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1-372/2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 204982

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

Addl. Dist. Sub-Registrar
Alipore, South 24 Parganas

10 MAR. 2023

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, 1) PRANAB CHOWDHURY (PAN NO. ALDPC1453F, Aadhar No. 424144218556 & Mobile No. 9830123817), son of Late Sisir Bindu Chowdhury, by faith Hindu, by Nationality Indian, by occupation- Service, residing at Fartabad Road, Karmandir Club, P.O. Rajpur, P.S. Sonarpur, Kolkata-700084, District 24-Parganas (South), 2) SUBHRAJYOTI GUHA ROY (PAN NO.

05021

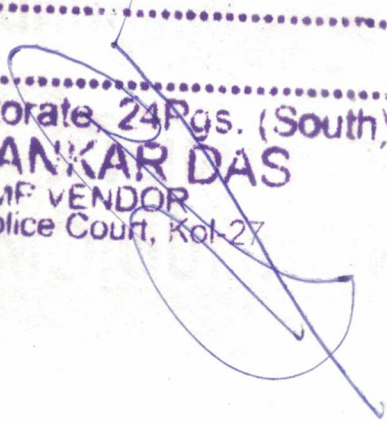
09 MAR 2023

No.....Rs. 100/- Date.....

Name : *Dipayan Chosh*

Address : Advocate
Alipur Police Court
Kolkata- 27

Vendor :
Alipore Collectorate, 24 Pgs. (South)
SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, Kol-27



AP 304025 9A

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*Identified by me
Dipayan Chosh
Advocate
Alipur Police Court
Kolkata- 27.*

Addl. Dist. Sub-Registrar
Alipore
10 MAR 2023
South 24 Parganas
Kolkata- 700027

AKOPG1825F, Aadhar No. 237667403319 & Mobile No. 9051552727), son of Late Amaresh Guha Roy, by faith Hindu, by Nationality Indian, by occupation- Service, residing at 70, South Sinthee Road, Block-C, 5th Floor, Flat No. 521, near Peyara Bagan Play Ground, P.O. Ghugudanga, P.S. Dumdum, Pin- 700030, District 24-Parganas (North), do hereby nominate, constitute and appoint **PALLAB GHOSH (PAN NO. BMDPG2037B, Aadhar No. 478022181476 & Mobile No. 9903538583),** son of Late Umapada Ghosh, by faith Hindu, by Nationality Indian, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, as our true and lawful constituted **ATTORNEY** in our name and on our behalf to do or execute or caused to be done and executed all such acts, deeds, matters and things :-

WHEREAS we are the absolute owners of the **ALL THAT** piece and parcel of two separate plots of land (adjacent to each other) containing total area **3 (Three) Cottahs 00 Chittak 00 sq.ft.** more or less together with 900 Sq.Ft. Tin Shed residential structure standing thereon lying or situate at and being municipal **Premises No. 335, Ashok Road,** Kolkata -700084, (also known as Postal Address 10, Dabur Park) under **Police Station Jadavpur now Patuli,** Kolkata 700084, within the municipal limits of **Ward No. 101** of the Kolkata Municipal Corporation, bearing Assessee No. 31-101-02-

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Addl. Dist. Sub-Registrar
Alipore
10 MAR 2023
South 24 Parganas
Kolkata- 700027

0335-5, Addl. District Sub-Registry office at Alipore, Dist. 24-Parganas(South), comprised in Dag/s, Khatian/s & Mouza/s mentioned hereunder :

Mouza	Dag no.	R.S. Khatian No.	Area of land
Bademashar J.L.No. 31, R.S. No. 17, Pargana Khaspur, Touzi Nos. 246,	340	62 (Old-76)	2 K 00 Ch 29 Sft.
Royapur J.L.No. 33, R.S. No. 20, Pargana Khaspur, Touzi No. 56	918/1386	391	0 K 15 Ch 16 Sft
		Total	3 K 00 Ch 00 Sft.

AND WHEREAS for better use and enjoyment of the aforesaid Property we have enter in to a registered Agreement for Development with our Lawful Attorney **PALLAB GHOSH (sole Proprietor of M/s. NAIWRITA ENTERPRISE)**, son of Late Umapada Ghosh, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, which has duly executed and registered on 10.03.2023 before the A.D.S.R. at Alipore recorded in Book No. 1, Being No. **I-369**, for the year 2023 to raise construction of a Straight 3 Storied building

Pallab Ghosh



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Addl. Dist. Sub-Registrar
Alipore
10 MAR 2023
South 24 Parganas
Kolkata-700027

consisting of several self-contained flats, car parking space, Shop Room, Office Space etc. under certain terms and conditions as mentioned in the said Agreement for Development.

