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पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AE 831170

Endorsement Sheet and signature
sheet attached with the document
are Part of the Document

Add. Dist. Sub-Registrar
Chandannagar Hooghly

15 MAR 2021

**GENERAL POWER OF ATTORNEY AFTER REGISTRATION
OF DEVELOPER'S AGREEMENT FOR DEVELOPMENT**


THE GENERAL POWER OF ATTORNEY after Registration of Developer's Agreement for Development is made on this 15th day of March in the year 2021 (Two Thousand Twenty One) of the Christian Era.

Cont.....P/2

KNOW ALL MEN BY THESE PRESENTS I, SRI TAPAS GHOSH S/o. Late Biswanath Ghosh (PAN AMAPG8524F), Aadhaar Card No. – 7808 0507 6650 by Caste Hindu, (Indian Citizen), by Profession Service, residing at 67, Netaji Pally, P.O. Angus, P.S. Bhadreswar, Dist. Hooghly, W.B. Pin 712221, in the State of West Bengal, hereinafter called & referred as the **PRINCIPAL** (which expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives executors, administrators, and assigns), as the executent/ land owner thereon appointed **Sri Sandip Dey** son of Late Dr. Khagendra Nath Dey, by caste Hindu, by profession Business, residing at Lichu Bagan, P.O. & P.S. Bhadreswar, Dist Hooghly, Pin -712124, **sole Proprietor of Dey's Enterprise**, a Proprietorship Firm, having its office at Lichu Bagan , P.O. & P.S. - Bhadreswar, Dist. Hooghly, Pin -712124, hereinafter called the Attorney.

WHEREAS

The Principal is describing, appointing, nominating and constituting the said **Sandip Dey**, to be his true and lawful Attorney/Attorney(s) in his place and stead to do the following acts, deeds and things in respect of the said premises Holding No 67, Netaji Pally, P.O. - Angus, P.S Bhadreswar, Dist. Hooghly, Pin -712221, in the State of West Bengal, morefully and particularly described in the schedule written here under.

 **NOW KNOW I ALL THESE PRESENTS WITNESSETH** that I, the said Principal(s) do hereby appoint and constitute the said **Sandip Dey**, to be my True and Lawful Attorney in my place and stead to do the following acts, deeds, and things jointly or severally in respect of the said premises described in the 'A' schedule of property except the 'B' schedule of property (owner's allocation as per development agreement mentioned herein below) written hereunder that is to say:-

1. To hold, defend possession of manage and maintain the said premises including the building as may be constructed thereon from time to time.
2. To appoint Architect or Architects, Engineers, Lawyers, Professionals of all/any fields as when shall be required for the smooth completion of the construction work, Contractors / Sub-Contractors as when required for smooth completion of the entire constructional work, agent, staff, securities and also to survey and the soil test of the said premises as and for that to make all correspondence with them and do all other acts and things as the Attorney shall think fit and proper.
3. To sign execute and submit all papers, applications, documents, statements, undertakings, declarations and plans as may be required for having the plan or plans for construction of building or buildings on the said premises sanctioned by the concerned authority or authorities.
4. To appear and represent me before the necessary/ appropriate authorities including the concerned plan sanctioning authority or authorities, Fire Brigades, Police Station, concerned department for electricity, local municipality etc. The competent authority under the Urban land (ceiling Regulation) Act, 1976 in connection with the sanction modification and/or alteration of the plan.
5. To pay fees, obtain sanction and such other orders and permissions from the necessary authorities as may be expedient for sanction, modification and/or alteration of the plan and also to submit and take delivery of this deeds concerning the said premises and other papers and documents as shall be required by the necessary authorities.

