

16199/22

P-16215/2022



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 661051.

11/01/22  
 9/12  
 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.

Addl. District Sub-Registrar  
 Bahala, South 24 Parganas

- 9 DEC 2022

**DEVELOPMENT POWER OF ATTORNEY**  
**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

**NOW KNOW ALL MEN BY THIS PRESENTS** We, (1) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, (PAN AQAPC 1459 R) (AADHAAR NO. 7351 8038 7020) by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI ARUN GHOSH**, Son of Late Paresh

281 3476150/2022

20286

23 NOV 2022

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

Name : ..... N. P. Subhadar  
Advocate

Address : ..... Alipore Judges Court  
Kolkata - 700027

Vendor : .....  
Alipore Collectorate, 24 Pgs. (South)

**SUBHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, Kol-27

*[Handwritten signature]*



*[Handwritten mark]*

Identified by

Niladri Sekhar Talukder  
Advocate

S/o. Late S.K. Talukder

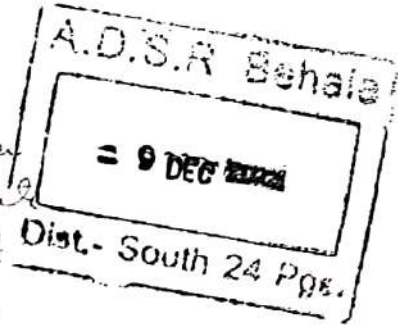
10/2, M.L. Gupta Road.

P.O - Basirhat.

P.S. Thakurpukur.

new station p.

Kol - 700008.





### Major Information of the Deed

Deed No :	I-1607-16215/2022	Date of Registration	09/12/2022
Query No / Year	1607-8003476150/2022	Office where deed is registered	
Query Date	09/12/2022 11:17:40 AM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Niladri Sekhar Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062098887, Status :Attorney of Executant		
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. 2/-	Rs. 43,90,848/-		
Stamp duty 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]:- 160716195/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

#### Land Details :

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Hem Ch Mukherjee Road, , Premises No: 11C, , Ward No: 122 Pin Code : 700008



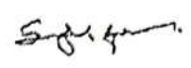


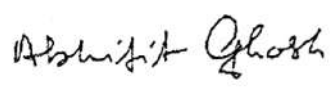


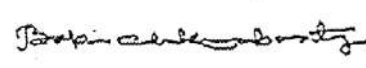
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 5 Chatak 24 Sq Ft	1/-	43,63,848/-	Width of Approach Road: 14 Ft., , Project Name :
<b>Grand Total :</b>				<b>10.4706Dec</b>	<b>1/-</b>	<b>43,63,848 /-</b>	

#### Structure Details :



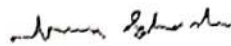
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1/-</b>	<b>27,000 /-</b>	



**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Sajal Ghosh</b> Son of Late Ajit Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office			
	09/12/2022	LTI 09/12/2022	09/12/2022	
22/1, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: bfxxxxxx0p, Aadhaar No: 82xxxxxxxx7179, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				
2	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Abhijit Ghosh</b> Son of Mr Bhola Nath Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office			
	09/12/2022	LTI 09/12/2022	09/12/2022	
6/1, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: afxxxxxx4q, Aadhaar No: 25xxxxxxxx2857, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				
3	<b>Name</b>	<b>Photo</b>	<b>Finger Print</b>	<b>Signature</b>
	<b>Mr Bapi Chakraborty</b> Son of Mr Pawan Chakraborty Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office			
	09/12/2022	LTI 09/12/2022	09/12/2022	
50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.: AQxxxxxx9R, Aadhaar No: 73xxxxxxxx7020, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				



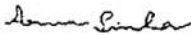


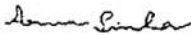


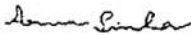


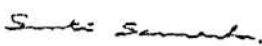


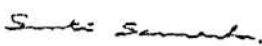


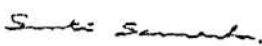


4	Name	Photo	Finger Print	Signature
	<b>Mr Arun Ghosh</b> Son of Late Paresh Chandra Ghosh Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admision: 09/12/2022 ,Place : Office			
		09/12/2022	LTI 09/12/2022	09/12/2022
50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AVxxxxxx3G, Aadhaar No: 67xxxxxxx9752, Status :Individual, Executed by: Self, Date of Execution: 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022 ,Place : Office				



