

07409/2022

I-07107/2022



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AL 155572

Certified that the Document is admitted to Registration. The Signature Sheet and the endorsement sheets attached to this document are the part of this Document.



Additional Registrar  
of Assurances-I, Kolkata

12 AUG 2022

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We, (1) SRI TARUN CHAKRABARTTY, (PAN- ACHPC8032D), (Aadhaar No.9109 5954 6641), (Ph - 93304 82365), by occupation Business, and (2) SRI BARUN CHAKRABARTTY, (PAN - ACNPC5122G), (Aadhaar No.2873 6959 4168), (Ph - 98306 40031), by occupation Business, both are sons of Late Mihir Kumar Chakrabartty, both are by faith Hindu, by nationality Indian, residing at 37S, Paikpara Raja Manindra Road, P. O. Belgachia, Police Station Tala, Kolkata - 700 037, do hereby SEND GREETINGS:

177448

Dilip Kumar Saha  
Advocate  
High Court, Calcutta

FILE \_\_\_\_\_  
ADD. \_\_\_\_\_  
21 FEB 2022  
SUNANJAN MUKHERJEE  
C.C. Court  
R.N. S. Road

21 FEB 2022  
21 FEB 2022



ADDITIONAL REGISTRAR  
OF ASSURANCES, KOLKATA  
12 AUG 2022

WHEREAS we are the absolute owners of a plot of homestead land and message measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less morefully mentioned in the Schedule hereunder written and hereinafter referred to as the Said Property. ✓

AND WHEREAS we have entered into a development agreement with GOUTAM UDYOG, a proprietorship firm having its office at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata – 700 004, represented by its sole proprietor SRI GOUTAM KUNDU, (PAN-ARZPK7650C), (Aadhaar No.8208 3583 2800), (Ph-82401 38471), son of Sri Radha Ballav Kundu, by faith Hindu, by occupation Business, by nationality Indian, residing at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata – 700 004, hereinafter referred to as the "DEVELOPER" appointing him as the Developer to develop the said property by raising a multi-storied building upon the Said Premises on terms and conditions mentioned therein and the said development agreement has been registered on 12/08/2022 in the office of the Addl. Registrar of Assurances - I, Kolkata and recorded in Book No.I, Being No. 7079 for the year 2022.

AND WHEREAS to fulfill the purpose of the Development Agreement we have agreed to empower the said Developer to carry on the said project by executing development power of attorney.

NOW BY THESE PRESENTS we do hereby appoint, nominate, constitute and authorise GOUTAM UDYOG, a proprietorship firm having its office at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata – 700 004, represented by its sole proprietor SRI GOUTAM KUNDU, (PAN-ARZPK7650C), (Aadhaar No.8208 3583 2800), (Ph-82401 38471), son of Sri Radha Ballav Kundu, by faith Hindu, by occupation Business, by nationality Indian, residing at 6, Chowdhury Lane, P.O. Shyambazar, Police Station Shyampukur, Kolkata – 700 004, as our true and lawful Attorney to do all or any of the following acts deeds and things for the purpose of the said development work.

1. To look after, manage and maintain our Said Property during the course of the said development.
2. To enter into the Said property for the purpose of the proposed development work and for such purpose to make feasible building plans, revised / modified building plans of the proposed building duly signed by him or by us and submit the same on our behalf and get it sanctioned from the Kolkata Municipal Corporation at its costs and responsibilities and to construct the proposed multi-storied building upon the said land according to the said proposed sanctioned plans of the Kolkata Municipal Corporation.
3. To appoint Engineer, L.B.S, Contractor and labour for construction of the said building and to make payments to them.
4. To supervise the development work in respect of the new construction and to carry out and / or to get carried out through contractors, sub-contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building and structures on the Said Property as per the sanctioned plan.
5. To carry on correspondence with and represent us before all concerned authorities in connection with the development of the Said Property.
6. To pay various deposits to the Kolkata Municipal Corporation and other concerned authorities as may be necessary for the purpose of carrying out the development work on the Said Property and to claim refund of such deposits so paid by our said Attorney and to give valid and effectual receipt in our names and on our behalf in connection with the refund of such deposits.
7. To approach and apply to the different authorities and offices for the purpose of obtaining various permissions and sanctions and other service connections

including water, and electricity, sewerage for carrying out and completing the development / construction of the proposed building.

