

169/16/196/22

I-1561/22



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AL 846612

certified that the document is admitted to registration. The signature sheets and the endroement sheets attached with the document are the part of this document.

District Sub-Register-III
Alipore, South 24-parganas

28/09/2022

DEVELOPMENT POWER OF ATTORNEY

(After Registration of Development Agreement, dated 28/9/2022
Being No. 15592, at DSR-III, at Alipore)

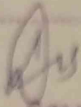
TO ALL WHOM THESE PRESENTS shall come I, SMT. KALPANA MUKHERJEE wife of Sri Gour Mukherjee, PAN: AEYPM8852Q, Aadhar No. 8805 2745 8595, by Occupation-Retired, by Nationality Indian residing at 6C, Panditiya Road, P.S. Gariahat, Kolkata 700 029 SEND GREETINGS:

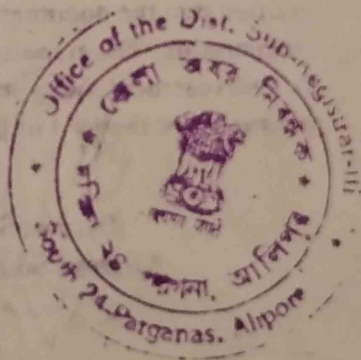
17072

23 SEP 2022

Sl. No. _____ Date _____
Sold to _____
of _____
Respect _____

M. K. HALDAR
Advocate, Alipore Judges' Court
Kolkata - 27


Saraban Das
Stamp Vendor
Alipore Police Court
South 24 Pgs., Kcl-27



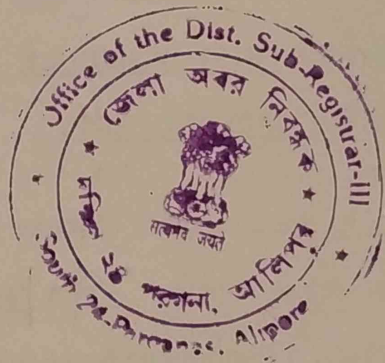
Sarubina Gayen

Ho Jantar Gup
Alipore Juts
Kcl-27

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
28 SEP 2022

WHEREAS I, the Executant hereof is the absolute Owner of ALL THAT piece and parcel of Bastu land measuring 04 Cottah 06 Chittacks more or less, togetherwith 100 sq. ft. R.T. Shed structure thereon comprised in R.S. Khatian No. 127, R.S. Dag No. 195, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Scheme Plot No.1 & 19, Block-B, at Mouza Nayabad, P.S. Purba Jadavpur, District 24 Parganas(s) P.S. Kasba at present Purba Jadavpur, District 24 Parganas(s), presently within the limits of the Kolkata Municipal Corporation, Ward No. 109, P.S. Purba Jadavpur, being KMC Premises No. 2711, Nayabad, Kolkata 700 099, Ward No. 109, Assessee No. 31-109-08-2630-0, ADSR at Sealdah, and D.R at Alipore, more particularly mentioned in the FIRST SCHEDULE hereunder written and hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS I, the Executant of these presents entered into a registered Development Agreement on 28/9/22 with M/S. URBAN NEST, (PAN-AAGFU7294Q) a Partnership firm having its office at 121/24E, North Purbachal Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, represented by its' Partners namely (1) SRI SAMBHU BHUNIA, (PAN-APDPB0334G), Aadhar No.9760 8861 6372, son of Sri Radhashyam Bhunia, by faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 129/11A, Purbachal Kalitala Road, presently Police Station – Garfa (formerly P.S. Kasba), Kolkata – 700 078 and (2) SRI DILIP CHANDA, (PAN-AVPPS4966B) (Aadhaar No.7511 3592 1421), son of Late



DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS. ALIPORE
28 SEP 2022

Netai Chanda, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 92, Purbachal Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700 078, hereinafter referred to as the "DEVELOPER" in respect of my said property for construct one Ground plus Four Storied Building thereon togetherwith all amenities including Lift facility with the numbers of terms and conditions in the said Development Agreement. The said Development Agreement was registered at DSR-III at Alipore, 24 Parganas(s), Being Deed No. 15690 on _____.