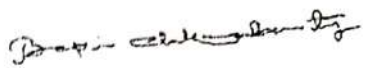



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature
1	<b>LOKENATH CONSTRUCTION</b> 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, Wes Bengal, India, PIN:- 700008 , PAN No.:: AAxxxxx4D,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> <b>Mr Arun Sinha (Presentant )</b>            Son of Late Ajoy Sinha            Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 9 2022 12:02PM</td> <td>LTI 09/12/2022</td> <td>09/12/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Arun Sinha (Presentant )</b> Son of Late Ajoy Sinha Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office					Dec 9 2022 12:02PM	LTI 09/12/2022	09/12/2022	9/15, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BKxxxxxx8M, Aadhaar No: 86xxxxxxx5067 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Mr Arun Sinha (Presentant )</b> Son of Late Ajoy Sinha Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office																
	Dec 9 2022 12:02PM	LTI 09/12/2022	09/12/2022													
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mr Santi Samanta</b>            Son of Mr Tulsi Samanta            Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office         </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td></td> <td>Dec 9 2022 12:03PM</td> <td>LTI 09/12/2022</td> <td>09/12/2022</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mr Santi Samanta</b> Son of Mr Tulsi Samanta Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office					Dec 9 2022 12:03PM	LTI 09/12/2022	09/12/2022	69/N, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DSxxxxxx6L, Aadhaar No: 26xxxxxxx5041 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)		
Name	Photo	Finger Print	Signature													
<b>Mr Santi Samanta</b> Son of Mr Tulsi Samanta Date of Execution - 09/12/2022 , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office																
	Dec 9 2022 12:03PM	LTI 09/12/2022	09/12/2022													



			Signature	
3	<b>Name</b> <b>Mr Bapi Chakraborty</b> Son of Mr Pawan Chakraborty Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	<b>Photo</b>  Dec 9 2022 12:00PM	<b>Finger Print</b>  LTI 09/12/2022	 09/12/2022
50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx9R, Aadhaar No: 73xxxxxxxx7020 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)				
4	<b>Name</b> <b>Mr Arun Ghosh</b> Son of Late Paresh Chandra Ghosh Date of Execution - 09/12/2022, , Admitted by: Self, Date of Admission: 09/12/2022, Place of Admission of Execution: Office	<b>Photo</b>  Dec 9 2022 12:01PM	<b>Finger Print</b>  LTI 09/12/2022	 09/12/2022
50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx3G, Aadhaar No: 67xxxxxxxx9752 Status : Representative, Representative of : LOKENATH CONSTRUCTION (as Partner)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Niladri Sekhar Talukdar</b> Son of Late S K Talukdar 10/2 M. L. Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008	 09/12/2022	 09/12/2022	 09/12/2022
Identifier Of Mr Sajal Ghosh, Mr Abhijit Ghosh, Mr Bapi Chakraborty, Mr Arun Ghosh, Mr Arun Sinha, Mr Santi Samanta, Mr Bapi Chakraborty, Mr Arun Ghosh			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-2.61766 Dec
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft



On 09-12-2022

**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 11:51 hrs on 09-12-2022, at the Office of the A.D.S.R. BEHALA by Mr Arun Sinha ..

