

0001295/2022

T-001235/2022



पश्चिमबंगाल पश्चिम बंगाल WEST BENGAL

AG 750871

1:15 PM
17/05/22
8-8/1492496/22

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

District Sub-Registrar -
South 24 Pargan

17 MAY 2022

Kaushik Saha

:: GENERAL POWER OF ATTORNEY ::

KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL POWER OF ATTORNEY THAT WE, 1. SRI BASUDEV SAHA (PAN – ALQPS6194Q, Aadhaar. No. – 8064 9425 9072), son of Late Jogneswar Saha & 2. SRI KAUSHIK SAHA (PAN – ALGPS2530Q, Aadhaar No. – 4471 8916 5227), son of Sri Bisweswar Saha, both are by Faith – Hindu, by Occupation – Business, Indian citizen, both are residing at Village – Bidyanagar, P.O. & P.S. – Kakkdwp, PIN – 743347, Dist. – South 24 Parganas, hereinafter called the **EXECUTANTS :-**

WHEREAS we, the present Executants herein are the absolute joint owners of **ALL THAT** piece and parcel of bastu land measuring an area of **more or less 7 Cottahs 00 Chittaks 00 Sq.ft.**, **TOGETHER WITH** a brick built tiles shaded structure having covered area of more or less 200 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza – Purba Putiary, J.L. No. – 43, R.S. N O. – 275, Touzi No. – 18, comprised in R.S. Khatian No. – 214, under L.R. Khatian Nos. – 2146 & 2194, appertaining to R.S. & L.R. Dag No. – 173, under Police Station – Regent Park, within the limits of the Kolkata Municipal Corporation Ward No. – 114, being K.M.C Premises No. – 144, School Road, Assessee No. – 31-114-21-0144-4, Kolkata – 700093, District – South 24 Parganas, under the jurisdiction of A.D.S.R. at Alipore, morefully and particularly described in the Schedule below.**

AND WHEREAS the Executants herein have entered into a Development Agreement dated 17/05/2022, with **M/S. GANAPATI ENTERPRISE**, a sole Proprietorship Firm, having its office at 109, Sahapara Road, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, being represented by its sole proprietor namely **SRI PROSENJIT SAHA** (PAN – ALQPS6159M, Aadhaar No. – 5334 3535 1216), son of Late Prithwiraj Saha, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 109, Sahapara Road, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, with certain terms and conditions, mentioned therein and accordingly the said Development Agreement, duly registered in the Office of the D.S.R-I, South 24 Parganas and recorded in Book No. – I, Volume No. – 1601-2022, Being No. – 16010 1228, for the year 2022.

AND WHEREAS in the aforesaid Development Agreement it has been clearly mentioned that the Owners shall get Entire First Floor, One Flat at the Back Side of the Third Floor and One Flat at the Front Side of the Fourth Floor, 50% commercial area out of the total

commercial sanction i.e. Shop Nos. 1 & 2 from the North-Eastern side of the Ground Floor and 2 Nos. of Car Parking Spaces which shall be provided adjacent to the Eastern side and Western side of the Staircase at the Ground Floor of the proposed multistoried building. The Developer shall get Entire Second Floor, One Flat at the Front Side of the Third Floor and One Flat at the Back Side of the Fourth Floor, 50% commercial area out of the total commercial sanction i.e. Shop No. 3 from the South-Eastern side of the Ground Floor and remaining Car Parking Spaces at the Ground Floor of the proposed multistoried building save and excepts the Owner's Allocation.

AND WHEREAS due to our personal difficulties and also not in a position to look after, manage, control, supervise, maintain our such property as which has been mentioned and written in the Schedule below and it has been expedient and necessary to appoint and engage an **ATTORNEY** in connection with the Schedule below property, who will properly look after, manage, control, supervise and proper administer our such property on our behalf.

NOW ALL MEN BY THESE PRESENTS THAT we, the above named Executants herein have appointing, nominating and constituting **M/S. GANAPATI ENTERPRISE**, a sole Proprietorship Firm, having its office at 109, Sahapara Road, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, being represented by its sole proprietor namely **SRI PROSENJIT SAHA** (PAN – ALQPS6159M, Aadhaar No. – 5334 3535 1216), son of Late Prithwiraj Saha, by Faith – Hindu, by Occupation – Business, by Nationality – Indian, residing at 109, Sahapara Road, P.O. – Purba Putiary, P.S. – Regent Park, Kolkata – 700093, District – South 24 Parganas, as our true and lawful Attorney to do the following acts, deeds, things and matters on our behalf in connection with the below Schedule property that is to say:-

