

Q- 4425/24

L- 4397/24



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL 0 18/987/02/24 AR 553836

12:20  
16.5.24

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

Address: District Sub-Registrar  
Barasipur, South 24 Parganas

16 MAY 2024

*✓ Aparna Mukherjee*

S. T. CONSTRUCTION

*Baranay Mukherjee*  
Partner

*Srinanta Mukherjee*  
Partner

DEVELOPMENT POWER OF ATTORNEY  
AFTER REGISTERED DEVELOPMENT AGREEMENT

C/M

3713 16/05/2024

নং ডায়  
কোড  
কোড

Mukherjee, Banipur

ভেদ্যার :- শ্রী প্রণব দে  
বারুইপুর সাব-রেজিষ্টারী অফিস  
জেলা- দাক্ষিণ ২৪ পরগণা

Bhattacharyya

Newipur Road Banipur

19/05/24

19/05/24

NOTARIAL SECTION



Dist. Sub-Registrar  
Baripur, South 24 Parganas

16 MAY 2024

Handwritten notes in Bengali script, including the number '11' and some illegible text.

(2)

*✓ Aparna Mukherjee*

S. T. CONSTRUCTION

*Srimanta Mukhopadhyaya*  
Partner  
*Harvey Mukherjee*  
Partner

**KNOW ALL MEN BY THESE PRESENTS** that I, **APARNA MUKHERJEE**, W/o Srimanta Mukhopadhyaya, PAN- CIXPM1991D, by faith Hindu, by Nationality Indian, by Occupation- Business, residing at Baruipur Bhattacharjee Para Nandipara Road, P.O. & P.S. Baruipur, Dist. South 24 Parganas, Kolkata- 700144 Are the absolute owner ALL THAT piece and parcel of the Vacant Bastu Land measuring about **02 Katha 29 Sq. ft.** comprising in R.S. Dag No. 2205 of C.S. Khatian No. 380 & 917 corresponding to 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. 514, Police Station Baruipur in the District South 24 Parganas and particularly described in the schedule hereunder written.

WHEREAS with a view to develop the said land by constructing of a multi storied building I have made a development Agreement dated **01-03-2024** Being Deed No. 01930 with **S.T. CONSTRUCTION** (PAN. ADOFS 4098R) a Partnership Firm, having its office at Bhattacharjee Para, Duttapara 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. AJLPM8616L, Mobile No.9432553807, Voter ID No. WB/18/104/312468 son of Late Onkar Nath Mukhopadhyaya, **(II) SRI TANMOY MUKHERJEE** (P.A.N. AKGPM6214L, Mobile No.9153036911) son of Sri Tapan Mukherjee, both are by faith Hindu, by Nationality Indian, by

*CMU*

(3)

*Apornabherjee*

S. T. CONSTRUCTION

*Srinantak Mukherjee*  
Partner  
*Jayraj Mukherjee*  
Partner

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 follows -

1. To look after and maintain the Schedule mentioned property and to enter in possession of the said land and every part thereof .
2. To construct the multi storied building upon the said land mentioned in the Schedule herein below in accordance with the sanctioned Plan in our name and to sign on our behalf in the proposed Site Plan ; Revised Plan and. or any modifications plan or plans and to renew the plan if required and to file and obtain the same and other documents, applications , statements , declaration, occupancy certificate , undertaking , valuation , writings, premises , verification , objection if any and to take all other necessary steps relating to land from the Baruipur Municipality all are in respect of construction and to complete of the proposed building .
3. To negotiate on terms for and to agree and to enter into and conclude any agreement for sell our building consisting of different flats , car parking spaces, shops, spaces units and the part there of mentioned in the schedule hereunder written except owners allocation to any purchaser or purchasers at such price which

*GMU*



(4)

APARNA MUKHERJEE

S. T. CONSTRUCTION

Surmananda Mukherjee  
Partner

- agreed upon and/or cancel or repudiate the same in the manner they deems fit and proper.
4. To appear and represent before the appropriate authorities including Baruipur Municipality, Fire Brigade, West Bengal police and all other competent authority of Government of West Bengal relating to proposed constructional work.
  5. To take delivery of Title deeds and title documents relating to land and submits photocopy of the same concerning the Premises and also papers may be required by the concerned authority and to appoint Engineer, Architect and other agent. Sub-Contractor for the aforesaid purpose as the said attorney shall think fit and proper .
  6. To apply for obtaining electricity (transformer and meter) , water , supply , sewerage , drainage and/or other connecting of any other utility to the said premises and or make alternative arrangement thereon and for that purpose to sign, execute , submit and/or deposit money before the appropriate authorities of all papers , applications, documents and other acts , matters or things as may be deem fit and proper by the said attorney except owners' electricity connection.
  7. To pay all rents, taxes , charges , expenses and other outgoings whatsoever paying and/or account of the said Premises or any part thereof from the date of this Agreement.
  8. To apply for and obtained the completion certificate from the Baruipur Municipality.