18 MAR 2011

6. To receive refund of the excess amount of fees, if any, paid for the purpose of sanction modification and/or alteration of the plan and/or for the purposes related thereto from any authority or authorities.
7. To develop the said premises by making construction of such type of building in accordance to the sanction building plan sanctioned by the concerned authority thereon as the said Attorney may deem fit and proper and for that to take down and demolish or remove and/or repair any house building and/or structure or whatsoever in nature existing on the said premises.
8. To apply for and obtain electricity, water, sewerage, drainage, telephone or other connections of any other utility in the said premises and/or to make alterations therein and to close down and/or have disconnected the same and for that to sign execute and submit all papers applications documents and plans and to do all other acts and things as may be deemed fit and proper by the said Attorney.
9. To apply for and obtain building materials from any suppliers / agents / builders / companies / factories or retailers or any other concerned authorities for construction of the building on the said premises.
10. To utilize or shift or have connected the existing utilities in the said premises in such a manner as the said Attorney may deem fit and proper.
11. Pay all rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or any part thereof and similarly to receive all incomings receivable for and on account of the said premises or any part thereof.
12. To appear and represent and sign on my behalf before all authorities including those under the Champdani Municipality for fixation and/or

finalization of the annual valuation and/or mutation of the said premises and for that to sign execute and submit necessary papers and documents and to do all other acts deeds and things as the said Attorney/attorneys may deem fit and proper.

13. To sign and execute, or enter into or modify and cancel all agreements, contracts, statements, declarations, assurances and other papers and documents on my behalf and in my name wherein I be the confirming party.
14. To file and submit declarations statements applications and/or returns to the necessary authority or authorities in connection with the matters herein contained.
15. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters concerning the said premises or any part thereof including relating to acquisition and/or requisition and/or tenancies in respect of the said premises or any part thereof in which I am now or may hereafter be interested or concerned and if think fit to compromise/settle refer to arbitrations abandon submit to judgment or become non-suited in any such action or proceedings as aforesaid before any Court, Civil or Criminal or Revenue including the Rent Controller.
16. To receive all compensation payable in respect of any acquisition and/or requisition of the said premises or any part thereof on my behalf.
17. To sign and verify declare and/or affirm plaints, written statement petition, affidavit verification, Vakalatnama, warrant of attorney, objections, cross objection or cross examinations, counter claims, application for execution review, pre stay or of whatsoever nature, Memorandum of Appeal, cross objections and to swear affidavits and

to do generally all other acts deeds and things as the attorney in its absolute discretion think fit and proper in any way therewith.

18. To compromise suits, appeals or other legal proceedings in any court Tribunal authority whatsoever and sign and verify applications thereof.
19. To receive any registered letters or any other documents in respect of the said property and to grant proper and effectual receipts in respect thereof.
20. To deposit and withdraw fees documents and money in and court or courts and/or any other person or authority and give valid receipts and discharges therefore.
21. a) The attorney shall be entitled to enter into Agreement for Sale with the intending purchaser/ purchasers on behalf of me in respect of sale of different flats/units in respect of flats falling within the Developers' allocation and to receive all booking money / earnest money and all moneys thereafter and to issue proper receipt for the same (except the 'B' schedule i.e. owner's allocation as referred to).

b) To sign and execute the Deed of Conveyance or all other documents needed for the transfer, to the intending purchaser(s), on behalf of the Owner(s) and to represent himself on behalf of the Owner(s), before the office of Sub-Registrar or District Registrar and to sign on behalf of the Owner(s), as Owner(s)/Vendors, subject to condition that our said attorney shall deposit my share of sale proceed money in my savings Bank Accounts.
22. This power of Attorney shall remain in effect and restricted only to the said building, buildings and the said property as written in the schedule hereunder, till the completion of the entire project.
23. In no event the said Attorney shall incur any liability on account of or in the name of the principal.

24. AND it is hereby expressly agreed that the said Attorney in his discretion shall be entitled to delegate such powers to such person or persons or to appoint substitute or substitutes as the said attorney shall in his absolute discretion think fit and proper and upon such delegation of the powers the person so authorized shall be entitled to exercise the powers conferred on him for smooth completion of the constructional work, provided however that the attorney shall not be entitled to delegate any authority entrusted to him to execute agreement for sale, conveyance deed etc., without specific prior permission of the principal(s).
25. And whereas that a Registered Development Agreement was already been signed between the Owner(s) and the Attorney as Developer in respect to the Scheduled property below at the A.D.S.R. Chandannagore, Hooghly, on 15.03.2021 Being Deed No. 1092 of 2021.
26. And I, the specified name of Principal(s) do hereby agree to ratify and confirm all acts and whatever my said attorney shall do, execute or perform or cause to be done, executed or performed in exercise of the Power of Authority hereunder conferred upon or otherwise expressly intended.

Be it mentioned here that the power of attorney is revocable one.