Kanwar Saha,

1. To look after, manage, control and supervise the below schedule property on our behalf and to construct a multistoried building on that property as per sanctioned building plan to be sanctioned by the Kolkata Municipal Corporation.
2. To represent us before all the office/offices concerned and also like Kolkata Municipal Corporation and to sign all papers, documents on our behalf for mutation of our names in respect of the Kolkata Municipal Corporation and to appear in all hearing before the authorities of the K.M.C. for such mutation, raising objections and/or appeals on our behalf against the excess valuation assessed by the Kolkata Municipal Corporation and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalf and also to sign all the relevant papers.
3. To prepare, sign and/or submit the proposed building plan and all relevant papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) before the Kolkata Municipal Corporation on our behalf by the said Attorney in respect of the building for sanction.
4. To execute and make any Deed of Declaration, Deed of Declaration to K.M.C, Deed of Boundary Declaration, Deed of Gift of Strip of Land to K.M.C, Deed of Gift of Splayed Corner portion to K.M.C or any other documents for registration, when required to be executed by our said Attorney for the sanction of the proposed building plan and to admit, execute and registration thereof before the registering authority or concerned authorities like registrar of Assurance Kolkata, District Registrar Alipore, Additional District Sub-Registrar Alipore or like any other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our names.

Kausik Dutta

5. To prepare, sign, register and/or submit all other relevant documents relating to the below schedule property and to present the same to the office of the Kolkata Municipal Corporation, KMDA and/or any competent authority on our behalf for getting the sanctioned building plan.
6. To prepare, sign and/or submit any revision plan and all relevant papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) before the Kolkata Municipal Corporation by the said Attorney on our behalf.
7. To apply for the water supply connection from the Kolkata Municipal Corporation and to prepare, sign, register and/or submit all the relevant documents for that on our behalf.
8. To prepare, sign and/or submit all the papers (documents, understandings, declarations, affidavits, indemnity bonds etc.) and register the same, if required, for getting the Completion Certificate from the Kolkata Municipal Corporation on our behalf.
9. To apply for the internal and external drainage sanction from the Kolkata Municipal Corporation and to prepare, sign, register and/or submit all the relevant documents for that on our behalf.
10. To receive from the Kolkata Municipal Corporation and/or any other Authority or Authorities concerned for any Letters, Applications, Maps, Building Plans, Papers, Writings, Forms and/or any representation or representations, too, as may be required in respect of the below Schedule property by the said Attorney at his discretion shall think fit and proper for and on behalf of us and of our names.
11. To deposit any Fees, Charges or any other amount on behalf of us which may have to be paid to the Kolkata Municipal Corporation and/or any other Authorities in respect of the below Schedule property.
12. To apply for and obtain necessary permissions and/or approvals and/or sanctions and/or license from any statutory authority including the Fire Brigade, Land Acquisition

Handwritten signature

Department, Urban Land Ceiling Department, PWD, Kolkata Police and any other Departments and to represent us before the said Departments in connection with the Sanction of the Building Plan, modification and/or alteration of the Building Plan, construction and development in respect of the below schedule property.

13. To appear for and represent us before any competent authority, tribunal authority, arbitrator of revenue, administrative, Civil/Criminal Jurisdiction relating to the any matters concerning the below schedule property on our behalf.
14. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalf.
15. To appoint and/or engage any legal practitioner, Solicitors, Auditor, Valuer, Assessor, Arbitrators, and/or any legal Practitioner or any Advocate or Advocates other person or persons and to sign, execute and deliver all vokatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalf.
16. To sign, execute, submit or deliver all plaints, written statement, objection, memorandum of appeal, applications, revision, injunction, petitions, and all other appeals and papers, documents and exhibits for the aforesaid purposes.
17. To visit and represent us before all the West Bengal Govt. Office or Offices concerned and/or central Govt. Office, Thika Tenancy Office or Offices concerned and all other offices concerned for smooth management of our below schedule property on our behalf.
18. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the below schedule property or any part thereof and similar to receive any such money and discharge receipt as income, rents, awards, compensations etc. receivable for and on account of the below Schedule property and

after deduction of all such outgoings to deposit the same on our bank accounts with proper acquaintance.

19. To apply for and obtain electricity, gas or any other civil commotion, amenities, telephone and other utilities in the below schedule property and/or make alterations thereof and to close down or to disconnection the same on our behalf.
20. To execute and make any Agreement for Sale, Deed of Conveyance or Conveyances, Indenture or Indentures, Deed of Lease, Deed of Rectification, Cancellation of Agreement and/or other documents for registration when required to be executed by our said Attorney only for the Developer's Allocation and to admit, execute and registration thereof before the registering authority or concerned authorities like registrar of Assurance Kolkata, District Registrar Alipore, Additional District Sub-Registrar Alipore or like any other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalf, in our name.
21. To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Developer's Allocation on our behalf and to register the Deed of Conveyance on our behalf in favour of such intending purchaser or purchasers name or names and to receive advance money and consideration money under allocation of the Developer's share.
22. To sign all the receipt or receipts by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation and also to hand over the same to such intending purchaser or purchaser on our behalf.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in this absolute discretion signature, which he may deem

fit and proper, think necessary to do so or perform for the purpose of the below scheduled property.