**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 43,90,848/-

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

Execution is admitted on 09/12/2022 by 1. Mr Sajal Ghosh, Son of Late Ajit Ghosh, 22/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 2. Mr Abhijit Ghosh, Son of Mr Bholu Nath Ghosh, 6/1, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 3. Mr Bapi Chakraborty, Son of Mr Pawan Chakraborty, 50/51, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business, 4. Mr Arun Ghosh, Son of Late Paresh Chandra Ghosh, 50/4/5, Hem Chandra Mukherjee Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by Profession Business

Identified by Mr Niladri Sekhar Talukdar, , Son of Late S K Talukdar, 10/2 M. L. Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

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

Execution is admitted on 09-12-2022 by Mr Arun Sinha, Partner, LOKENATH CONSTRUCTION, 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladri Sekhar Talukdar, , Son of Late S K Talukdar, 10/2 M. L. Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Santli Samanta, Partner, LOKENATH CONSTRUCTION, 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladri Sekhar Talukdar, , Son of Late S K Talukdar, 10/2 M. L. Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Bapi Chakraborty, Partner, LOKENATH CONSTRUCTION, 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladri Sekhar Talukdar, , Son of Late S K Talukdar, 10/2 M. L. Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

Execution is admitted on 09-12-2022 by Mr Arun Ghosh, Partner, LOKENATH CONSTRUCTION, 184, Hem Chandra Mukherjee Road, City:- , P.O:- BARISHA, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008

Identified by Mr Niladri Sekhar Talukdar, , Son of Late S K Talukdar, 10/2 M. L. Gupta Road, P.O: Barisha, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700008, by caste Hindu, by profession Advocate

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 21.00/- ( E = Rs 21.00/- ) and Registration Fees paid by Cash Rs 21.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 661051, Amount: Rs.100.00/-, Date of Purchase: 23/11/2022, Vendor name: Subhankar Das



**Asis Kumar Dutta**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. BEHALA**  
**South 24-Parganas, West Bengal**



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1607-2022, Page from 477920 to 477943  
being No 160716215 for the year 2022.



Digitally signed by ASIS KUMAR DUTTA  
Date: 2022.12.09 17:24:34 +05:30  
Reason: Digital Signing of Deed.

(Asis Kumar Dutta) 2022/12/09 05:24:34 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. BEHALA  
West Bengal.

(This document is digitally signed.)

09/12/2022 Query No:-16078003476150 / 2022 Deed No :I - 160716215 / 2022, Document is digitally signed.

Page 24 of 24



Chandra Ghosh, (PAN AVOPG 8223 G) (AADHAAR NO. 6746 3013 9752) by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) SRI SAJAL GHOSH, Son of Late Ajit Ghosh, (PAN BFWPG 7700 P) (AADHAAR NO. 8240 6157 7179) by faith Hindu, by occupation Business, by Nationality Indian, resident of 22/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) SRI ABHIJIT GHOSH, Son of Sri Bhola Nath Ghosh, (PAN AFDPG 3284 Q) (AADHAAR NO. 2563 5324 2857) by faith Hindu, by occupation Business, by Nationality Indian, residing at 6/1, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas hereinafter jointly called and referred to as the PRINCIPALS /EXECUTANTS.

KNOW ALL MEN BY THIS PRESENTS we, (1) SRI BAPI CHAKRABORTY, (2) SRI ARUN GHOSH, (3) SRI SAJAL GHOSH and (4) SRI ABHIJIT GHOSH being the owners of property containing an area of ALL THAT piece or parcel of land measuring **6 (Six) Cottahs 10 (Ten) Chittaks 0** sft as per physical measurement it is **6 (Six) Cottahs 5 (Five) Chittaks 24** sft more or less together with brick built tile shed structure measuring **100** Sq. ft. standing thereupon, which is lying and situated at Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 6757, 6758, 6759 & 6760 District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas, do hereby nominate, constitute and appoint "M/S. LOKENATH CONSTRUCTION", a Partnership firm (PAN AAIFL 0004 D) having its Office at 184, Hem



Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas represented by its Partners namely (1) **SRI ARUN SINHA**, Son of Late Ajoy Sinha, (PAN **BKFPS 2398 M**) (AADHAAR NO. **8619 5043 5067**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 9/15, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (2) **SRI SANTI SAMANTA**, Son of Sri Tulsi Samanta alias Tulsi Charan Samanta alias Tulshi Samanta, (PAN **DSWPS 4536 L**) (AADHAAR NO. **2607 3346 5041**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 69/N, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas, (3) **SRI BAPI CHAKRABORTY**, Son of Sri Pawan Chakraborty alias Paban Chakraborty alias Pabon Chakraborty, (PAN **AQAPC 1459 R**) (AADHAAR NO. **7351 8038 7020**) by faith Hindu, by occupation Business, by Nationality Indian, resident of 50/51, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas and (4) **SRI ARUN GHOSH**, Son of Late Paresh Chandra Ghosh, (PAN **AVOPG 8223 G**) (AADHAAR NO. **6746 3013 9752**) by faith Hindu, by occupation Business, by Nationality Indian, residing at 50/4/5, Hem Chandra Mukherjee Road, Post Office Barisha, Police Station previously Thakurpukur at present Haridevpur, Kolkata - 700008, District South 24 Parganas as our true and lawful attorney for us in our name and on our behalf to do execute and perform, inter alia, the following acts, deeds matters and things in respect of the property as described in the Schedule hereunder written.

- 1) To represent us before the authority of the Kolkata Municipal Corporation, CESC Ltd. and any other Government and Semi-Government offices, civic authority, building department of K.M.C., all courts and to sign all applications, petitions, plans, documents, affidavits, declarations etc. in respect of the said



property.

- 2) To plan, design, work, manage, control and supervise the construction of the building at the aforesaid premises according to the building plan to be sanctioned by The Kolkata Municipal Corporation with changes there in and for that matter bring, purchase and procure all sorts of building materials, electrical and sanitary fittings and fixtures and to engage L.B.S, designers, architects, engineers, artisans and masons and workmen for the said purpose.
- 3) To sign and obtain the sanction plan, Rule 25 plan, C.C. Plan regularize plan, sanction under section 401/416, to sign, deposit and submit the said plan, design, drawing and layout on our behalf before the appropriate authorities of The Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, the CESC Ltd. and any other local or statutory authorities and all Govt./Semi Govt./Quasi Govt./Private Offices and Police Authorities and to sign on our behalf building sanction plans, all necessary forms, applications, petitions and documents and sign, apply and obtain sanction, plan/permit, license and all other necessary documents and papers, permanent and temporary supply of services from the above mentioned bodies/offices as may be required for completion of the building for making the building habitable.
- 4) To sign apply for and obtain temporary or permanent connection of water, electricity, drainage, sewerage and/or power to the said building required for the use and enjoyment of the building and also regularize plan, occupancy certificate or any other certificate and to sign all such applications/forms and documents as shall be required for the said purpose.
- 5) To institute, commence, prosecute, carry on or defend all suits and other actions and proceedings or be added as a



party or be non-suited or withdraw the same concerning to our said property or concerning to special jurisdiction of the High Court under Article 226 of the Constitution of India, before Income Tax, Sales Tax authorities and to sign and verify all plaints, written statements, accounts, petitions, inventories to accept service of all summons, notices and other judicial process, to execute any judgment, decree or order and to appoint and engage any Solicitor/Advocate and to sign and execute any Vakalatnama / Power or any other authority to act and plead.

- 6) To file and defend any or all suits, cases, appeals, complainants and applications, Revisions, Writ Petition, Motion/s of whatsoever manner or nature for and on our behalf that is to be instituted and/or preferred against us in respect of the said property or any portion thereof, which is morefully described in the Schedule written hereunder or any portion thereof and also to present and prosecute writ applications or petitions in respect thereof in any manner whatsoever relating to the said property as described in the Schedule hereunder written in any Court of Law. To appear, file and defend any case or cases whatsoever manner or nature before any Judicial Authority or Quasi-Judicial Authority in respect of the below mentioned Schedule property.
- 7) To sign and verify all plaints, written statements, petitions, objections, cross objections, claims, counter claims, application for execution, revisions, review new trial or stay of whatsoever manner or nature, Memorandum of Appeal and generally to do all other acts, deeds and things relating to the above matter/proceedings for and on our behalf as the said Attorney in its absolute discretion may think fit and proper in respect of the below mentioned Schedule property.
- 8) To sign and receive all letters and articles and/or any other documents of whatsoever nature in respect of the said



premises and/or property written in the Schedule herein below and to grant proper and effectual receipt or receipts there for.

