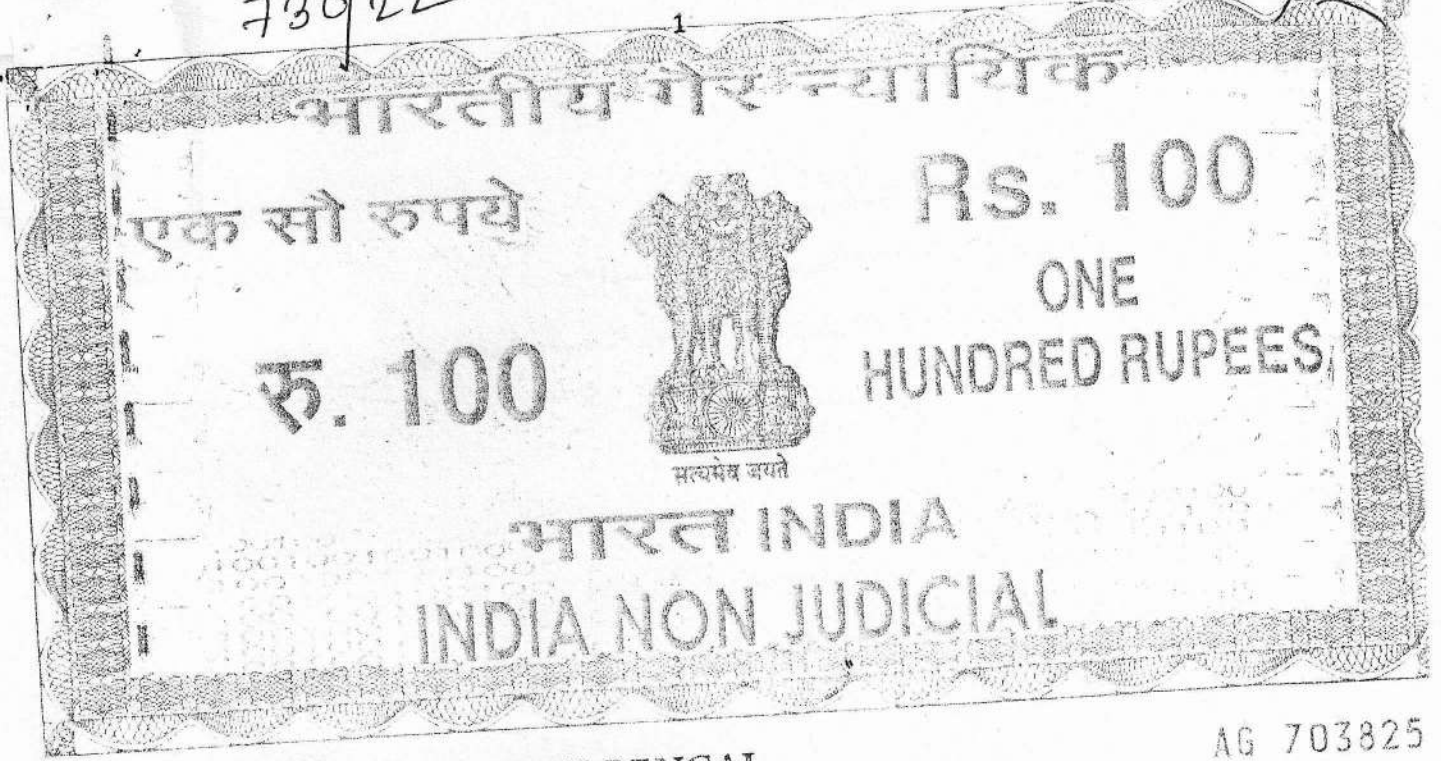


735/22

I-667/22



पश्चिम बंगाल WEST BENGAL

AG 703825

9.3.2022  
 14:00  
 8000 769051/2022

It is hereby certified that the above document is admitted to registration on the signature sheet/s and the payment of stamp duty has been made with this Government Seal.

