. 300/-  
 Total Rs. 550/-  
 Realised on 22/2/19 D.S. R-I  
 Alipore South 24 Pgs.

District Sub-Registrar-  
 Alipore South 24 Pargan

26 FEB 2019

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS THAT I, SRI SUBIR KUMAR BHATTACHARJEE, (PAN-AZAPB1832G)**

son of Late Sudhir Kumar Bhattacharjee, by faith Hindu, by occupation- Legal Practitioner, by Nationality-Indian residing at G-26, Kamdahari Banerjee Para, P.O. Garia, P.S. Bansdrani, Kolkata-700084, hereinafter referred to as the **PRINCIPAL/ EXECUTANT.**

*Sanjib*

SL. NO. 4200 DATE 18/02/19

NAME M/s Dey Construction.

ADDRESS E-44, Kalachand Pasra  
KOL-84

RS. 100/-

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

Sanjib sanyal



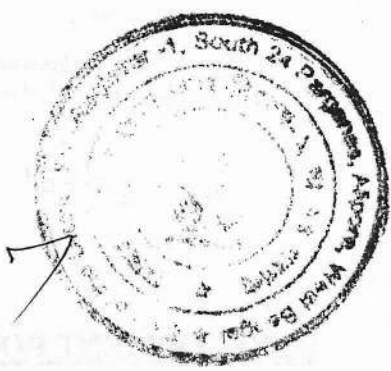
430

Sanjib sanyal



431

Subhojit Kumar Dasgupta



Ashin kar  
S/o Late A.M. Kar  
Alipore Police Court  
KOL-27

District Sub-Registrar-I  
Alipore, South 24 Pargana

22 FEB 2019

**WHEREAS** that I am absolute owner of Bastu land measuring 5 Cottah 13 Chittak be the same a little more or less with two storied building standing thereon, having its total covered area 800 sq.ft. 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.29, Banerjee Para, vide Assessee no.31-111-02-0029-1, having its postal address-G-26, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdroni, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the District of 24-Parganas, since South 24-Parganas, more fully particularly described in the **SCHEDULE** hereunder written;

**AND WHEREAS** the Principal herein entered into n Agreement for Development on even date ~~22/02/~~ 2019, registered at D.S.R.-I, Alipore, vide Book No.I, Volume No.1601-2019, Being No. ~~0593~~ for the year 2019, in respect of the said property, more fully describnd in the Schedule hereunder written with the Developer **M/S DEY CONSTRUCTION**, a proprietorship firm having its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, represented by its sole proprietor **SRI SANJIB DEY**, son of Sri Subhash Chandra Dey, by faith-Hindu, by Occupation- Business, by Nationality-Indian residing at E-44, Kalachand Para, Kamdahari, P.S. Bansdroni, P.O. Garia, 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, if the proposed building is to be sanctioned for G+III storied, then the Owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-West side and 50% of the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter) and if the proposed building is to be sanctioned for G+IV storied, then the Owner will get 50% F.A.R. of the proposed building, comprised of entire first floor, 50% of the third floor North-West side and 50% of the car parking space on the ground floor including shop room measuring more or less 250 sq.ft.(shop room will be completed with iron shutter) and 50% of the Fourth floor North-West side, together with undivided proportionate share in the land, as Owner's Allocation and the Developer will get the remaining i.e. if the proposed building is to be sanctioned for G+III storied, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the Third floor North-East side and 50% of the car parking space on ground floor and if the proposed building is to be sanctioned for G+IV storied, then the Developer will get 50% F.A.R. of the proposed building, comprised of entire Second floor, 50% of the Third floor North-East side and 50% of the Fourth floor North-West side and 50% of the car parking space on ground floor, together with undivided proportionate share of land with common areas and common facilities thereon as DEVELOPER'S ALLOCATION.