AND we do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney may lawfully do execute and caused to be done, performed by virtue of this Development Power of Attorney.

:: SCHEDULE ABOVE REFERRED TO ::

ALL THAT piece and parcel of bastu land measuring an area of **more or less 7 Cottahs 00 Chittaks 00 Sq.ft.**, **TOGETHER WITH** a brick built tiles shaded structure having covered area of more or less 200 Sq.ft. with cemented floor finished now standing thereon, lying and situated at **Mouza – Purba Putiary, J.L. No. – 43, R.S. N O. – 275, Touzi No. – 18,** comprised in **R.S. Khatian No. – 214,** under **L.R. Khatian Nos. – 2146 & 2194,** appertaining to **R.S. & L.R. Dag No. – 173,** under **Police Station – Regent Park,** within the limits of the **Kolkata Municipal Corporation Ward No. – 114,** being **K.M.C Premises No. – 144,** **School Road, Assessee No. – 31-114-21-0144-4,** **Kolkata – 700093,** **District – South 24 Parganas,** under the jurisdiction of A.D.S.R. at Alipore, **TOGETHER WITH** all easement rights and appurtenances thereto of the said property, and the same is butted and bounded as follows :-

- | | |
|---------------------|---------------------------------|
| On the North | : By Pre. No. 41, School Road. |
| On the South | : By Pre. No. 137, School Road. |
| On the East | : By 18'-8" wide Road. |
| On the West | : By Land of R. Mitra. |

Kausik Saha

We, the Executants and Attorney hereby subscribed our signatures on this the 17th day of May, Two Thousand and Twenty Two (2022).

SIGNED, SEALED AND DELIVERED In the Presence of :-

WITNESSES:

- 1) *Prosujit Cherk*
68. Bishnu Pally
Purba Putia
KOL-93
- 2) *Goutam Talukder.*
Purba Putia
Thakur Para.
KOL-93.

Drafted by me :

Dilip Das

DILIP DAS

B. Com., LLB

Advocate

Alipore Police Co

Kolkata-700 027

W.B -525 / 1979

Advocate,

Computerized Print by

Animesh Chakraborty
Animesh Chakraborty

Ban deb Saha
Kausik Saha.

SIGNATURE OF THE EXECUTANTS

GANAPATI ENTERPRISE












Prosujit Saha.
Proprietor

SIGNATURE OF THE ATTORNEY

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

Name

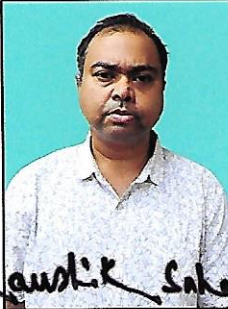




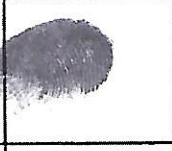





Signature

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

Banuch Saha

Name BANUCH SAHA.....












Signature *Banuch Saha*

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

Kaushik Saha

Name KAUSHIK SAHA.....

Signature *Kaushik Saha*

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

Prosenjit Saha

Name PROSENJIT SAHA.....

Signature *Prosenjit Saha*

Major Information of the Deed

Deed No :	I-1601-01235/2022	Date of Registration	17/05/2022
Query No / Year	1601-8001442496/2022	Office where deed is registered	
Query Date	17/05/2022 1:00:24 PM	D.S.R. - I SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	ANIMESH CHAKRABORTY ALIPORE JUDGES COURT, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9433213624, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 1]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 59,33,795/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 46/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160101228/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :






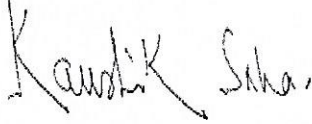
District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: School Road (Purba Putiary), , Premises No: 144, , Ward No: 114 Pin Code : 700093

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	7 Katha	1/-	58,79,795/-	Width of Approach Road: 19 Ft., , Project Name :
Grand Total :				11.55Dec	1 /-	58,79,795 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	54,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	54,000 /-	