8. To apply and obtain electricity, water, gas, sewerage, drainage, telephone or any other utility / services to the Said Premises and to close down and / or connect or disconnect the same and for those purpose to sign, execute and submit all papers, applications, documents before the concerned authorities and to prove all other acts, deeds and things as may doth fit and proper by the said Attorney.
9. To file and receive back any documents, to deposit money by challan or receipt and to withdraw money from any suit, cases or from any office or offices and to grant proper acknowledgement receipt.
10. To obtain refund of Stamp duty, Court fees or repayment of Stamp duty or Court fees.
11. To apply to Court, all Banks, financial institutions, govt. and non govt. offices for copies of documents and papers and to withdraw deeds, documents, papers from any Court.
12. To apply for the inspection and / or to inspect judicial records and any records of any office or offices either Central or State or local Govt.
13. To negotiate with any person / Officer or any authority relating to the affairs of the Schedule property.
14. To pay Municipal taxes regularly during the course of the construction before the Kolkata Municipal Corporation and rent to the Government on our behalf and to do all necessary act or acts which may be necessary relating to the Schedule Property.

15. To sign, verify and file application, forms, building plans and revised building plans, completion plan and certificate and to apply from time to time for modification of the building plans, revised building plan, Completion / Occupation Certificate in respect of the building to be constructed on the Said Property.
16. To collect different building materials at its costs expenses risks and responsibilities for such construction.
17. To do all other acts deeds matters and things in respect of the Said Property for the purpose of the said development work thereupon including mutation etc.
18. To enter into agreements, Memorandum of Understanding and / or any other instrument and document for sale or transfer of the different portions excepting Owners' allocation of the said building at any stage of construction with such persons and on such terms and conditions and at such consideration / price as the Said Attorney may in its absolute discretion think fit and proper as per the Agreement concluded in writing between the Principal and the Attorney.
19. To sell, transfer, assign, lease out, demise all or any of the flats, garage spaces, units etc. together with proportionate share or interest in the land comprising the Premises on which the said building is being built excepting the Owners' allocation to different persons on ownership basis and / or in any other manner as might be thought fit by the said Attorney and to collect and receive of and from the prospective buyers / transferees of such flats, units, spaces the price or rent or premium of such flats or spaces that will be paid by such persons and for that act or purpose to make sign and execute and / or give proper and lawful discharge for the same.
20. To appear for us and on our behalf in all courts, L. A. Collector, Board of Revenue, K.M.D.A, K.I.T, P.W.D., Kolkata Municipal Corporation, Tribunals, Public Bodies, Competent Authorities under U.L.C. and State Government, Land

Department, Civil Administration / Police Authorities, Registrar of Assurances or Additional Registrar of Assurances at Kolkata, Airport Authority etc. ✓

21. To make, sign, execute, verify, present and file all applications, complaints, petitions, written statements, vakalatnamas or other documents as deemed statements, or any other documents as deemed necessary in the opinion of the Attorney or be made, signed, executed, presented or filed in any court of law or elsewhere in connection with any proceedings in respect of the Said Property or the developmental works therein. ✓
22. To give such letters and writings and / or undertakings as may be required from time to time by the Kolkata Municipal Corporation and / or concerned authorities for the purpose of carrying out the development works in respect of the Said Property as also in respect of the construction work of the building thereupon. ✓
23. To sign, execute and admit any documents, statements, papers, undertakings, declarations, plans as may be required for obtaining necessary permission by the Kolkata Municipal Corporation and other appropriate authorities. ✓
24. To pay Municipal taxes regularly before the Kolkata Municipal Corporation on our behalf and to do all necessary act or acts which may be necessary relating to the Scheduled Property.
25. To swear any affidavits, declarations and Indemnity Bond etc. for the purpose of our Said Property as mentioned herein below, if required, in future as our lawful Attorney before any Judicial, Executive and Notary Public, Registrar.
26. To represent us before the Kolkata Municipal Corporation, Registrar or Addl. Registrar of Assurances at Kolkata or any office, authority, in respect of the under mentioned property as our lawful Attorney. ✓

27. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charges or other security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.
28. To execute from time to time agreements for sale or conveyances of such flats and units comprised in the Developer's Allocation.
29. To insure the Said Property against damages, fire, tempest, riot, civil commotion, flood, earthquake etc. as our said Attorney may think fit and proper at its cost.
30. To appoint Pleaders, Solicitors, Advocate or Attorney or Lawyer and to appear in any court or before Revenue or other Officer or Officers of any state or Local Authority and to revoke such appointment and to substitute any others in their place and stead.
31. For us and in our names to accept service of any writ of summons or other legal process and to appear in any court and before all courts, Magistrates or Judicial or other officers whatsoever as our said Attorney shall think advisable and to commence any action or other proceedings in any court or authority and to prosecute or discontinue or become non-suited therein and to settle, compromise or refer to Arbitration any suit, action or proceedings as the said Attorney shall think fit and also to appoint any Solicitor and / or Advocate or Lawyer to prosecute, defend in the premises aforesaid or any of them as occasion may arise either in our names or in the name of it.
32. To sign and present the deeds of gifts to authorities, agreement for sale, sale, conveyance or conveyances, assignments, affidavits, declarations, boundary declarations, deed of rectification, mortgages, release, lease, sub-lease or other document or documents for registration and to admit thereof and receipt of consideration before any Registrar or Registrar of Assurances at Kolkata having



authority for and to have the same registered according to law and to do all other acts, deeds and things which our Attorney shall consider necessary for the transferring and / or conveying the Developer's allocation only and not the Owners' allocation to the intending or prospective buyers or Purchasers, transferees or any other person or persons as our lawful and effectual Attorney.

GENERALLY to do and perform all acts deeds matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually as we could do.

AND we agree to ratify and confirm whatsoever the said Attorney shall do in the premises by virtue of these presents.

AND GENERALLY to perform all other acts, deeds and things which would be necessary from time to time for the said construction and for the transfer of or otherwise dealing with the flats and spaces comprising the Developer's allocation and all acts, deeds or things lawfully done by our Attorney shall be construed as acts done by us and we shall ratify and agree to ratify and confirm the same.

SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of homestead land measuring 2 (two) Cottahs 6 (six) Chittaks 14 (fourteen) sq. ft. more or less together with forty years old and dilapidated two storied <sup>residential</sup> building thereon having 1,000 sq. ft. more or less in the ground floor and 1,000 sq. ft. more or less in the first floor with mosaic flooring, <sup>and without lift facility</sup> lying and situated at and being Premises No.37S, Paikpara Raja Manindra Road, P. O. Belgachia, Police Station Tala, Kolkata – 700 037, in Ward No.5, Borough No.I, within the local limits of Kolkata Municipal Corporation; which is butted and bounded by :-

ON THE NORTH : Premises No.37T, Paikpara Raja Manindra Road;  
ON THE SOUTH : Premises No.37R, Paikpara Raja Manindra Road;  
ON THE EAST : 30' wide Paikpara Raja Manindra Road;  
ON THE WEST : Land of others.

ZONE - [B.T. Road - Paikpara (Ward 4, 5)]

*Beenu Chakraborty*

*Beenu Chakraborty*

IN WITNESS whereof we set and subscribed our respective hand and seal hereunto on this the 12<sup>th</sup> day of August, 2022.