- 9) To negotiate on terms and agree to and enter into any conclusive Agreement for sale and to sell out only Developer's Allotted allocation with proportionate share of the land (except owners' allocation mentioned in the said Agreement for Development i.e. Schedule "B" property) to any intending purchaser or purchasers.
- 10) To issue forms, brochures, designs, plans and booklets etc. and invite offer from intending Purchaser/s, applicant/s for sale of flat/s, or other spaces, if any, to any intending Purchaser or Purchasers in respect of developers' allocation.
- 11) To enter into an agreement or agreements with the intending purchaser or purchasers for the sale of flat/s and other spaces of the said building within the Developer's Allocation of the said Agreement for Development dated 09/12/2022 which was duly registered in the Office of the A.D.S.R, Behala, South 24 Parganas, being No. 16198..... in the year 2022 pertaining to the construction of the said premises and to receive all earnest money and/or advance or advances and also the balance of purchase money on completion of such sale or sales in the said building from the intending purchaser or purchasers and give valid receipt and discharge for the same.
- 12) That the Developer shall have no right to deal with Owners' Allocation in any manner whatsoever and we being the executants of this Development Power of Attorney authorized and entrust the Developer to deal with the Developers' Allocation in all respects.
- 13) To present any conveyance or conveyances for registration, to admit into execution and issue valid receipt on acceptance of



consideration before the Registrar having authority for and to have the said conveyance registered and to do all acts, deeds and things which our said Attorney may consider as necessary for conveying the said developers' allotted allocation with proportionate share of the land out of the Developers' allocation as mentioned in the said Agreement for Development or any portion thereof to the said purchaser or purchasers as fully and effectually in all respect as we could do the same by ourselves.

14) To issue No Objection certificate to any intending purchaser/s for obtaining home loan from any Bank, Company/Firm, Non Banking Financial Institution or person in respect of sale of the said property or any portion thereof without creating any financial liability to the owners for the same.

15) To sign, execute, admit, execution gift deed for portion/strip of land to the Kolkata Municipal Corporation as required under the law and present the said Gift Deed for registration and register the same also can execute Sale Deed, Release Deed, Exchange Deed, Mortgage Deed, Gift Deed and all Deed of Conveyance or Conveyances or Agreement on our behalf in respect of Sale of the Flats and other Spaces within the Developer's allocation as mentioned in the said Agreement for Development in favour of the intending purchaser / purchasers before competent Registering Authority and have them registered according to law which we could do the same by ourselves. That the Developer shall have every right to put their signatures to executed deed of conveyance and to present the same for accomplishment of registration of the Developers' allocation and to receive and to enjoy entire consideration amount of the sale proceed of the said developer's allocation in the said building.

**AND GENERALLY** to do all acts, deeds and things in connection with the aforesaid Developer's Allocation property



or any part thereof and for better exercise of the Authorities herein shall be construed done by us under our own hand and seal, as the Acts, Deeds and things done by our personally.

**AND** we do hereby ratify and confirm all or whatsoever other act or acts our said Attorney shall lawfully do, execute or perform or caused to be done and executed or performed in connection with the sale of the said property morefully mentioned in the Schedule below or any portion thereof under and by virtue of this Power of Attorney **NOTWITHSTANDING** no express power in that behalf hereunder is provided.

**SCHEDULE PROPERTY AS REFERRED TO ABOVE**

**ALL THAT** piece or parcel of land measuring **6 (Six) Cottahs 10 (Ten) Chittaks 0** sft as per physical measurement it is **6 (Six) Cottahs 5 (Five) Chittaks 24** sft more or less together with brick built tile shed structure measuring **100** Sq. ft. standing thereupon, which is lying and situated at Mouza - Muradpur, J.L. No. 13, Touzi No. 74-77, 82, R.S. No. 192, Pargana - Magura, R.S. Dag No. 405 and R.S. Khatian No. 114 corresponding to L.R Dag No. 566 and L.R Khatian No. 6757, 6758, 6759 & 6760 District Sub-Registration Office at Alipore and Addl. District Sub-Registration Office at Behala, being **Premises No. 11C**, Hemchandra Mukherjee Road, Ward No. 123 K.M.C. specified and identified with the Assessee No. 411230700600, Police Station : Thakurpukur now Haridevpur, Kolkata : 700008, District-South 24 Parganas and the said property is butted and bounded in the following manner :-

