

7728/23

I- 9662/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

K 854223

6:55
Sun
08.11.23

0/2/2765167/23

Certified that the document is admitted to registration. The Signature sheet and the endowment sheets attached with this document are the part of this document.

Add. District Sub-Registrar
Baruipur, South 24 Parganas

05 NOV 2023

05 NOV 2023

Simanta Mukherjee
Tanmay Mukherjee

Priyanka Sen

DEVELOPMENT POWER OF ATTORNEY
AFTER REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that I, SMT. PRIYANKA SEN, W/o Udayan Sen (PAN-CCCPS7890A) (Mob.9674682929), by faith- Hindu, by occupation Business residing at Baruipur Dutta Para , P.O. & P.S. Baruipur , Dist. South 24 Parganas , Kolkata – 700144

0005



1451 08/11/23

Prityanka Sen, Barun'ndutta Sen

স্বাক্ষরিত - প্রাণবন্দে
মারইপুর মার-রেজিস্ট্রারী অফিস
জেলা - দক্ষিণ ২৪ পরগণা

Prityanka Sen.



১৫.১১.২৩
২৭৩৬

Prityanka Sen.



১৫.১১.২৩
২৭৩৭

S. T. ...

Jannoy Mukherjee

Partner



১৫.১১.২৩
২৭৩৮

S. T. ...

Jannoy Mukherjee
Partner



Addl. District Sub-Registrar
Barurpur, South 24 Parganas

08 NOV 2023

Handwritten notes at the bottom left, including names and dates.

Srimanta Mukherjee
Tanmoy Mukherjee

Priyanka Sen.

Are the absolute owner ALL THAT piece and parcel of the Vacant Land measuring about **02 Katha or 3.30 Dec.** comprising in R.S. Dag No. 2205 , R.S. Khatian no. 5367, Mouza Baruipur, J.L. No. 31 Re Sa No. 71 Touji No. 250 Pargana Medanmolla, Police Station Baruipur Ward No.5 of Baruipur Municipality , in the District South 24 Parganas being the absolute owner of the property as described in the schedule hereunder do hereby nominate constitute and appoint **S.T. CONSTRUCTION** (PAN. ADOFS 4098R) a Partnership Firm, having its office at Dutta Para Road. Post Office and Police Station Baruipur, Kolkata-700144, District South 24 Parganas, represented by its Partners namely **(I) SRI SRIMANTA MUKHOPADHYAYA** (P.A.N. AJLPM86161L, Aadhar 8277 0461 2222, Mobile No.9432553807 son of Late Onkar Nath Mukhopadhyaya, **(II) SRI TANMOY MUKHERJEE** (P.A.N. AKGPM6214L. Aadhar 8101 3098 9986, Mobile No.9153036911) son of Sri Tapan Mukherjee, both are by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Nandipara Road, Bhattacharjee Para, Post Office and Police Station Baruipur, Kolkata-700144, District South 24 Parganas as my true and lawful constituted attorney in my name and on my behalf to do execute and perform all acts, deeds and things as followings acts and deeds and things .

WHEREAS the land owner is now the absolute owner and seized and possessed of all that piece and parcel of land measuring about **02 Katha or 3.30 Dec.** comprising in R.S. Dag No. 2205 , R.S. Khatian no. 5367,

(3)

*Srimanta Mukhopadhyaya
Tanmoy Mukherjee*

Priyanka Sen

Mouza Baruipur, J.L. No. 31 Re Sa No. 71 Touji No. 250 Pargana Medanmolla, Police Station Baruipur Ward No.5 of Baruipur Municipality, in the District South 24 Parganas be the same a little more or less is free from all encumbrances, lien, lispendences, charges whatsoever, hereunder written and the said land has been more fully and particularly described in the schedule hereunder written.

AND WHEREAS the landowner entered into an agreement on 8th day of November 2023 with S.T. Construction a Partnership Firm represented by its partners **(I) SRI SRIMANTA MUKHOPADHYAYA** (P.A.N. AJLPM86161L, Aadhar 8277 0461 2222, Mobile No.9432553807 son of Late Onkar Nath Mukhopadhyaya, **(II) SRI TANMOY MUKHERJEE** (P.A.N. AKGPM6214L. Aadhar 8101 3098 9986, Mobile No.9153036911) son of Sri Tapan Mukherjee, both are by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Nandipara Road, Bhattacharjee Para, Post Office and Police Station Baruipur, Kolkata-700144, District South 24 Parganas in respect of construction of a multistoried building upon the Schedule land mentioned hereunder on fulfilment of several terms and conditions mentioned in the Development Agreement being No.9.657..... for the year 2023.