**AND WHEREAS** in terms of the said Development agreement I, the Principal, do hereby nominate constitute authorize an appoint the said Developer **M/S.DEY CONSTRUCTION**, Proprietorship a firm, having

A handwritten signature in black ink, appearing to read 'Sujib Singh', is written at the bottom of the page.

its office at E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdroni, Kolkata-700084, represented by its Proprietor **SRI SANJIB DEY**, son of Sri Subhash Chandra Dey, by faith-Hindu, by Occupation-Business, by Nationality-Indian residing at E-44, Kalachand Para, Kamdahari, P.S. Bansdroni, P.O.Garia, 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 our aforesaid property.
2. To represent ourselves before the Kolkata Municipal Corporation and other Govt. or semi Govt. offices and Department in all respect
3. To submit the proposed building plan and appear before the Building Department of the K.M.C. if any deviation is occurred then to 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 for sanction of proposed building plan or revised/modified building plan.
4. To sign & submit the plan of internal and external water connection and appear before the water supply Department of the K.M.C. and to sign & 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

*Sanjib Singh*

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 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 5 Cottah 13 Chittak be the same or a little more less with Two storied building structure standing thereon, having its covered area 800 sq.ft. 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.29, Banerjee Para, vide Assessee no.31-111-02-0029-1, having its postal address-G-26, Banerjee Para, Kamdahari, Kolkata-700 084, under P.S. formerly Tollygunge then Jadavpur thereafter Regent Park now Bansdronei, at present lying within the limits of the Kolkata municipal Corporation, Ward No.111, in the

*Sanjib Singh*

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: K.M.C. Road,

On the South: Land of Dag No.163/380, Plot No.B-1 & B-2,

On the East: Land of R. Mitra

On the West: Land of others.

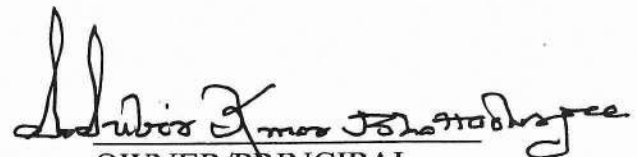
**IN WITNESS WHERE** I, the Principal herein hereunto set and subscribed my hand and signature on the 22<sup>nd</sup> Day of Feb., 2019.

SIGNED & DELIVERED

In presence of:-

1. Ashwika  
Alipor Pali'a Court  
Kolkata 77

2. Sujit Kumar Nag  
128/B, Raja S.C. Mallick Road  
Kolkata-70047


  
OWNER/PRINCIPAL

I accept the power hereby given

DEY CONSTRUCTION

  
Proprietor

DEVELOPER

Drafted By  
  
Advocate, F 660/SS  
Alipore Police Court,  
Kolkata-700027.




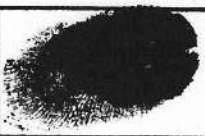
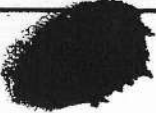
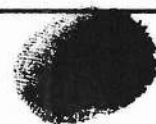







Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....












Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name *Sanjay Kumar Bhatnagar*

Signature *Sanjay Kumar Bhatnagar*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

	left hand					
	right hand					

Name *SANJIB DEY*

Signature *Sanjib dey*

Thumb      1<sup>st</sup> finger      Middle Finger      Ring Finger      Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Government of West Bengal

Department of Finance (Revenue), Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS, District Name :South 24-Parganas  
Signature / LTI Sheet of Query No/Year 16011000051357/2019

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

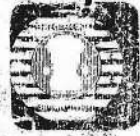
SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SUBIR KUMAR BHATTACHARJEE G-26, KAMDAHARI BANERJEE PARA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Principal			
2	Mr SANJIB DEY E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084	Representative of Attorney [DEY CONSTRUCTION]			
SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr ASHIM KAR Son of Late A M KAR ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027	Mr SUBIR KUMAR BHATTACHARJEE, Mr SANJIB DEY			

(Maitreyee Ghosh)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. - I  
SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

आयकर विभाग      भारत सरकार

INCOME TAX DEPARTMENT      GOVT. OF INDIA

SUBIR KUMAR BHATTACHARJEE  
SUDHIR KUMAR BHATTACHARJEE



07/04/1949

Permanent Account Number

AZAPB1832G

Signature



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT OF INDIA

SANJIB DEY

SURHASH CHANDRA DEY

25/12/1987  
Permanent Account Number

AFYPD06285

Signature



22042307



ভারত সরকার  
Unique Identification Authority of India  
সংস্করণ নং: ১.০

ভাষিকাত্তির আই ডি / Enrollment No. : 1040/19573/34929

To  
২২/০৪/২০১৩  
৪৭৬২৪৭২২

অশীম কর  
Ashim Kar  
15 A NABAPALLY SOUTH ROYNAGAR  
BANSRONI NATUN BAZAR  
BANSRONI  
South Twenty Four Parganas  
West Bengal 700070