WITNESSES:

1. Tarunima Chatterjee

2. Dalia Kundu

Tarun Chakraborty

Barun Chakraborty

Signature of the Principals

Drafted and prepared by:

Dipak Kumar Saha

Dipak Kumar Saha

Advocate

High Court, Calcutta

W.B.No.319/1991.

GOUTAM UDYOG

Goutam Kundu

Proprietor

Signature of the Attorney

## Major Information of the Deed

Deed No :	I-1901-07107/2022	Date of Registration	12/08/2022
Query No / Year	1901-8002451794/2022	Office where deed is registered	
Query Date	12/08/2022 12:18:27 PM	A.R.A. - I KOLKATA, District: Kolkata	
Applicant Name, Address & Other Details	DIPAK KUMAR SAHA HIGH COURT, CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9830219513, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,41,15,751/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 73/- (Article:E, M(a),)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190107079/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



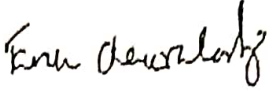



District: South 24-Parganas, P.S:- Tala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja Manindra Road, Road Zone : (B. T. Road -- Paik para(Wardno.4,5)) , , Premises No: 37S, , Ward No: 005 Pin Code : 700037

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	2 Katha 6 Chatak 14 Sq Ft	1/-	1,29,30,001/-	Property is on Road Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				<b>3.9508Dec</b>	<b>1 /-</b>	<b>129,30,001 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	2000 Sq Ft.	1/-	11,85,750/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 1000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 1000 Sq Ft., Residential Use, Mosaic Floor, Age of Structure: 40 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
<b>Total :</b>		<b>2000 sq ft</b>	<b>1 /-</b>	<b>11,85,750 /-</b>	



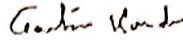
**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Mr TARUN CHAKRABORTY (Presentant )</b> Son of Late Mihir Kumar Chakraborty Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	<b>Photo</b>  12/08/2022	<b>Finger Print</b>  LTI 12/08/2022	<b>Signature</b>  12/08/2022
37S, Paikpara Raja Manindra Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2D,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				
2	<b>Name</b> <b>Mr BARUN CHAKRABORTY</b> Son of Late Mihir Kumar Chakraborty Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office	<b>Photo</b>  12/08/2022	<b>Finger Print</b>  LTI 12/08/2022	<b>Signature</b>  12/08/2022
37S, Paikpara Raja Manindra Road, City:- , P.O:- Belgachia, P.S:-Tala, District:-South 24-Parganas, West Bengal, India, PIN:- 700037 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACxxxxxx2G,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 12/08/2022 , Admitted by: Self, Date of Admission: 12/08/2022 ,Place : Office				



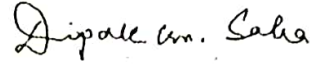
**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<b>GOUTAM UDYOG</b> 8, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004 , PAN No.:: ARxxxxxx0C,Aadhaar No Not Provided, Status :Organization, Executed by: Representative

Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	<b>Mr GOUTAM KUNDU</b> Son of Mr Radha Ballav Kundu Date of Execution - 12/08/2022, , Admitted by: Self, Date of Admission: 12/08/2022, Place of Admission of Execution: Office	 Aug 12 2022 2:38PM	 LTI 12/08/2022	 12/08/2022
6, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx0C,Aadhaar No Not Provided Status : Representative, Representative of : GOUTAM UDYOG (as Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
<b>Mr DIPAK KUMAR SAHA</b> Son of Late A K SAHA 2/1, R A LANE, City:- Not Specified, P.O:- BARANAGAR, P.S:-Baranagar, District:- North 24-Parganas, West Bengal, India, PIN:- 700050	 12/08/2022	 12/08/2022	 12/08/2022
Identifier Of Mr TARUN CHAKRABORTY, Mr BARUN CHAKRABORTY, Mr GOUTAM KUNDU			