AND WHEREAS in pursuance of the said development agreement the landowner hereby executed this power of attorney in favour of **(I) SRI SRIMANTA MUKHOPADHYAYA** son of Late Onkar Nath

(4)

Suman Mukherjee
Tanmoy Mukherjee

Priyanka Sen.

Mukhopadhyaya, (II) SRI TANMOY MUKHERJEE son of Sri Tapan Mukherjee are hereby appointed as lawfull constituted attorney in our name and on our behalf to do execute and perform the following acts, deeds, matters and things without prejudice to their rights:

1. To construct the multistoried building upon the Schedule land mentioned hereunder in accordance with the plan to be sanctioned by the Baruipur Municipality or any other authority and to sign on our behalf in the building plan and to file and obtain the same from concerned authority and to take all other necessary steps in the Baruipur Municipality or any other office.
2. To negotiate on terms for and to agree for sale of Flats to any intending purchaser or purchasers at such price or prices at any time which our said attorney in his absolute discretion thinks fit and proper in respect of the Developer's Allocation mentioned in "PART II" of the said registered Development Agreement.
3. To book Flats and to enter into all agreement for sale or sales of Flats which are to be constructed on the Schedule property mentioned hereunder in respect of Developer's Allocation mentioned in the said registered Development Agreement.
4. To receive the earnest money from the intending purchaser or purchasers and also the balance amount on completion of such sale or

(5)

Samantlaluludh-padhye
Ganraj Muthreja.

Priyanka Sen.

sales and to give good and valid receipt for the same in respect of Developer's Allocation mentioned in the said registered Development Agreement.

5. To sign and execute the applications or deed or deeds or do all the necessary acts for the said property mentioned in the Schedule hereunder written in favour of purchaser or purchasers or their nominee or nominees in respect of the Developer's Allocation mentioned in the said registered Development Agreement.

6. To sign and execute all other deeds, instruments and assurances, on our behalf, which our Attorney shall consider necessary and enter into and/or agree to such covenants and conditions as may be required for fully and effectually securing the rights, title and interest of the others in respect of the said property.

7. To make, sign and verify and application and/or plan objection to the appropriate authorities of B.L. & L.R.O. Department, Baruipur Municipality etc., for all license permission, sanction and/or modification consent etc. required under the law and Regulations framed by such authorities, in respect of the said property mentioned in the Schedule hereunder.

(6)

Pradyumn Kumar Singh
Jammu Muthreja

Pradyumn Sen.

8. To negotiate, sell and make agreement with the intended purchaser and take money from them as advance and or consideration and deposit the same in his own account and to spend the same in his absolute discretion think best fit and proper in respect of the sale of the Developer's Allocation mentioned in the Development Agreement.

9. To appear and present before Baruipur Municipality or any other authority concerned on our behalf and also to apply before the appropriate authorities for mutation of the said property and complete mutation on our behalf and do all the necessary works for the such mutation work and my Attorney shall do all the acts, for sanction of the plan or modified plan on the said land by appropriate person/s from concerned authorities, for and on our behalf as and when our said Attorney shall deem fit and proper and also to apply for to effect mutation of the said property in Baruipur Municipality and/or Land Revenue Department in favour of us, which our said Attorney may think fit and proper and also to sign all applications therefore.

10. To appear and represent before any court including Hon'ble High Court and also Tribunals for and on our behalf and to appoint and engage Advocate for instituting or defending any suit or proceedings in court of Law and to sign all plaints, applications, petitions, written statements, etc.. and to affirm any affidavit on my behalf and in doing it, may appoint Lawyer and to pay fees and charges and sign the Vakalatnama on our

(7)

Pranjanka Sen
Ranjana Mukherjee

Pranjanka Sen

behalf for the purpose of the same in respect of the said property described in the Schedule hereunder.

11. To sign and execute all documents, Petitions, Conveyance deeds, and transfer deeds or agreement or Conveyance deeds, Declaration Deeds, Instruments and assurances on our behalf, which our said Attorney shall consider necessary and to enter into and/or to such covenants and conditions as may be required for fully and effectually conveying the said property or part thereof.