BY THESE PRESENT THAT I, the Executant of these presents do hereby nominate, constitute and appoint and authorize to the said M/S. URBAN NEST, (PAN-AAGFU7294Q) as my true and lawful ATTORNEY for me to do in my name, on my behalf, to do exercise, execute and perform all or do any of the following acts in connection with the said property.

1. To appear and represent us in the office of Block Land Reform Office, The Kolkata Municipal Corporation and other appropriate authority for necessary permission in my name in respect of the Schedule Property and to sign all necessary papers and documents and to do all such acts deeds and things as may be required for the said purpose.
2. To engage, appoint licensed building surveyor / licensed building architect whoever my said attorney shall think proper for drawing the

building plan and submit before the Kolkata Municipal Corporation or other appropriate authority.

3. To Sign and submit necessary papers, application etc. before appropriate authority for the proposed building on the said land and to obtain sanction thereof and sign and submit all forms, papers and applications in connection therewith and to affirm affidavit and file the same, to deposit fees, charges etc. to withdraw the same in connection with sanction of the said plan and to sign all necessary papers and documents as may be required for the said development purposes and also to do such acts deeds and things as may be required to be done for the said purpose on my behalf.

4. To sign and submit modified and revised plans, if required, for proposed building on the said property and to do all other acts and deeds in connection with the said property.

5. To demolish the old structure if any and to start, carry out and complete construction on my said premises according to the sanction plan of the Kolkata Municipal Corporation and to complete the Building togetherwith all fittings and amenities thereon and do all such acts, deeds and things in connection therewith.

6. To negotiate with the intending Purchaser/ Purchasers in respect of the Developers' Allocated portion of the said proposed building, mentioned

in the said registered Development Agreement and shall also be entitled to enter Agreement and collect advances or take booking or part payment from the intending Purchaser / Purchasers and to enter into Agreement for Sale of the floor areas and other saleable spaces of the proposed building comprised within the Developers' Allocation mentioned in the said registered Development Agreement.

7. To receive earnest money and all other money towards consideration money for sale of spaces within the Developer's Allocation of the proposed building togetherwith proportionate interest in the said plot of land in respect of Developer's Allocation and to acknowledge the same and to enter into agreement for sale of undivided indefeasible proportionate and impartible share or interest in the land described in the First Schedule hereunder written on my behalf.

8. To sign and submit all sorts of papers, forms and other necessary documents to be required in connection with giving effect to the said Development Agreement entered into by and between us and the said Developer on my behalf.

9. To represent before the Kolkata Municipal Corporation, Town and Country Planning Authority and all other offices and as would be necessary in connection with carry out the said Development in terms of the said Agreement and other connected work on my behalf.

10. To apply for electric connection before the Calcutta Electric Supply Corporation and for water and sewerage connection to the Kolkata Municipal Corporation and other appropriate authority AND apply for Lift installation in the said proposed building before the appropriate Authority and deposit in connection therewith all money, security, deposits and to obtain refund of any such deposit from the said authority on my behalf.

11. That the Attorney herein shall be empowered to execute all necessary Agreement, Agreement for Sale, Deed of Gift to the KMC, Deed of Declaration and Agreement for Sale, Deed of Conveyance in respect to the Developer's Allocation of the proposed building only and present for registration the said documents before the concern registration office on my behalf.

12. The Developer shall be empowered to deliver vacant possession of any residential flats, along with the proportionate undivided, impartible share of the land attributable to the said flats only to the interested buyers of the Developers' Allocated portion of the said building.