Sub-Registrar  
 Alipora, South 24 Parganas

9 MAR 2022

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS** that I, **SRI SUBIR KUMAR BHATTACHARJEE**, (PAN-AZAPB1832G & Aadhaar No.6198 1547 5870) son of Late Sudhir Kumar Bhattacharjee, by faith Hindu, Indian, by occupation-Legal Practitioner, residing at G-26, Banerjee Para, Kamdahari P.O. Garia, P.S. Bansdrani, Kolkata-700084, hereinafter referred to as the **OWNER/ PRINCIPAL** Send Greetings.

SL. NO. 33309 DI 29/02/2022

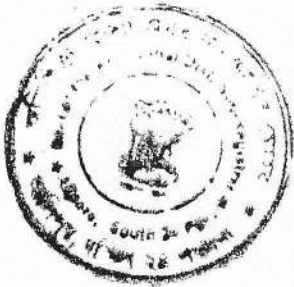
NAME Subir Kumar Bhattacharjee

ADDRESS A-26, Banerjee Para, Kamalhari, Garin  
Kolkata-700084

RS. 100/-

→ k.

TANMOY KANPURKAYASTHA  
(STATE VENDOR)  
ALIPORE POLICE COURT  
KOLKATA-27



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

Adm. Dist. Alipore  
Kolkata  
3 MAR 2022  
South 2 - P. S. Garin  
Kolkata-700027

**WHEREAS** I am the owner of Bastu land measuring 11 Chittak 29 sq.ft. be the same a little more or less with 100 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 part of 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 Regent Park now Bansdrone, at present lying within the limits of the Kolkata Municipal Corporation, Ward No.111, Sub-Registry/A.D.S.R. Alipore, in the District of 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 07/03/2022, registered at A.D.S.R. Alipore, vide Book No.I, Volume No.1605-2022, Being No.0652... for the year 2022, 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. Bansdrone, Kolkata-700084, represented by its proprietor **SRI SANJIB DEY**, (PAN-AFYPD0828E & Aadhaar No.5432 4336 1614),son of Sri Subhas Chandra Dey, residing at, E-44, Kalachand Para, Kamdahari, P.O.Garia, P.S.Bansdrone, Kolkata-700084, for Development of the said property by constructing multi storied building at cost of the Developer under certain terms & 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 50% F.A.R. of the proposed G+IV storied building, comprised of entire first

Sanjib Dey  
Sri Subhas Chandra Dey

floor, rest F.A.R. on 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 flats and car parking space with common areas and common facilities thereon as **DEVELOPER'S ALLOCATION**.

**AND WHEREAS** in terms of the said Development agreement I, the 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. Bansdrani, Kolkata-700084, represented by its proprietor **SRI SANJIB DEY**, (PAN-AFYPD0828E & Aadhaar No.5432 4336 1614 ),son of Sri Subhas Chandra Dey, residing at, E-44, Kalachand Para, Kamdahari, P.O. Garia, P.S. Bansdrani, Kolkata-700084, as my true and lawful Attorney to do all the necessary acts, deeds and things in our names and on our 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, execute 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 & 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, execute 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 our 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 plaints, 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 sale deed in respect of the said Developer's allocation or any part thereof with undivided proportionate share in the said land, 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 my 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 11 Chittak 29 sq.ft. be the same or a little more less with 100 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 part of Municipal Premises No.68, Banerjee Para, having its postal address-G-27A, Banerjee Para, Kamdahari, Kolkata-700084, 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, together with all easements right and appurtenances thereto and the said land is butted and bounded as under:-

On the North: Land of Miss Jayanti Bhattacharjee,

On the South: Land of P.K. Ganguly,

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

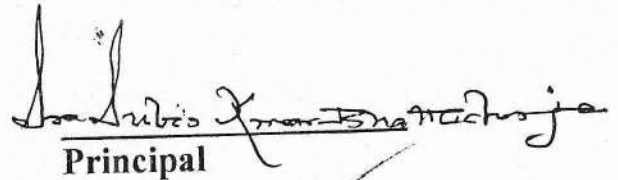
On the West: Land of Subir Kumar Bhattacharjee.

IN WITNESSES WHEREOF I, the Principals named above, have hereunto set and subscribed my hands and signatures on the ...<sup>9th</sup>... Day of ...March..... 2022.