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Mr TARUN CHAKRABORTY	GOUTAM UDYOG-1.97542 Dec
2	Mr BARUN CHAKRABORTY	GOUTAM UDYOG-1.97542 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Mr TARUN CHAKRABORTY	GOUTAM UDYOG-1000.00000000 Sq Ft
2	Mr BARUN CHAKRABORTY	GOUTAM UDYOG-1000.00000000 Sq Ft

Endorsement For Deed Number : I - 190107107 / 2022

on 12-08-2022

**Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)**

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

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

Presented for registration at 14:26 hrs on 12-08-2022, at the Office of the A.R.A. - I KOLKATA by Mr TARUN CHAKRABORTY , one of the Executants.

**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 1,41,15,751/-

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

Execution is admitted on 12/08/2022 by 1. Mr TARUN CHAKRABORTY, Son of Late Mihir Kumar Chakraborty, 37S, Paikpara Raja Manindra Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business, 2. Mr BARUN CHAKRABORTY, Son of Late Mihir Kumar Chakraborty, 37S, Paikpara Raja Manindra Road, P.O: Belgachia, Thana: Tala, , South 24-Parganas, WEST BENGAL, India, PIN - 700037, by caste Hindu, by Profession Business

Indetified by Mr DIPAK KUMAR SAHA, , , Son of Late A K SAHA, 2/1, R A LANE, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

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

Execution is admitted on 12-08-2022 by Mr GOUTAM KUNDU, Proprietor, GOUTAM UDYOG, 8, Chowdhury Lane, City:- , P.O:- Shyambazar, P.S:-Shyampukur, District:-Kolkata, West Bengal, India, PIN:- 700004

Indetified by Mr DIPAK KUMAR SAHA, , , Son of Late A K SAHA, 2/1, R A LANE, P.O: BARANAGAR, Thana: Baranagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 73/- ( E = Rs 7/- ,I = Rs 55/- ,M(a) = Rs 7/- ,M (b) = Rs 4/- ) and Registration Fees paid by Cash Rs 73/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 177448, Amount: Rs.100/-, Date of Purchase: 21/02/2022, Vendor name: S Mukherjee



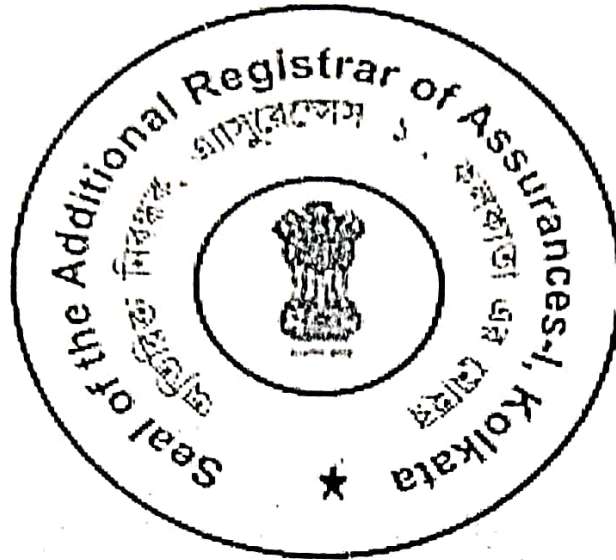
Pradipta Kishore Guha  
ADDITIONAL REGISTRAR OF ASSURANCE  
OFFICE OF THE A.R.A. - I KOLKATA  
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1901-2022, Page from 339421 to 339438

being No 190107107 for the year 2022.



Digitally signed by pradipta kishore guha  
Date: 2022.08.24 14:39:55 +05:30  
Reason: Digital Signing of Deed.

*Pradipta*

(Pradipta Kishore Guha) 2022/08/24 02:39:55 PM

ADDITIONAL REGISTRAR OF ASSURANCE

OFFICE OF THE A.R.A. - I KOLKATA

West Bengal.

(This document is digitally signed.)