13. The Said Developer in my name, on my behalf act, sign, and execute proper conveyance Deed / Deeds of Transfer / Deed of Declaration in respect of interest in the said land as well as floor spaces, in favour of the Purchaser / Purchasers of floor spaces and other spaces as would be proportionate to each such floor area of apartment in respect of the

Developer's Allocated portion mentioned in the said Development Agreement.

14. To sign and execute the filing copies of all deeds and documents in my name and as my act and deeds and to submit the same before the Registering / Authority/ Authorities on my behalf.

AND GENERALLY to perform all such acts , deeds and things as may be necessary and required to be done and perform to give effect to the power and functions given to them by these presents.

I, do hereby agree all acts, deeds and things that may be lawfully done by my said attorney which shall construed as my acts deeds and things done by me and undertake to ratify and confirm all and whatsoever that my said attorney lawfully do and cause to be done for me by virtue of this power hereby given.

AND I, FURTHER DECLARE that this POWER OF ATTORNEY shall continue till completion of the Development Work on my said property as well as till date of registration of the Developer's Allocated portion of the said proposed Building mentioned in the said registered Development Agreement in respect of First Schedule property which was registered at DSR-III, at Alipore, 24 Parganas(s).

FIRST SCHEDULE AS ABOVE REFERRED TO: -

(Entire Property which to be Developed)

ALL THAT piece and parcel of Bastu land measuring 04 Cottah 06 Chittacks t. more or less, togetherwith 100 sq. ft. R.T. Shed structure thereon comprised in R.S. Khatian No. 127, R.S. Dag No. 195, J.L. No. 25, R.S. No. 3, Touzi No. 56, being Scheme Plot No.1 & 19, Block-B, at Mouza Nayabad, P.S. Purba Jadavpur, District 24 Parganas(s) P.S. Kasba at present Purba Jadavpur, District 24 Parganas(s), presently within the limits of the Kolkata Municipal Corporation, Ward No. 109, P.S. Kasba now Purba Jadavpur, District 24 Parganas(s), presently within the limits of the Kolkata Municipal Corporation being KMC Premises No. 2711, Nayabad, Kolkata 700 099, Ward No. 109, Assessee No. 31-109-08-2630-0, DSR Alipore, ADSR Sealdah, togetherwith all easement right thereto and which is butted and bounded as follows:-

ON THE NORTH

By 30 ft. wide KMC Road;

ON THE SOUTH

By Land of Scheme Plot No. 20;

ON THE EAST

By 20 ft. wide KMC Road;

ON THE WEST

By Land of others;

THE SECOND SCHEDULE ABOVE REFERRED TO:

(Owner's Allocation)

After construction of the entire building according to the building plan on the FIRST SCHEDULE property together with all amenities thereto, the Developer will deliver the 45% of the entire proposed Building. The said 45% of the Owner's Allocation would be ENTIRE SECOND FLOOR and North East side Flat of the Forth / Top Floor and Three Nos. (3) of Car Parking Space one of the proposed Building to be provided by the Developer to the Landowner and same to be treated as OWNER'S ALLOCATION of the proposed building at KMC Premises No. 2711, Nayabad, Kolkata 700 099, Ward No. 109, Assessee No. 31-109-08-2630-0, P.S. Purba Jadavpur.

Remaining area out of the 45% of the Owner's Allocation of the 4th Floor South East Side Flat and remaining area of the Car Parking Space to be sold by the Developer with his Share of the said Flat and Car Parking Space and the Developer will transfer the sale proceed of the said remaining area of Flat and Car Parking Space to the Land Owner. .