SCHEDULE-A

ABOVE REFERRED TO WHOLE PROPERTY

ALL THAT piece and parcel of **Bastu** Land measuring 0.049 Acre or more or less 3 katha 00 Chatak 10 sq.ft. along with 400 sq.ft. 20 years old One Storied Pucca Building situated at Monza Gourhati - Champdani. J.L. No. 21 (old), New 221 Sheet No. 8, Touzi No. 318B1, comprised in R.S. Khatian 1298, Corresponding to L.R. Khatian No. 8508, R.S. Dag No. 1322,

Corresponding to L.R. Dag No. 1373, under P.S. Bhadreswar, Dist. Hooghly, and AD.S.R. Office at Chandannagore under Champdany Municipality Ward No. 22. Holding No. 67, Mohallah Netaji Pally, Bhadreswar. Dist. Hooghly, W.B. the schedule – A property :

Butted and Bounded By –

- On the North : - 8 Feet wide common pass.
On the South : - Netaji Pally Road.
On the East : - Holding of Pasupati Dutta.
On the West : - Holding of Sarabindu Mukherjee.

SCHEDULE "B" ABOVE REFERRED TO

LAND OWNER'S ALLOCATION AS PER DEVELOPMENT AGREEMENT

WITHIN "A" Schedule Property the Developer has agreed to provide /allocated 35 % of total constructed area more or less as per sanctioned plan on the proposed building consisting of flats, shops room, car parking space etc. The Land Owners shall get an area of 35% from of the actual construction area inclusive of flats, Shop room, Car parking space etc, together with proportionate share of land of the Proposed Building in a state of full furnished condition in accordance with the specification as motioned in the schedule "D" here of both the in below.

"C" SCHEDULE DEVELOPER'S ALLOCATION

WITHIN "A" schedule land the Developer shall get remaining or balance an area of the actual construction area inclusive of flats, shop room, car Parking Spaces etc. together with proportionate share of land underneath of "A" Schedule and all right of common space and all other thing made common.

1505 MAR 2021
1505 MAR 2021
1505 MAR 2021

IN WITNESSES WHEREOF I, all of the above named principal have hereby set and subscribed our hands this day of 2021 at Chandannagore Court in presence of :

WITNESSES :-

1. Deb Kumar Mandal.
Bangass Pally Bhadravore.

2. Dilip Ghosh
R.K. Banerjee
Sarani.
Manikundu.
P.S. Bhadravore.

Tapas Ghosh

SIGNATURE OF THE EXECUTOR

Sandip Das

SIGNATURE OF THE ATTORNEY



Drafted by me,

(as directed by the Executant)

Someswar Das
(Someswar Das)

Advocate

Judges' Court, Hooghly
& Chandannagore Court

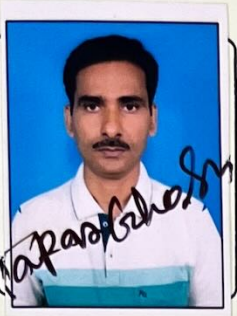
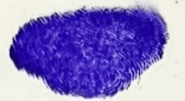









Regd. No - WB/1262/2007.

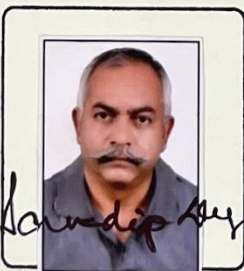
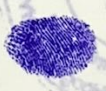
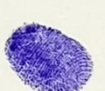
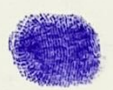







Mob : 9231922440

Abd. District Sub-Registrar
Chandannagore, Hooghly

12 MAR 2021

দুই হাতের আঙ্গুল-এর ছাপ (টিপ)

ক্রেতা/বিক্রেতা/দাতা/গ্রহিতা				
 <i>Tapas Ghosh</i>	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
	বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী		
স্বাক্ষর <i>Tapas Ghosh</i>				

ক্রেতা/বিক্রেতা/দাতা/গ্রহিতা				
 <i>Sandip Sanyal</i>	বাঁহাতের আঙ্গুল-এর ছাপ (টিপ)		ডানহাতের আঙ্গুল-এর ছাপ (টিপ)	
		কনিষ্ঠা	কনিষ্ঠা	
		অনামিকা	অনামিকা	
		মধ্যমা	মধ্যমা	
		তর্জনী	তর্জনী	
	বৃদ্ধাঙ্গুলী	বৃদ্ধাঙ্গুলী		
স্বাক্ষর <i>Sandip Sanyal</i>				