G.M.M.

(5)

*Aparna Mukherjee*

S. T. CONSTRUCTION

*Suman Chakrabarty*  
Partner

9. To pay any surcharge or penalty to the competent authority if so charged by it that is the Baruipur Municipality or any other competent authority.

10. To enter into an agreement for Sale with the intending Purchaser /Purchasers as the nominee or nominees of the Developer and recover the earnest money or the full amount of the consideration from the intending purchaser/purchasers and to sign execute all agreement deeds or conveyance or conveyances for the Developer's allocation.

11. All acts, deeds things and execute all deeds or assurance as may be necessary in order to effectuate the aforesaid purpose and which our constituted attorney shall think best fit and proper.

12. To institute, commence prosecute, carry on or defend or resist of all suits and other actions and proceedings to be added as a party or to be non-suited or withdraw the same concerning the said property or any part thereof or concerning anything in which the Principal herein may be practice in any court in civil, criminal, revenue or Revisional Jurisdiction of the High Court under Article 226 of the Constitution of India etc. before Income tax Authorities and to sign verify all plaints written statements, Accounts, inventories to accept service of all Summons, Notice and other Judicial process to execute any judgment, Decree or other and to appoint and engage any solicitor, Advocate and to sign and execute any Vokatnama, Ekranamas or any kind of Affidavit.

*Copy*

(6)

*V. Aparna Mubherjee*

*S. T. CONSTRUCTION*  
*Srinivasulu Murthy* Partner  
*Narany Mubherjee* Partner

13. To sale, transfer or charge of the said premises or any part thereof and for that purpose to sign and execute all deeds or instruments to obtained loan and financial accommodation from any Bank, financial institution, person or persons as the case may be on such terms and conditions as the said Attorney shall think, fit and proper only for developer **Allocation**. Owners' have no liability in this matter.

14. To settle, adjust, compound, compromise or submit to arbitration in any relating to all auctions, suits, accounts, claims and disputes relating to the said property between ourselves and any other person or persons compounds or compromise the same.

15. To appear and represents for any such conveyance or conveyances, Lease Deed or declaration, instruments and writings or such documents or have perfects for registration before the Additional District Sub-Registrar, District Sub-Registrar or Registrar of Assurance in Calcutta having authority for unto have the said conveyance registered and to receive consideration price for developer's Allocation and to do all acts deed and things which our said Attorney shall consider necessary for conveying the said property or relating to it to the said purchaser or purchasers as fully and effectually in all respects as we could do the same.

16. To attend any court of law either Civil or Criminal and represent us in all Government Offices on our behalf in connection with the

*C. M.*

(7)

*A Parano Mubherjee*

S. T. CONSTRUCTION  
*Somanth Mubherjee* Partner  
*Yashraj Mubherjee* Partner

construction of the proposed building upon the said property mentioned in Schedule below .

17. To appoint, Architect, Civil Engineer, Structural Engineer , labour, labour contractor (Rajmistry), Carpenter , Electric Contractor , Plumbing and sanitary Contractor or other person or persons as may be require for the construction of the said proposed building .

18. To appear in any suit proceedings , motion , L.A office I.T. office etc. on its behalf and to represent us before the B.L. & L.R.O. for mutation , conversion etc. and to file the statement or objection , affidavit-in-opposition etc if required in connection with the land mentioned in the Schedule hereinbelow .

19. To ask for demand , recover receive and collect all money due and payable in connection with the said proposed building or construction and to settle compromise or compound any debt or claim whatsoever.

20. To advertise in the News Papers for procuring flats / Units/ Shops/ Car Parking Spaces and to effect Sign Board or hoarding in the name of Company / firm of the said Attorney.

*G.M.U.*



(8)

*Aparna Mubherjee*

T. CONSTRUCTION  
*Sumanth Kumar Padhye* Partner  
*Young Mubherjee* Partner

21. To receipt compensation payable in respect of any acquisition and/or requisition of the said premises of any part thereof for the developer's allocation .

22. To sign declare and/or affirm any plan , written statement , petition, affidavit, verification , vokatnama , Ekranamas, warrant of attorney , memo of appeal or any way connection therewith .

23. To call the tender quotation etc. from the supplier for supply cement, iron rod, sand, wood, iron grill and to appoint them as the Attorney shall think fit and proper .