The Land Owner shall have right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building

THIRD SCHEDULE AS ABOVE REFERRED TO:

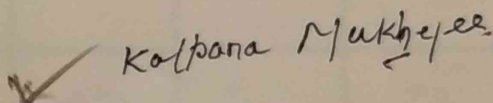
(Developer's Allocation)

After providing the Owner's Allocation portion in the said building, the remaining portion of the entire building belongs to the Developer i.e. ENTIRE FIRST FLOOR, and ENTIRE THIRD FLOOR and FOUR No. (4) CAR PARKING SPACE AND 55% SHARE OF ANOTHER CAR PARKING SPACE AND OTHER SPACE ON THE GROUND FLOOR of the building at KMC Premises No. 2711, Nayabad, Kolkata 700 099, Ward No. 109, P.S. Purba Jadavpur, and togetherwith right of use all common facilities and amenities of the building, like drainage, staircase, electric meter room, Lift, side open space of the building main entrance, water reservoir tank, water tank, top roof and other common space whatsoever with other co-sharers of the building.

IN WITNESS WHEREOF, I, the Executant hereof do hereby put my signature on this Development Power of Attorney on this the 28th day of September, Two Thousand Twenty Two (2022) in the presence of:-

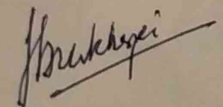
WITNESSES: -

1. Debjani Banerjee
10, Mandeville Garden
Flat No 302, Kol-19



Kalyana Mukherjee

=====

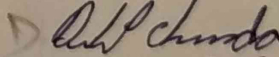
SIGNATURE OF THE
EXECUTANT

2. 
(Gowri Mukherjee)
6/c Pandita Road
Flat No 1A, Kol-29

ACCEPTED

 **URBAN NEST**
Sambhu Bhunia

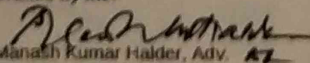
URBAN NEST Partner


Subhendu Chandra

=====

SIGNATURE OF THE
ATTORNEY

Drafted by me:-


Manash Kumar Halder, Adv. AL
Reg. No. WB/597/87
Allpore Judges Court
Bar Library Room No.4,
Allpore, Kolkata 27
Res: 22 P Majumder Road
Kolkata 700 078

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Kalpana Mukherjee

Name KALPANA MUKHERJEE

Signature Kalpana Mukherjee

Thumb

1st finger

middle finger

ring finger

small finger



left hand



right hand



Sambhu Bhunia

Name SAMBHU BHUNIA (SAMBHU BHUNIA)

Signature Sambhu Bhunia

Thumb

1st finger

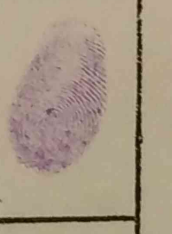
middle finger

ring finger

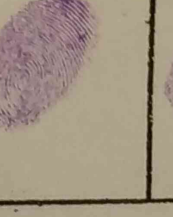
small finger



left hand



right hand



Dilip Chanda

Name DILIP CHANDA

Signature Dilip Chanda

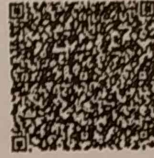


সরকার

INDIA



শরবিন্দু গায়েন
Sarabindu Gayen
পিতা : সমীর গায়েন
Father : SAMIR GAYEN
জন্ম সাল / Year of Birth : 1993
পুরুষ / Male



8112 5947 3522

আধার - সাধারণ মানুষের অধিকার



সরকার

INDIA

ঠিকানা:
278 রাজডাঙ্গা, রাজডাঙ্গা মেন
রোড, ই.কে.টি.পি, ই.কে.টি.পি,
কোলকাতা, পশ্চিমবঙ্গ, 700107

Address:
278 RAJDANGA,
RAJDANGA MAIN ROAD,
E.K.T.P, E.K.T S.O, E.K.T,
Kolkata, West Bengal,
700107

1947
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,
Bengaluru-560 001

Major Information of the Deed

Deed No :	I-1603-15610/2022	Date of Registration	28/09/2022
Query No / Year	1603-8002933024/2022	Office where deed is registered	
Query Date	28/09/2022 11:44:06 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Mansh Kumar Halder Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9830427426, 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. 2/-	Rs. 82,95,748/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160315592/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