AND WHEREAS in terms of the said Agreement it has become necessary to appoint said **PALLAB GHOSH, (sole Proprietor of M/s. NAIWRITA ENTERPRISE)**, son of Late Umapada Ghosh, by occupation Business, residing at 4/84A, Vidyasagar Colony, P.O. Naktala, P.S. Netajinagar, Kolkata 700047, as our lawful attorney to construct a Straight 3 Storied building under his supervision, management and administration and also to sale the Developer's Allocation of the proposed Straight 3 Storied building and to do, execute and perform or cause to be done, execute and performed all or any of the following acts and deeds:-

1. To do all acts, deeds, matters and things necessary for or in any manner connected with the aforesaid property fully mentioned in the schedule hereunder written or any part thereof.
2. To conduct all correspondence relating to the said property belonging to us.



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Addl. Dist. Sub-Registrar
Alipore
10 MAR 2023
South 24 Parganas
Kolkata-700027

3. To sign all applications forms, declarations, statements, documents and any other writings for any purpose or purposes whatsoever in connection with our afore said property or any part thereof.
4. To execute, declare and affirm all Applications, Petitions, Affidavit, Indemnity Bond, Plaints, Written Statements and other necessary documents in our name and on our behalf and to accept any letters, notices or service of summons or other legal proceeds that may be served upon us and to appear before any Judge, Magistrate, Revenue Office, Taxation or other Officer or Authority, including Kolkata Municipal Corporation, Income Tax Department, to hear any suit or proceedings or any other inquiry relating to our said property.
5. To engage any Solicitor, Advocate or other expert by executing Vakalatnama as may be necessary for prosecuting and defending in the premises aforesaid or in any other matters relating to the said property as occasion may require.
6. To commence, prosecute, enforce, defend, answer or oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or any other matters in which we may hereafter be

interested or concerned and to settle, compromise, refer to arbitration, in any action or proceedings as aforesaid.

7. To appear on our behalf and represent us in any Court, Income Tax Authorities, Collector of Land Revenue, Kolkata Municipal Corporation, K.M.D.A., K.I.T., Police Authority, C.E.S.C. Ltd. or any other Govt., Semi-Govt. office, Public or Local authority or Body Corporate or any other authority concerned in respect of the affairs and management of the said property or any part thereof and to sign and execute all deeds, papers, Plan and documents etc. as and when reasonably require.
8. To prepare the drawing and or Building Plan/Plans etc. and submit the same before the Kolkata Municipal Corporation and to obtain the same in our name and on our behalf and to apply for and obtain all other necessary permission in respect of the aforesaid Property and to appear before the Drainage Department, Sewerage Department, Assessment Department, Water Works Department, Building Department, Law Department, Survey Department of Kolkata Municipal Corporation and to sign and execute all papers, Plan, things and obtain permission and the Authorities concern in respect of the aforesaid Property and also to deposited fees for the purpose

aforesaid and to appoint any Engineer, Architect etc for the purpose of proposed construction and relating thereto.

9. To sell, Transfer, Convey, Assign or otherwise to signed, execute and registered any documents (i.e, Agreement for sale, Deed of Sale, Deed of Assignment, Deed of Transfer etc.) in favour of any intending purchaser/ purchasers relating to the property under reference (consisting of Several Flats, Car Parking Space, Shop, Office space etc. out of Developers Allocation) in compliance with the terms and conditions of the Development Agreement together with Proportionate share of the land underneath the building at K.M.C **Premises No. 335, Ashok Road, Kolkata -700084**, (also known as Postal Address 10, Dabur Park), P.S. Jadavpur now Patuli, Kolkata 700084, being Assessee No. 31-101-02-0335-5, within the limits of Ward No. **101** of the Kolkata Municipal Corporation, and to receive or collect the earnest money, consideration money and booking money from the prospective purchaser or purchasers.

10. That our said Attorney have the right to take new electric connection in respect of the aforesaid premises from the C.E.S.C. Authority.

AND GENERALLY to do execute and perform any other act or Deeds matter or thing whatsoever which in the opinion of our said Attorney ought to be

done executed and performed in relating to our property or our concern engagement and business or affairs or incidental where thereto as fully and effectually as we could do the same if we personally present.

AND we are hereby agreed and undertake to ratify and confirm all and whatsoever our said Attorney under this power on our behalf contained, shall lawfully do execute and perform or cause to be done, executed and performed in exercise of this power, Authorities and hereby conferred upon under and by virtue of this Deed.