24. To deliver possession of flat/ flats , Shops , Units , spaces, Car Parking space etc. except Owner's Allocation as per said development Agreement with undivided proportionate share of land along with other amenities relating thereto either in complete or incomplete , finished or semi-finished condition which our constituted Attorney shall think best , fit and proper in respect of Developer's Allocation .

25. To file and submit all declaration statements , applications and/or return to the competent authority or any other concerned authorities in connection with the matters wherein contained .

*G.M.*

(9)

*Aparna Mukherjee*

**S. T. CONSTRUCTION**  
*Somanath Mukherjee* Partner  
*Henry Mukherjee* Partner

AND the principal herein do hereby agree to ratify and confirm whatsoever all acts, deeds and things, lawfully and bonafide done by our said Attorney which shall be constituted as our acts, deeds, and things done by us to all intents and purpose and if the principal herein personally presents even notwithstanding the facts that no special power in that behalf is contained in these presents.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT piece and parcel of the Vacant Bastu Land measuring about **02 Katha 29 Sq. ft.** comprising in R.S. Dag No. 2205 of C.S. Khatian No. 380 & 917 corresponding to 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. 514, Police Station Baruipur in the District South 24 Parganas having rent as per Govt. norms payable to the collector south 24 Parganas on behalf of the State of West Bengal. The entire land is butted and bounded as follows :

On the North: Land in Dag No. 2205 Plot No. 3

On the South : Municipal Road

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

On the West : Land in Dag No. 2205 Plot No. 1

**The land is situated at 12 Ft. Municipal Road with is attach K.M. Roy Chowdhury Road.**

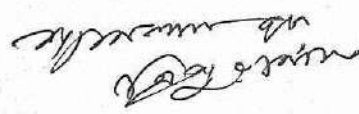
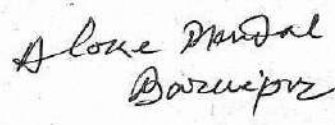
*G.M.*

Aparna Mukherjee

S. T. CONSTRUCTION  
Sumanth Kumar Padhye Partner  
Jannay Mukherjee Partner

IN WITNESS WHEREOF we do hereby unto put our signature in the deed this 15<sup>th</sup> day of May 2024 .

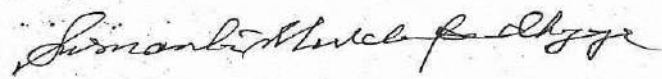
WITNESSES:

1. 
2. 

Drafted by

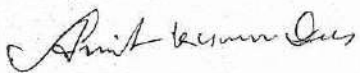
Gurusdas Narayan  
R-NO: 1286 of  
Baruipur Cent-

Aparna Mukherjee  
Signature of the Executant




  
Jannay Mukherjee

Signature of the Attorneys

Typed by

  
Amit Kumar Das

Baruipur, Kolkata - 700 144

<p>দাখিলকারক / দাতা / গ্রহীতা :</p>  <p>বামহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>নাম <u>APARNA MUKHERJEE</u></p> <p>স্বাক্ষর <u>Aparna Mukherjee</u></p> <p>ডানহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>দাখিলকারক / দাতা / গ্রহীতা :</p>  <p>বামহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>নাম <u>S.RIMANTA MUCHHOPADHYAY</u></p> <p>স্বাক্ষর <u>Srimanta Muchhopadhyay</u></p> <p>ডানহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>দাখিলকারক / দাতা / গ্রহীতা :</p>  <p>বামহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>নাম <u>Joyney Malchouj</u></p> <p>স্বাক্ষর .....</p> <p>ডানহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>দাখিলকারক / দাতা / গ্রহীতা :</p> <p>বামহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা
<p>নাম .....</p> <p>স্বাক্ষর .....</p> <p>ডানহস্ত</p>	বৃদ্ধাঙ্গুল	তর্জনী	মধ্যমা	অনামিকা	কনিষ্ঠা



### Major Information of the Deed



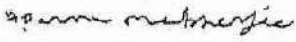
Deed No :	I-1611-04397/2024	Date of Registration	16/05/2024
Query No / Year	1611-8000987102/2024	Office where deed is registered	
Query Date	19/04/2024 5:39:39 PM	A.D.S.R. BARUIPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	Shyamlal Ray Baruipur, Thana : Baruipur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9836825519, Status :Advocate		
Transaction	Additional Transaction		
<b>[0138] Sale, Development Power of Attorney after Registered Development Agreement</b>			
Set Forth value	Market Value		
Rs. 10,000/-	Rs. 13,77,186/-		
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]:- 161101930/2024 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:514 Pin Code : 700144