12. To present any such conveyance or conveyances of Developer Allocation for registration and to admit execution before the Sub-Registrar, District Registrar or Additional Registrar of Assurances having authority for and to have the said conveyance registered and to do acts, deeds and things which our said Attorney shall think necessary for conveying the said property or part thereof to the Purchasers and receive part or full consideration in connection there to and to effect mutation of the same in favour of the intending purchasers.

13. And generally to do execute and perform any other act or acts, deed or deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be done, executed and performed in respect of our said property described in the Schedule hereunder written fully and effectually

(8)
Srinivasulu Murthy
Sourav Muthyaji.

Priyanka Sen.

as, I, myself could do the same in respect of the Developer's Allocation mentioned in the Development Agreement.

14. To pay all rates, taxes, charges expenses and other outgoing whatsoever payable for and on account of the said property or any part thereof and similarly to receive excess payment receivable from concerned authorities.

15. To pay for obtain any other sanction such other order and permission from the necessary authorities as expedient for any other sanction/modification and/or alterations of the plan and other papers and documents as may be required by the necessary authorities in respect of the said property mentioned in the Schedule hereunder.

16. To receive the excess amount of fees if any paid for the purpose of such any other sanctioned/modification and/or alteration of the plan and or purpose related thereto from any authority or authorities on our behalf in respect of the said property mentioned in the Schedule hereunder.

17. To apply for and obtain electricity, gas, water sewerage, drain, telephones or other connection of any other nature in the said property and/or make alteration the in and/or have disconnected the same and for that to sign execute and all papers, applications documents and plans and

ADW.

(9)

to do all other acts, deeds and things as may be deemed fit and proper in respect of the said property mentioned in the Schedule hereunder

AND We hereby agree to confirm and ratify all acts, deeds, things done by the said Attorney by virtue of these presents on our behalf and the same shall be deemed to be done by us on our behalf and binding on us as if the same has been done by us.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of the Vacant Bastu Land measuring about **02 Katha or 3.30 Decimal** comprising in R.S. Dag No. ~~2205~~ of R.S. Khatian no. 5367, Mouza Baruipur, J.L. No. 31 Re Sa No. 71 Touji No. 250 Pargana Medanmolla under Baruipur Municipality Ward No.5, Holding No. 525, Police Station Baruipur in the District South 24 Parganas and the entire land is butted and bounded as follows :

On the North: Land in Dag No. 2205 Plot No. 5

On the South : Land in Dag No. 2205 Plot No. 2

On the East : 12Ft. Wide Common Passage (Municipal Road)

On the West : Land in Dag No. 2205 Plot No. 4

The land is situated at K.M. Roy Chowdhury Road by lane 10 Ft. Municipal Road .

(10)

Srimanta Mukherjee
Jannoy Mukherjee

Prityanka Sen.

IN WITNESS WHEREOF we do hereby unto put our signature in the deed this 8th day of November 2023 .

WITNESSES:

1. *[Signature]*
A. G. Ghosh

2. *[Signature]*
Lt. Prityanka Sen
Deutapara, Baruipur

Drafted by

Jagannath Baidya
ENR 856/98 Adv.
Baruipur civil court.

Prityanka Sen.

Signature of the Executant






























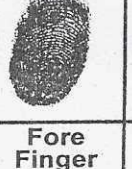



S. T. CONSTRUCTION

Srimanta Mukherjee
Jannoy Mukherjee Partner

Signature of the Attorneys

Typed by

Amit Kumar Das
Amit Kumar Das
Baruipur, Kolkata - 700 144

Claimant / Presentant		Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
 Name <u>SRIHANTA MUKHERJEE</u> Signature <i>Srihanta Mukherjee</i>	Left Hand					
	Right Hand					
Claimant / Executant  Name <u>Hanmoy Mukherjee</u> Signature.....	Left Hand					
	Right Hand					
Claimant / Executant  Name <u>Priyanka Sen</u> Signature <u>Priyanka Sen</u>	Left Hand					
	Right Hand					
Claimant / Executant Name Signature.....	Left Hand					
	Right Hand					



Government of West Bengal



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

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

Signature / LTI Sheet of Query No/Year 16113002765167/2023

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	Priyanka Sen Baruiपुर Duttapara, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24- Parganas, West Bengal, India, PIN:- 700144	Principal			Priyanka Sen. 08/11/23
2	Srimanta Mukhopadhyaya Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Represent ative of Attorney [S T Constructi on]			Srimanta Mukhopadhyaya 08/11/2023
3	Tanmoy Mukherjee Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:- South 24-Parganas, West Bengal, India, PIN:- 700144	Represent ative of Attorney [S T Constructi on]			Tanmoy Mukherjee 8.11.23.

Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
Shyamlal Ray Son of Late Bhupal Ray Tripuranagar, City:- , P.O:- Tripuranagar, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610	Priyanka Sen, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			<i>Subh. Mandal</i> 2/11/2023

Subh. Mandal
(Subhrangshu Shekhar
Mandal)

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

Major Information of the Deed

Deed No :	I-1611-09662/2023	Date of Registration	09/11/2023
Query No / Year	1611-3002765167/2023	Office where deed is registered	
Query Date	06/11/2023 4:57:21 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamal Ray Baruipur, Thana : Baruipur, District: South 24-Parganas, WEST BENGAL, Mobile No. : 9836825519, Status : Advocate		
Transaction	Additional Transaction		
[0139] Sale, Development Power of Attorney			
Set Forth value	Market Value		
	Rs. 13,49,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 5,000/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Baruipur, Municipality: BARUIPUR, Road: K.M.Raychowdhury Road, Mouza: Baruipur, , Ward No: 5, Holding No:524 JI No: 31, Pin Code : 700144

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	RS-2205	RS-5367	Bastu	Danga	2 Katha		13,49,999/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
Grand Total :					3.3Dec	0 /-	13,49,999 /-	

Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Priyanka Sen (Presentant) Wife of Udayan Sen Baruipur Duttapara, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ccxxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 08/11/2023 , Admitted by: Self, Date of Admission: 08/11/2023 ,Place : Pvt. Residence

Key Details :**Name,Address,Photo,Finger print and Signature****S T Construction**

Baruipur Dutta Para Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 , PAN No.:: adxxxxxx8r,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	Srimanta Mukhopadhyaya Son of Late Onkar Nath Mukhopadhyaya Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJxxxxxx6L, Aadhaar No: 82xxxxxxxx2222 Status : Representative, Representative of : S T Construction (as partner)
2	Tanmoy Mukherjee Son of Tapan Mukherjee Nandipara Road Bhattacharjee Para, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx4L, Aadhaar No: 81xxxxxxxx9986 Status : Representative, Representative of : S T Construction (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Shyamlal Ray Son of Late Bhupal Ray Tripuranagar, City:- , P.O:- Tripuranagar, P.S:-Baruipur, District:-South 24- Parganas, West Bengal, India, PIN:- 743610			
Identifier Of Priyanka Sen, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			

Endorsement For Deed Number : I - 161109662 / 2023

16-11-2023

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 13,49,999/-

Subhramandal

Subhramangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 08-11-2023

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

Presented for registration at 16:55 hrs on 08-11-2023, at the Private residence by Priyanka Sen ,Executant.

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

Execution is admitted on 08/11/2023 by Priyanka Sen, Wife of Udayan Sen, Baruiपुर Duttapara, P.O: Baruiपुर, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Indetified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

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

Execution is admitted on 08-11-2023 by Srimanta Mukhopadhyaya, partner, S T Construction, Baruiपुर Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Execution is admitted on 08-11-2023 by Tanmoy Mukherjee, partner, S T Construction, Baruiपुर Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Indetified by Shyamlal Ray, , Son of Late Bhupal Ray, Tripuranagar, P.O: Tripuranagar, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 743610, by caste Hindu, by profession Business

Subhramandal

Subhramangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

On 09-11-2023

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 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

at of Stamp Duty

ed that required Stamp Duty payable for this document is Rs. 5,000/- and Stamp Duty paid by Stamp Rs
0.00/-

Description of Stamp

Stamp: Type: Court Fees, Amount: Rs.10.00/-

Stamp: Type: Impressed, Serial no 1451, Amount: Rs.5,000.00/-, Date of Purchase: 08/11/2023, Vendor name: P
DEY

S. Mandal

Subhrangshu Shekhar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1611-2023, Page from 198170 to 198188
being No 161109662 for the year 2023.



Subhramandal

Digitally signed by SUBHRANGSHU SHEKHAR
MANDAL
Date: 2023.11.10 12:12:46 +05:30
Reason: Digital Signing of Deed.

(Subhrangshu Shekhar Mandal) 10/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BARUIPUR
West Bengal.