- ON THE NORTH** : by property of Asutosh Roychowdhury (part R.S Dag No. 399);
- ON THE SOUTH** : by 12' feet wide common passage;
- ON THE EAST** : by K.M.C underground drain and 14' feet wide Hemchandra Mukherjee Road.
- ON THE WEST** : by property of Samir Ghosh (part of R.S Dag No. 405).



**IN WITNESSES WHEREOF** we, **SRI BAPI CHAKRABORTY, SRI ARUN GHOSH, SRI SAJAL GHOSH** and **SRI ABHIJIT GHOSH**, the Owners herein, have signed this Development Power of Attorney on this the 9<sup>th</sup> day of December, 2022.

**SIGNED SEALED AND DELIVERED:**  
**IN THE PRESENCE OF :**

**WITNESSES :-**

1. Goutam Roy  
S/O Lt Tara Poda Roy  
50/4/4 Hem Chandra  
Mukherjee Road, Kol-8

2. Manu Sinha  
W/O, Arun Sinha.  
9/15, Hem Chandra  
Mukherjee Road, Kolkata-8

1. Bapi Chakrabarty  
2. Arun Ghosh  
3. Sajal Ghosh  
4. Abhijit Ghosh

Signature of the EXECUTANTS  
(PRINCIPALS)

We accept this Power of Attorney  
LOKENATH CONSTRUCTION

1. Arun Sinha  
2. Santi Samanta  
3. Bapi Chakrabarty  
4. Arun Ghosh

Partner  
Signature of the **DEVELOPER**

**Drafted by me :-**

*Chandee Lakshmi Talukdar*  
Advocate

Alipore Judges' Court, Kolkata-700 027.












**Computer Print by :**

*D. Mukherjee*  
10/2, Motilal Gupta Road, Kolkata- 700008.

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
 Arun Sinha	Left Hand					
	Right Hand					


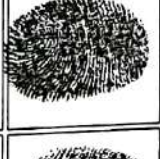
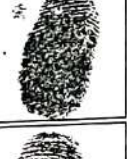








Name --- **ARUN SINHA.**

Signature *Arun Sinha*

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
 Santi Samanta	Left hand					
	Right Hand					

Name --- **SANTI SAMANTA.**

Signature *Santi Samanta*




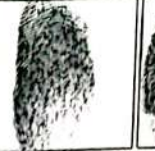



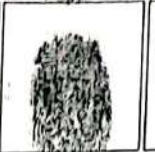
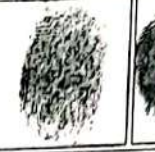
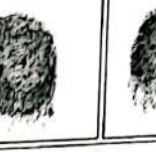

	Thumb	1 <sup>st</sup> finger	Middle finger	Ring finger	Small finger	
 Bapi Chakraborty	Left Hand					
	Right Hand					

Name --- **BAPI CHAKRABORTY.**

Signature *Bapi Chakraborty*














Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger

 <i>Arun Ghosh</i>	Left Hand					
	Right Hand					

Name --- **ARUN GHOSH.**

Signature *Arun Ghosh*







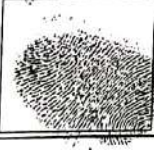




Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger

 <i>Sajal Ghosh</i>	Left hand					
	Right Hand					

Name --- **SAJAL GHOSH.**

Signature *Sajal Ghosh*

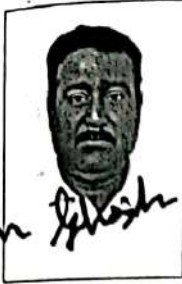










Thumb 1<sup>st</sup> finger Middle finger Ring finger Small finger

 <i>Abhijit Ghosh</i>	Left Hand					
	Right Hand					

Name --- **ABHIJIT GHOSH.**







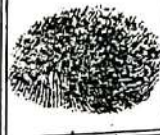




Signature *Abhijit Ghosh*

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

 <i>Arun Ghosh</i>	Left Hand					
	Right Hand					

Name --- **ARUN GHOSH.**  
Signature *Arun Ghosh* .....