SCHEDULE OF THE PROPERTY REFERRED TO ABOVE

ALL THAT piece and parcel of two separate plots of land (adjacent to each other) containing total area **3 (Three) Cottahs 00 Chittak 00 sq.ft.** more or less together with 900 Sq.Ft residential structure standing thereon lying or situate at and being municipal **Premises No. 335, Ashok Road**, Kolkata -700084, (also known as Postal Address 10, Dabur Park) under **Police Station Jadavpur now Patuli**, Kolkata 700084, within the municipal limits of **Ward No. 101** of the Kolkata Municipal Corporation, bearing Assessee No. 31-101-02-0335-5, Addl. District Sub-Registry office

at Alipore, Dist. 24-Parganas(South), comprised in Dag/s, Khatian/s & Mouza/s mentioned hereunder :

Mouza	Dag no.	R.S. Khatian No.	Area of land
Bademashar J.L.No. 31, R.S. No. 17, Pargana Khaspur, Touzi Nos. 246,	340	62 (Old-76)	2 K 00 Ch 29 Sft.
Roypur J.L.No. 33, R.S. No. 20, Pargana Khaspur, Touzi No. 56	918/1386	391	0 K 15 Ch 16 Sft
		Total	3 K 00 Ch 00 Sft.

TOGETHER WITH all fittings, fixtures, installations, easement right over the road and/or passage and other benefits, facilities and advantages attached therein or thereto and the entire land with building and/or premises is butted and bounded in the manner following :

ON THE NORTH : Land of Mrs. Sikha Dhar.

ON THE SOUTH : Mouza Raipur Dag no.1386's land

ON THE EAST : Dag No. 343 of Mouza Bademashar

ON THE WEST : 12' ft. wide K.M.C. Road.

IN WITNESS WHEREOF We, the Principals/Executants hereunto have set and subscribed our hand on this the 10th day of March, 2023.

WITNESSES :

1. Dipayan Ghosh
Advocate
Alipore Police Court
Kolkata-77.

2. Pooja Banerjee
Alipore Police Court
Kolkata-77

Pooja Banerjee

Subhajyoti Guha Roy
SIGNATURE OF THE EXECUTANTS

I hereby accept the Development Power of Attorney


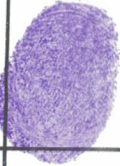
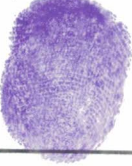

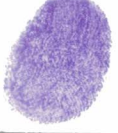
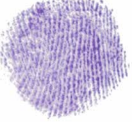
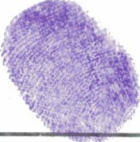
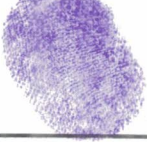
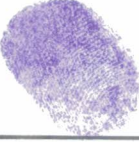

Pooja Banerjee
SIGNATURE OF THE ATTORNEY

Drafted by me:

Dipayan Ghosh
(DIPAYAN GHOSH)
Advocate 1/12/2007
Alipore Police Court
Kolkata-700027.











Type By:

or

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left hand					
right hand					

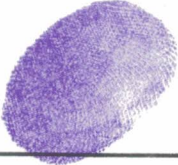

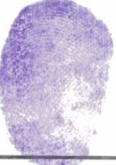







Name PRANAB CHOWDHURY

Signature *Pranab Chowdhury*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name SUBHRAJYOTI GUHA ROY

Signature *Subhrajyoti Guha Roy*

	Thumb	1 st finger	Middle Finger	Ring Finger	Small Finger
left hand					
right hand					

Name PALLAB GHOSH

Signature *Pallab Ghosh*

Major Information of the Deed

Deed No :	I-1605-00372/2023	Date of Registration	10/03/2023
Query No / Year	1605-8000634740/2023	Office where deed is registered	
Query Date	10/03/2023 12:40:08 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	DIPAYAN GHOSH ALIPORE, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9903538583, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 53,72,999/-		
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]:- 160500369/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :







District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road, , Premises No: 335, , Ward No: 101 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	(RS :-)		Bastu	3 Katha	1/-	51,29,999/-	Width of Approach Road: 12 Ft.,
Grand Total :				4.95Dec	1 /-	51,29,999 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	900 Sq Ft.	1/-	2,43,000/-	Structure Type: Structure
Floor No: 1, Area of floor : 900 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
Total :		900 sq ft	1 /-	2,43,000 /-	