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-2205	RS-5367	Bastu	Bastu	2 Katha 29 Sq Ft	10,000/-	13,77,186/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>					<b>3.3665Dec</b>	<b>10,000 /-</b>	<b>13,77,186 /-</b>	

### Principal Details :






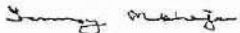
Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Aparna Mukherjee (Presentant )</b> Wife of Srimanta Mukhopadhyay Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office		 Captured	
		16/05/2024	LTI 16/05/2024	16/05/2024

Baruipur Bhattacharjee Para Nandipara Road, 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 Date of Birth:XX-XX-1XX8 , PAN No.:: cixxxxxx1d, Aadhaar No: 74xxxxxxxx4778, Status :Individual, Executed by: Self, Date of Execution: 15/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024 ,Place : Office




**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>S T Construction</b> Nandipara Dutta Para Road, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144 Date of Incorporation:XX-XX-2XX6 , 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	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Srimanta Mukhopadhyaya</b> Son of Late Onkar Nath Mukhopadhyaya Date of Execution - 15/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 <small>May 16 2024 1:24PM</small>	 Captured <small>LTI 16/05/2024</small>	 <small>16/05/2024</small>
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, Date of Birth:XX-XX-1XX2 , PAN No.:: AJxxxxxx6L, Aadhaar No: 82xxxxxxxx2222 Status : Representative, Representative of : S T Construction (as partner)				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Tanmoy Mukherjee</b> Son of Tapan Mukherjee Date of Execution - 15/05/2024 , Admitted by: Self, Date of Admission: 16/05/2024, Place of Admission of Execution: Office	 <small>May 16 2024 1:24PM</small>	 Captured <small>LTI 16/05/2024</small>	 <small>16/05/2024</small>
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, Date of Birth:XX-XX-1XX5 , PAN No.:: AKxxxxxx4L, Aadhaar No: 81xxxxxxxx9986 Status : Representative, Representative of : S T Construction (as partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Shyamlal Roy</b> Son of Late Bhupal Ch Roy Tripuranagar, City:- Baruipur, P.O:- Ramgopalpur, P.S:-Baruipur, District:- South 24-Parganas, West Bengal, India, PIN:- 743387		 Captured	
	16/05/2024	16/05/2024	16/05/2024
Identifier Of Aparna Mukherjee, Srimanta Mukhopadhyaya, Tanmoy Mukherjee			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Aparna Mukherjee	S T Construction-3.36646 Dec

Endorsement For Deed Number : I - 161104397 / 2024

On 19-04-2024

**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 13,77,186/-

*Subhrangshu Mandal*

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

On 16-05-2024

**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 12:20 hrs on 16-05-2024, at the Office of the A.D.S.R. BARUIPUR by Aparna Mukherjee ,Executant.

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

Execution is admitted on 16/05/2024 by Aparna Mukherjee, Wife of Srimanta Mukhopadhyay, Baruiपुर Bhattacherjee Para Nandipara Road, P.O: Baruiपुर, Thana: Baruiपुर, , South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by Profession Business

Identified by Shyamlal Roy, , Son of Late Bhupal Ch Roy, Tripuranagar, P.O: Ramgopalpur, Thana: Baruiपुर, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Business

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

Execution is admitted on 16-05-2024 by Srimanta Mukhopadhyaya, partner, S T Construction, Nandipara Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Shyamlal Roy, , Son of Late Bhupal Ch Roy, Tripuranagar, P.O: Ramgopalpur, Thana: Baruiपुर, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Business

Execution is admitted on 16-05-2024 by Tanmoy Mukherjee, partner, S T Construction, Nandipara Dutta Para Road, City:- , P.O:- Baruiपुर, P.S:-Baruiपुर, District:-South 24-Parganas, West Bengal, India, PIN:- 700144

Identified by Shyamlal Roy, , Son of Late Bhupal Ch Roy, Tripuranagar, P.O: Ramgopalpur, Thana: Baruiपुर, , City/Town: BARUIPUR, South 24-Parganas, WEST BENGAL, India, PIN - 743387, by caste Hindu, by profession Business

**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/-



**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3713, Amount: Rs.100.00/-, Date of Purchase: 15/05/2024, 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 1611-2024, Page from 87851 to 87868  
being No 161104397 for the year 2024.**



*S. Mandal*

Digitally signed by SUBHRANGSHU SHEKHAR  
MANDAL  
Date: 2024.05.17 13:40:27 +05:30  
Reason: Digital Signing of Deed.

**(Subhrangshu Shekhar Mandal) 17/05/2024  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BARUIPUR  
West Bengal.**