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India

Government of India

Enrollment No. : 0623/30261/11518

To
Tapas Ghosh

26/09/2013

67
NETAJI PALLY
Champdani (M)
Angus, Singur, Hooghly,
West Bengal - 712221
8017372053

68583629



KA685836291FH



आपका आधार क्रमांक / Your Aadhaar No. :

7808 0507 6650

मेरा आधार, मेरी पहचान



A VANDANA JAIN PAMPHLET



Tapas Ghosh

DOB: 27/08/1974

Male

7808 0507 6650



मेरा आधार, मेरी पहचान




Tapas Ghosh

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

TAPAS GHOSH
BISWANATH GHOSH
27/08/1974
Permanent Account Number
AMAPG8524F

Tapas Ghosh
Signature



4692 7980 0725

Tapas Ghosh



ভারতীয় বিশিষ্ট পরিচয় প্রাধিকরণ

ভারত সরকার

Unique Identification Authority of India
Government of India

তালিকাভুক্তির আই ডি / Enrollment No.: 1040/20247/03024

২০
সন্দীপ দে
Sandip Dey
91 K.C.C SARANI
LICHUBAGAN
Bhadreswar
Bhadreswar
Hooghly
West Bengal 712124

18/09/2013
37227161



MN372271615FT



আপনার আধার সংখ্যা / Your Aadhaar No. :

4692 7980 0726

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার

Government of India



সন্দীপ দে
Sandip Dey
পিতা : খগেন্দ্রনাথ দে
Father : KHAGENDRANATH DEY
জন্মতারিখ / DOB : 11/02/1960
পুরুষ / Male






4692 7980 0726

আধার - সাধারণ মানুষের অধিকার

Sandip Dey

आयकर विभाग
INCOME TAX DEPARTMENT
SANDIP DEY
KHAGENDRA NATH DEY
11/02/1960
Permanent Account Number
AKIPD7281J
Sandip Deo
Signature

भारत सरकार
GOVT. OF INDIA



Sandip Deo

Major Information of the Deed

No / Year	I-0604-01093/2021	Date of Registration	15/03/2021
Deed No / Year	0604-8000580124/2021	Office where deed is registered	
Deed Date	15/03/2021 1:45:03 PM		0604-8000580124/2021
Applicant Name, Address & Other Details	Someswar Das Chinsurah Court, Thana : Chinsurah, District : Hooghly, WEST BENGAL, Mobile No. : 9231922440, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 301/-	Rs. 14,95,077/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 060401092/2021 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Hooghly, P.S:- Bhadreswar, Municipality: CHAMPDANY, Road: Netaji Pally, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Gourhati-CHANPDANI, Pin Code : 712221



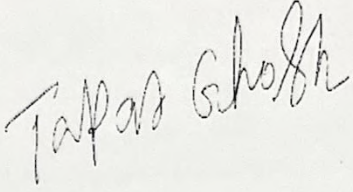
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1373	LR-8508	Bastu	Bastu	0.049 Acre	101/-	12,17,577/-	Property is on Road Adjacent to Metal Road, , Project Name :
Grand Total :					4.9Dec	101 /-	12,17,577 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	400 Sq Ft.	200/-	2,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		400 sq ft	200 /-	2,77,500 /-	

Details :

Name,Address,Photo,Finger print and Signature



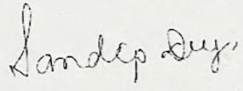


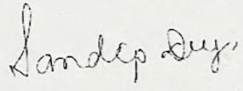


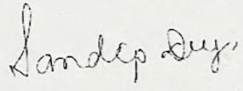
Name	Photo	Finger Print	Signature
Shri Tapas Ghosh (Presentant) Son of Late Biswanath Ghosh Executed by: Self, Date of Execution: 15/03/2021 , Admitted by: Self, Date of Admission: 15/03/2021 ,Place : Office			
	15/03/2021	LTI 15/03/2021	15/03/2021

67, Netaji Pally,, City:- , P.O:- Angus, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712221 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: AMxxxxxx4F,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/03/2021 , Admitted by: Self, Date of Admission: 15/03/2021 ,Place : Office