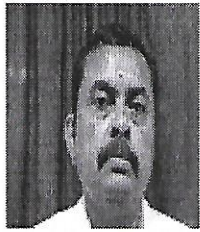


Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>Name</p> <p>Mr BASUDEB SAHA Son of Late JOGNESWAR SAHA Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>	<p>Photo</p>  <p>17/05/2022</p>	<p>Finger Print</p>  <p>LTI 17/05/2022</p>	<p>Signature</p>  <p>17/05/2022</p>
<p>BIDYANAGAR, City:- , P.O:- KAKDWIP, P.S:-Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN:- 743347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx4Q, Aadhaar No: 80xxxxxxxx9072, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>				
2	<p>Name</p> <p>Mr KAUSHIK SAHA (Presentant) Son of Mr BISWESWAR SAHA Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>	<p>Photo</p>  <p>17/05/2022</p>	<p>Finger Print</p>  <p>LTI 17/05/2022</p>	<p>Signature</p>  <p>17/05/2022</p>
<p>BIDYANAGAR, City:- , P.O:- KAKDWIP, P.S:-Kakdwip, District:-South 24-Parganas, West Bengal, India, PIN:- 743347 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ALxxxxxx0Q, Aadhaar No: 44xxxxxxxx5227, Status :Individual, Executed by: Self, Date of Execution: 17/05/2022 , Admitted by: Self, Date of Admission: 17/05/2022 ,Place : Office</p>				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<p>GANAPATI ENTERPRISE 109, SAHA PARA ROAD, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093 , PAN No.:: ALxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr PROSENJIT SAHA Son of Late PRITHWIRAJ SAHA Date of Execution - 17/05/2022, , Admitted by: Self, Date of Admission: 17/05/2022, Place of Admission of Execution: Office	 May 17 2022 1:38PM	 LTI 17/05/2022	 17/05/2022
109, SAHA PARA ROAD, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ALxxxxxx9M, Aadhaar No: 53xxxxxxxx1216 Status : Representative, Representative of : GANAPATI ENTERPRISE (as PROPRIETOR)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr BISWAJIT GHOSH Son of Late SUBAL CH GHOSH 68, BISHNUPALLY, City:- Kolkata, P.O:- PURBA PUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093	 17/05/2022	 17/05/2022	 17/05/2022
Identifier Of Mr BASUDEB SAHA, Mr KAUSHIK SAHA, Mr PROSENJIT SAHA			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEB SAHA	GANAPATI ENTERPRISE-5.775 Dec
2	Mr KAUSHIK SAHA	GANAPATI ENTERPRISE-5.775 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr BASUDEB SAHA	GANAPATI ENTERPRISE-100.00000000 Sq Ft
2	Mr KAUSHIK SAHA	GANAPATI ENTERPRISE-100.00000000 Sq Ft

On 17-05-2022

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 13:15 hrs on 17-05-2022, at the Office of the D.S.R. - I SOUTH 24-PARGANAS by Mr KAUSHIK SAHA , 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 59,33,795/-

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

Execution is admitted on 17/05/2022 by 1. Mr BASUDEB SAHA, Son of Late JOGNESWAR SAHA, BIDYANAGAR, P.O: KAKDWIP, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743347, by caste Hindu, by Profession Business, 2. Mr KAUSHIK SAHA, Son of Mr BISWESWAR SAHA, BIDYANAGAR, P.O: KAKDWIP, Thana: Kakdwip, , South 24-Parganas, WEST BENGAL, India, PIN - 743347, by caste Hindu, by Profession Business
Indetified by Mr BISWAJIT GHOSH, , , Son of Late SUBAL CH GHOSH, 68, BISHNUPALLY, P.O: PURBA PUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others

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

Execution is admitted on 17-05-2022 by Mr PROSENJIT SAHA, PROPRIETOR, GANAPATI ENTERPRISE, 109, SAHA PARA ROAD, City:- , P.O:- PURBAPUTIARY, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700093

Indetified by Mr BISWAJIT GHOSH, , , Son of Late SUBAL CH GHOSH, 68, BISHNUPALLY, P.O: PURBA PUTIARY, Thana: Regent Park, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700093, by caste Hindu, by profession Others


Payment of Fees

Certified that required Registration Fees payable for this document is Rs 46/- (E = Rs 14/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 46/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 60/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 3969, Amount: Rs.100/-, Date of Purchase: 11/05/2022, Vendor name: S Das



Tabis Ansari
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - I SOUTH 24-
PARGANAS
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1601-2022, Page from 60562 to 60586
being No 160101235 for the year 2022.



Digitally signed by MOHAMMED TABIS
ANSARI

Date: 2022.05.17 16:17:49 +05:30

Reason: Digital Signing of Deed.

(Tabis Ansari) 2022/05/17 04:17:49 PM

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - I SOUTH 24-PARGANAS

West Bengal.

(This document is digitally signed.)