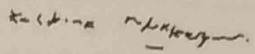
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, , Premises No: 2711, , Ward No: 109 Pin Code : 700099

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	4 Katha 6 Chatak	1/-	82,68,748/-	Width of Approach Road: 30 Ft., , Project Name :
Grand Total :				7.2188Dec	1/-	82,68,748 /-	

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					
Total :		100 sq ft	1 /-	27,000 /-	



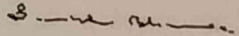


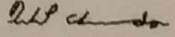
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs Kalpana Mukherjee Wife of Mr Gour Mukherjee Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office	 28/09/2022	 LTI 28/09/2022	 28/09/2022
6C, Panditia Road, City:- Not Specified, P.O:- Sarat Bose Road, P.S:-Gariahat, District:-South 24-Parganas, West Bengal, India, PIN:- 700029 Sex: Female, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: aexxxxxx2q, Aadhaar No: 88xxxxxxxx8595, Status :Individual, Executed by: Self, Date of Execution: 28/09/2022 , Admitted by: Self, Date of Admission: 28/09/2022 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Urban Nest 121/24E, NORTH PURBACHAL ROAD,, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078 , PAN No.:: aaxxxxxx4q,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative			

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SAMBHU BHUNIA Son of Mr Radheshyam Bhunia Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 12:51PM	 LTI 28/09/2022	 28/09/2022
129/11A, Purbachal Kalitala Road,, City:- , P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: apxxxxx4g, Aadhaar No: 97xxxxxxxx6372 Status : Representative, Representative of : Urban Nest (as partner)				
2	Name	Photo	Finger Print	Signature
	Mr Dilip Chanda (Presentant) Son of Late Netai Chanda Date of Execution - 28/09/2022, , Admitted by: Self, Date of Admission: 28/09/2022, Place of Admission of Execution: Office	 Sep 28 2022 12:52PM	 LTI 28/09/2022	 28/09/2022

92, Purbachal Main Road, City:- Not Specified, P.O:- Haltu, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: avxxxxxx6b, Aadhaar No: 75xxxxxxxx1421 Status : Representative, Representative of : Urban Nest (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sarabindu Gayen Son of Mr Samir Gayen ALIPORE JUDGES COURT, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027			
	28/09/2022	28/09/2022	28/09/2022
Identifier Of Mrs Kalpana Mukherjee, Mr SAMBHU BHUNIA, Mr Dilip Chanda			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalpana Mukherjee	Urban Nest-7.21875 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mrs Kalpana Mukherjee	Urban Nest-100.00000000 Sq Ft

28-09-2022

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 11:48 hrs on 28-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Dilip Chanda ,.

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 82,95,748/-

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

Execution is admitted on 28/09/2022 by Mrs Kalpana Mukherjee, Wife of Mr Gour Mukherjee, 6C, Panditia Road, P.O: Sarat Bose Road, Thana: Gariahat, , South 24-Parganas, WEST BENGAL, India, PIN - 700029, by caste Hindu, by Profession Retired Person

Identified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

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

Execution is admitted on 28-09-2022 by Mr SAMBHU BHUNIA, partner, Urban Nest (Partnership Firm), 121/24E, NORTH PURBACHAL ROAD,, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Execution is admitted on 28-09-2022 by Mr Dilip Chanda, partner, Urban Nest (Partnership Firm), 121/24E, NORTH PURBACHAL ROAD,, City:- Not Specified, P.O:- HALTU, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700078

Identified by Mr Sarabindu Gayen, , Son of Mr Samir Gayen, ALIPORE JUDGES COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Law Clerk

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

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 17072, Amount: Rs.100.00/-, Date of Purchase: 23/09/2022, Vendor name: Samiran Das



Debasish Dhar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2022, Page from 549625 to 549643
being No 160315610 for the year 2022.



Dhar

Digitally signed by Debasish Dhar
Date: 2022.11.07 13:09:14 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2022/11/07 01:09:14 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)