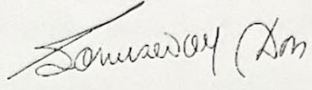
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	DEY S ENTERPRISE 561, Lichubagan, City:- , P.O:- Bhadreswar, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124 , PAN No.:: AKxxxxxx1J,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Sandip Dey Son of Late Khagendra Nath Dey Date of Execution - 15/03/2021, , Admitted by: Self, Date of Admission: 15/03/2021, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Mar 15 2021 1:54PM</td> <td>LTI 15/03/2021</td> <td>15/03/2021</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Sandip Dey Son of Late Khagendra Nath Dey Date of Execution - 15/03/2021, , Admitted by: Self, Date of Admission: 15/03/2021, Place of Admission of Execution: Office					Mar 15 2021 1:54PM	LTI 15/03/2021	15/03/2021
Name	Photo	Finger Print	Signature										
Shri Sandip Dey Son of Late Khagendra Nath Dey Date of Execution - 15/03/2021, , Admitted by: Self, Date of Admission: 15/03/2021, Place of Admission of Execution: Office													
	Mar 15 2021 1:54PM	LTI 15/03/2021	15/03/2021										
	561, Lichubagan, City:- , P.O:- Bhadreswar, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AKxxxxxx1J,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DEY S ENTERPRISE (as Sole Proprietor)												

S :

	Photo	Finger Print	Signature
eswar Das e Parimal Das ah Court, City:- , P.O:- Chinsurah, Chinsurah, District:-Hooghly, West ngal, India, PIN:- 712101			
	15/03/2021	15/03/2021	15/03/2021
Identifier Of Shri Tapas Ghosh, Shri Sandip Dey			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Ghosh	DEY S ENTERPRISE-4.9 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Tapas Ghosh	DEY S ENTERPRISE-400.00000000 Sq Ft

Land Details as per Land Record

District: Hooghly, P.S:- Bhadreswar, Municipality: CHAMPDANY, Road: Netaji Pally, Road Zone : (Adjacent to Road -- Adjacent to Road) , Mouza: Gourhati-chanpdani, Pin Code : 712221

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1373, LR Khatian No:- 8508	Owner:তাপস ঘোষ, Gurdian:বিশ্বনাথ , Address:নিজ , Classification:বঙ্গ, Area:0.04900000 Acre,	Owner Name not selected by applicant.

21

Condition 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 of Indian Stamp Act 1899.

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

Presented for registration at 13:52 hrs on 15-03-2021, at the Office of the A.D.S.R. CHANDANNAGAR by Shri Tapas Ghosh ,Executant.

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 14,95,077/-

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

Execution is admitted on 15/03/2021 by Shri Tapas Ghosh, Son of Late Biswanath Ghosh, 67, Netaji Pally,, P.O: Angus, Thana: Bhadreswar, , Hooghly, WEST BENGAL, India, PIN - 712221, by caste Hindu, by Profession Service Indetified by Shri Someswar Das, , , Son of Late Parimal Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Advocate

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

Execution is admitted on 15-03-2021 by Shri Sandip Dey, Sole Proprietor, DEY S ENTERPRISE, 561, Lichubagan, City:- , P.O:- Bhadreswar, P.S:-Bhadreswar, District:-Hooghly, West Bengal, India, PIN:- 712124 Indetified by Shri Someswar Das, , , Son of Late Parimal Das, Chinsurah Court, P.O: Chinsurah, Thana: Chinsurah, , Hooghly, WEST BENGAL, India, PIN - 712101, by caste Hindu, by profession Advocate


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3490, Amount: Rs.100/-, Date of Purchase: 11/03/2021, Vendor name: P K Santra



Manoj Kumar Mandal
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
Hooghly, West Bengal

Registration under section 60 and Rule 69.

in Book - I

Number 0604-2021, Page from 37471 to 37490
Registration No 060401093 for the year 2021.



Digitally signed by Manoj Kumar Mandal
Date: 2021.07.05 13:10:46 +05:30
Reason: Digital Signing of Deed.

(Manoj Kumar Mandal) 2021/07/05 01:10:46 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. CHANDANNAGAR
West Bengal.

(This document is digitally signed.)