MN476247226FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

**5414 5176 8205**

আধার - সাধারণ মানুষের অধিকার

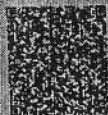


ভারত সরকার

Government of India



অশীম কর  
Ashim Kar  
পিতা : অদারী মোহন কর  
Father : ADARI MOHAN KAR  
অনুষ্ঠান / DOB : 10/05/1986  
বৃত্ত / Male



**5414 5176 8205**

আধার - সাধারণ মানুষের অধিকার

## Major Information of the Deed

Deed No :	I-1601-00612/2019	Date of Registration	26/02/2019
Query No / Year	1601-1000051357/2019	Office where deed is registered	
Query Date	22/02/2019 2:49:14 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ASHIM KAR ALIPORE POLICE COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9999999999, Status : Others		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 53,50,185/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160100593/2019 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: 29, , Ward No: 111 Pin Code : 700084

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 13 Chatak	1/-	47,50,185/-	Width of Approach Road: 17 Ft., , Project Name :
<b>Grand Total :</b>					<b>9.5906Dec</b>	<b>1 /-</b>	<b>47,50,185 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	6,00,000/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>800 sq ft</b>	<b>1 /-</b>	<b>6,00,000 /-</b>	

Major Information of the Deed :- I-1601-00612/2019-26/02/2019

**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SUBIR KUMAR BHATTACHARJEE</b> Son of Mr SUDHIR KUMAR BHATTACHARJEE G-26, KAMDAHARI BANERJEE PARA, P.O:- GARIA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: AZAPB1832G,-Status :Individual, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 22/02/2019 , Admitted by: Self, Date of Admission: 22/02/2019 ,Place : Pvt. Residence

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>DEY CONSTRUCTION</b> E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084 , PAN No.:: AFYPD0828E, Status :Organization, Executed by: Representative

**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Mr SANJIB DEY (Presentant )</b> Son of Mr SUBHAS CHANDRA DEY E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, 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.:: AFYPD0828E Status : Representative, Representative of : DEY CONSTRUCTION (as PROPRIETOR)

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr ASHIM KAR</b> Son of Late A M KAR ALIPORE POLICE COURT, P.O:- ALIPORE, P.S:- Alipore, Kolkata, District:- South 24-Parganas, West Bengal, India, PIN - 700027			
Identifier Of Mr SUBIR KUMAR BHATTACHARJEE, Mr SANJIB DEY			

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR KUMAR BHATTACHARJEE	DEY CONSTRUCTION-9.59062 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr SUBIR KUMAR BHATTACHARJEE	DEY CONSTRUCTION-800.00000000 Sq Ft

Major Information of the Deed :- I-1601-00612/2019-26/02/2019



Endorsement For Deed Number : I - 160100612 / 2019

On 22-02-2019

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

Presented for registration at 15:40 hrs on 22-02-2019, at the Private residence 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 53,50,185/-

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

Execution is admitted on 22/02/2019 by Mr SUBIR KUMAR BHATTACHARJEE, Son of Mr SUDHIR KUMAR BHATTACHARJEE, G-26, KAMDAHARI BANERJEE PARA, P.O: GARIA, Thana: Bansdrani, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Mr ASHIM KAR, , , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession, Others

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

Execution is admitted on 22-02-2019 by Mr SANJIB DEY, PROPRIETOR, DEY CONSTRUCTION, E-44, KALACHAND PARA KAMDAHARI, P.O:- GAIRA, P.S:- Bansdrani, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700084

Indetified by Mr ASHIM KAR, , , Son of Late A M KAR, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

On 26-02-2019

**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.

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 46/- ( E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 46/-

Major Information of the Deed :- I-1601-00612/2019-26/02/2019

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp  
1. Stamp: Type: Impressed, Serial no 4200, Amount: Rs.100/-, Date of Purchase: 18/02/2019, Vendor name: T K Purakayastha

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1601-00612/2019-26/02/2019

**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1601-2019, Page from 29987 to 30007**

**being No 160100612 for the year 2019.**



Digitally signed by MAITREYEE GHOSH  
Date: 2019.02.27 16:46:58 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh*

**(Maitreyee Ghosh) 27/02/2019 16:46:12**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**