SIGNED & DELIVERED

In presence of:-

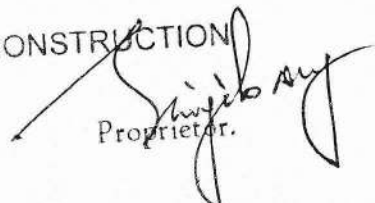
1. Ashmita Kar  
Alipore Police Court  
KOL-27

  
**Principal**

This power is accepted by me.

2. Sujit Kumar Dasg  
128/B Rajar S.C. Mullick Road  
KOL-47

DEY CONSTRUCTION

  
Proprietor.

**Attorney**

Drafted by:-

  
Advocate,

Alipore Police Court,  
Kolkata-700 027












F460/99



		Thumb	1st finger	middle finger	ring finger	small finger
<b>PHOTO</b>	left hand					
	right hand					



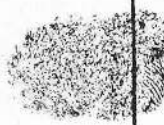
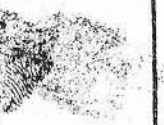







Name \_\_\_\_\_

Signature \_\_\_\_\_

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

Name \_\_\_\_\_

Signature Saijib Sy

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

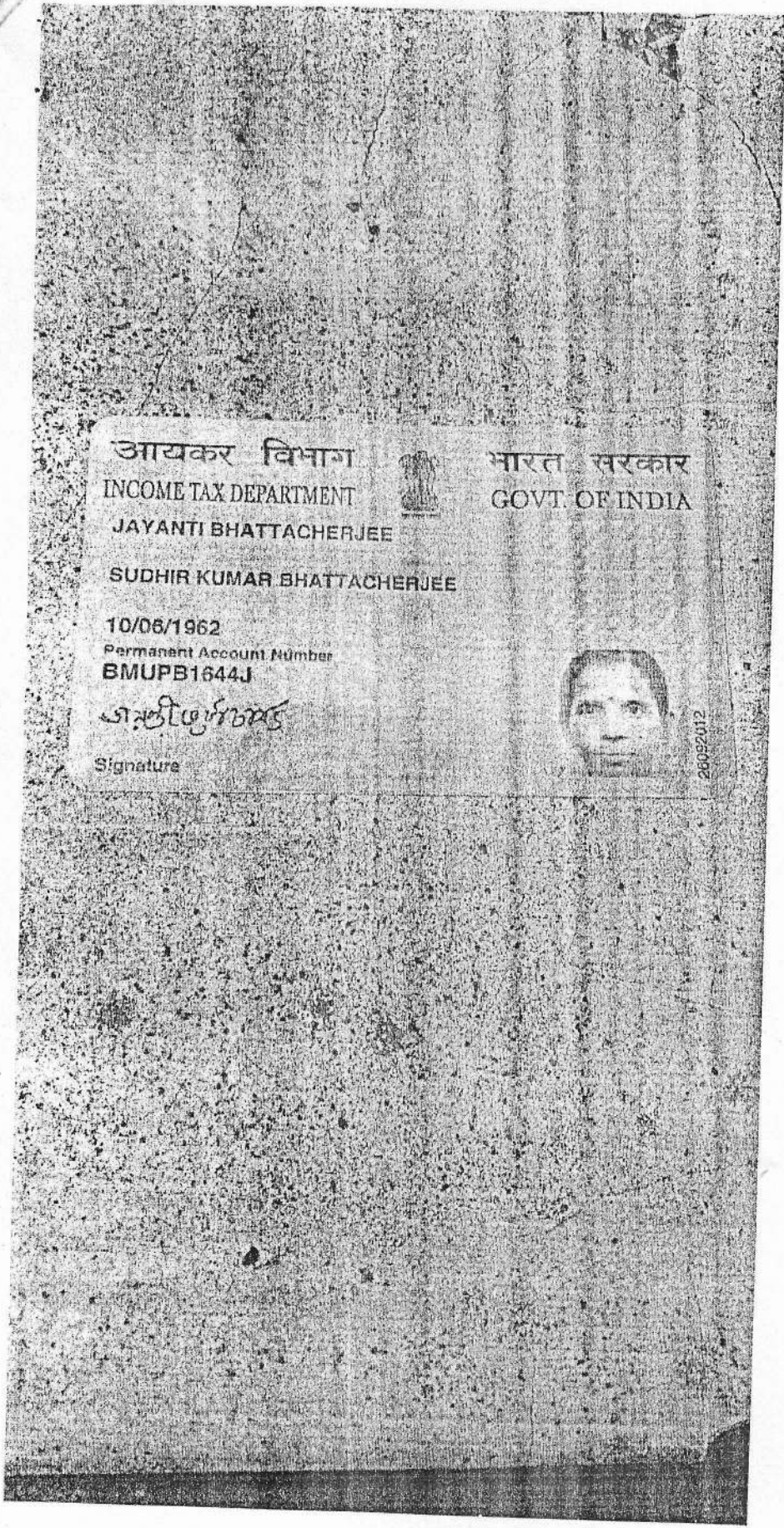
Name Saijib K. Sathyanarayana

Signature Saijib K. Sathyanarayana





Sudhir Kumar Bhattacharjee



### Major Information of the Deed

Deed No :	I-1605-00667/2022	Date of Registration	09/03/2022
Query No / Year	1605-8000769051/2022	Office where deed is registered	
Query Date	09/03/2022 3:28:48 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
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	Market Value		
Set Forth value	Rs. 5,51,000/-		
Rs. 2/-	Registration Fee Paid		
Stampduty Paid(SD)	Rs. 7/- (Article:E)		
Rs. 100/- (Article:48(g))	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160500652/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		
Remarks			

### Land Details :



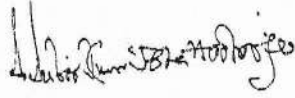
District: South 24-Parganas, P.S:- Bansdrohi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Banerjee para, , Premises No: 68, , Ward No: 111 Pin Code : 700084

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	11 Chatak 29 Sq Ft	1/-	5,24,000/-	Width of Approach Road: 8 Ft., , Project Name :
Grand Total :				1.2008Dec	1 /-	5,24,000 /-	

### 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: 5 Years, 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	Photo	Finger Print	Signature
1	<b>Mr Subir Kumar Bhattacharjee</b> Son of Late Sudhir Kumar Bhattacharjee Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office	 09/03/2022	 LTI 09/03/2022	 09/03/2022
G-26, Kamdahari Banerjee Para,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: azxxxxxx2g,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 09/03/2022 , Admitted by: Self, Date of Admission: 09/03/2022 ,Place : Office				




## Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Dey Construction</b> E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdroni, 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	Photo	Finger Print	Signature
1	<b>Mr Sanjib Dey (Presentant)</b> Son of Mr Subhas Chandra Dey Date of Execution - 09/03/2022, , Admitted by: Self, Date of Admission: 09/03/2022, Place of Admission of Execution: Office	 Mar 9 2022 5:13PM	 LTI 09/03/2022	 09/03/2022
E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AFxxxxxx8E,Aadhaar No Not Provided by UIDAI 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, City:- , P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	09/03/2022	09/03/2022	09/03/2022

Identifier Of Mr Subir Kumar Bhattacharjee, Mr Sanjib Dey

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Bhattacharjee	Dey Construction-1.20083 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Subir Kumar Bhattacharjee	Dey Construction-100.00000000 Sq Ft

On 09-03-2022

**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 14:00 hrs on 09-03-2022, 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 5,51,000/-

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

Execution is admitted on 09/03/2022 by Mr Subir Kumar Bhattacharjee, Son of Late Sudhir Kumar Bhattacharjee, G-26, Kamdahari Banerjee Para., P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Identified by Mr Ashim Kar, , , Son of Late A M Kar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Business

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

Execution is admitted on 09-03-2022 by Mr Sanjib Dey, proprietor, Dey Construction, E-44, Kalachand Para Road,, City:- , P.O:- Garia, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084

Identified by Mr Ashim Kar, , , Son of Late A M Kar, Alipore Police Court, P.O: Alipore, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, 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 7/-

**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 33309, Amount: Rs.100/-, Date of Purchase: 28/02/2022, Vendor name: T K PURAKAYASTHA



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 1605-2022, Page from 27710 to 27726

being No 160500667 for the year 2022.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2022.03.15 12:58:37 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2022/03/15 12:58:37 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)