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

 <i>Bapi Chakraborty</i>	Left hand					
	Right Hand					

Name --- **BAPI CHAKRABORTY.**  
Signature *Bapi Chakraborty* .....

Thumb      1<sup>st</sup> finger      Middle finger      Ring finger      Small finger

PHOTO	Left Hand					
	Right Hand					

Name --- .....  
Signature .....





**Government of West Bengal**  
**Directorate of Registration & Stamp Revenue**  
**e-Assessment Slip**

Query No / Year	8003476150/2022	Office where deed will be registered
Query Date	09/12/2022 11:17:40 AM	Deed can be registered in any of the offices menti on Note: 11
Applicant Name, Address & Other Details	Niladri Sekhar Talukdar Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9062098887, Status : Attorney of Executant	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction [4305] Other than Immovable Property, Declaratio [No of Declaration : 2]
Set Forth value	Rs. 2/-	Market Value Rs. 43,90,848/-
Total Stamp Duty Payable (SD)	Rs. 70/- (Article:48(g))	Total Registration Fee Payable Rs. 21/- (Article:E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non-Judicial Stamp Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160716195/2022	

**Land Details :**

District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Her  
Mukherjee Road, , Premises No: 11C, , Ward No: 122 Pin Code : 700008

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	6 Katha 5 Chatak 24 Sq Ft	1/-	43,63,848/-	Width of Aprt. Road: 14 Ft., Project Name
<b>Grand Total :</b>				10.4706Dec	1/-	43,63,848 /-	

**Structure Details :**

Sch No	Structure Details	Area of Structure	Set forth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	27,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type Tiles Shed, Extent of Completion: Complete.					
<b>Total :</b>		100 sq ft	1/-	27,000 /-	



3	Mr Santi Samanta Son of Mr Tulsii Samanta69/N, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: DSxxxxxx6L, Aadhaar No: 26xxxxxxxx5041	LOKENATH CONSTRUCTION (as Partner)
3	Mr Bapi Chakraborty Son of Mr Pawan Chakraborty50/51, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx9R, Aadhaar No: 73xxxxxxxx7020	LOKENATH CONSTRUCTION (as Partner)
4	Mr Arun Ghosh Son of Late Paresh Chandra Ghosh50/4/5, Hem Chandra Mukherjee Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700008 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx3G, Aadhaar No: 67xxxxxxxx9752	LOKENATH CONSTRUCTION (as Partner)

**Identifier Details :**

Name & address  
Mr Niladri Sekhar Talukdar  
Son of Late S K Talukdar  
10/2 M. L. Gupta Road, City:- , P.O:- Barisha, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:-  
700008, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Sajal Ghosh, Mr Abhijit  
Ghosh, Mr Bapi Chakraborty, Mr Arun Ghosh, Mr Arun Sinha, Mr Santi Samanta, Mr Bapi Chakraborty, Mr Arun Ghosh

**Transfer of property for L1**

SI.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-2.61766 Dec
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-2.61766 Dec

**Transfer of property for S1**

SI.No	From	To. with area (Name-Area)
1	Mr Sajal Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
2	Mr Abhijit Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
3	Mr Bapi Chakraborty	LOKENATH CONSTRUCTION-25.00000000 Sq Ft
4	Mr Arun Ghosh	LOKENATH CONSTRUCTION-25.00000000 Sq Ft

**Note:**

1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 08-01-2023) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 08-01-2023)
3. Standard User charge of Rs. 300/-(Rupees Three hundred) only includes all taxes per document upto (seventeen) pages and Rs 9/- (Rupees Nine) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.



e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lacs (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.