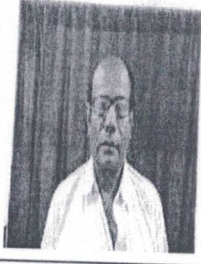


Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	PRANAB CHOWDHURY Son of Late SISIR BINDU CHOWDHURY Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	 10/03/2023	 LTI 10/03/2023	 10/03/2023
FARTABAD ROAD, KARMANDIR CLUB,, City:- , P.O:- RAJPUR, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: ALxxxxxx3F, Aadhaar No: 42xxxxxxxx8556, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				
2	SUBHRAJYOTI GUHA ROY Son of Late AMARESH GUHA ROY Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office	 10/03/2023	 LTI 10/03/2023	 10/03/2023
70, SOUTH SINTHEE ROAD, BLOCK - C, 5TH FLOOR, FLAT NO. 521, NEAR PEYARA BAGAN PLAY GROUND,, City:- , P.O:- GHUGUDANGA, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700030 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AKxxxxxx5F, Aadhaar No: 23xxxxxxxx3319, Status :Individual, Executed by: Self, Date of Execution: 10/03/2023 , Admitted by: Self, Date of Admission: 10/03/2023 ,Place : Office				




Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	NAIWRITA ENTEPRISE 4/84A, VIDYASAGAR COLONY, PIN-700047, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 , PAN No.:: bmxxxxxx7b,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name PALLAB GHOSH (Presentant) Son of Late UMAPADA GHOSH Date of Execution - 10/03/2023, , Admitted by: Self, Date of Admission: 10/03/2023, Place of Admission of Execution: Office	Photo  Mar 10 2023 1:01PM	Finger Print  LTI 10/03/2023	Signature  10/03/2023
4/84A, VIDYASAGAR COLONY,, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BMxxxxxx7B, Aadhaar No: 47xxxxxxxx1476 Status : Representative, Representative of : NAIWRITA ENTEPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr DIPAYAN GHOSH Son of Mr PALLAB GHOSH ALIPORE POLICE COURT, City:- Kolkata, P.O:- ALIPORE, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027	 10/03/2023	 10/03/2023	 10/03/2023
Identifier Of PRANAB CHOWDHURY, SUBHRAJYOTI GUHA ROY, PALLAB GHOSH			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	PRANAB CHOWDHURY	NAIWRITA ENTEPRISE-2.475 Dec
2	SUBHRAJYOTI GUHA ROY	NAIWRITA ENTEPRISE-2.475 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	PRANAB CHOWDHURY	NAIWRITA ENTEPRISE-450.00000000 Sq Ft
2	SUBHRAJYOTI GUHA ROY	NAIWRITA ENTEPRISE-450.00000000 Sq Ft

On 10-03-2023

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.

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

Presented for registration at 12:49 hrs on 10-03-2023, at the Office of the A.D.S.R. ALIPORE by PALLAB GHOSH ,.

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 53,72,999/-

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

Execution is admitted on 10/03/2023 by 1. PRANAB CHOWDHURY, Son of Late SISIR BINDU CHOWDHURY, FARTABAD ROAD, KARMANDIR CLUB,, P.O: RAJPUR, Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Service, 2. SUBHRAJYOTI GUHA ROY, Son of Late AMARESH GUHA ROY, 70, SOUTH SINTHEE ROAD, BLOCK - C, 5TH FLOOR, FLAT NO. 521, NEAR PEYARA BAGAN PLAY GROUND,, P.O: GHUGUDANGA, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700030, by caste Hindu, by Profession Service

Indetified by Mr DIPAYAN GHOSH, , , Son of Mr PALLAB GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-03-2023 by PALLAB GHOSH, PROPRIETOR, NAIWRITA ENTEPRISE (Sole Proprietorship), 4/84A, VIDYASAGAR COLONY, PIN-700047, City:- , P.O:- PATULI, P.S:-Patuli, District:-South 24-Parganas, West Bengal, India, PIN:- 700047

Indetified by Mr DIPAYAN GHOSH, , , Son of Mr PALLAB GHOSH, ALIPORE POLICE COURT, P.O: ALIPORE, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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 05021, Amount: Rs.100.00/-, Date of Purchase: 09/03/2023, Vendor name: Subhankar Das



MANIMALA CHAKRABORTY
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 1605-2023, Page from 12779 to 12795

being No 160500372 for the year 2023.



me

Digitally signed by MANIMALA
CHAKRABORTY
Date: 2023.03.10 14:17:56 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2023/03/10 02:17:56 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
