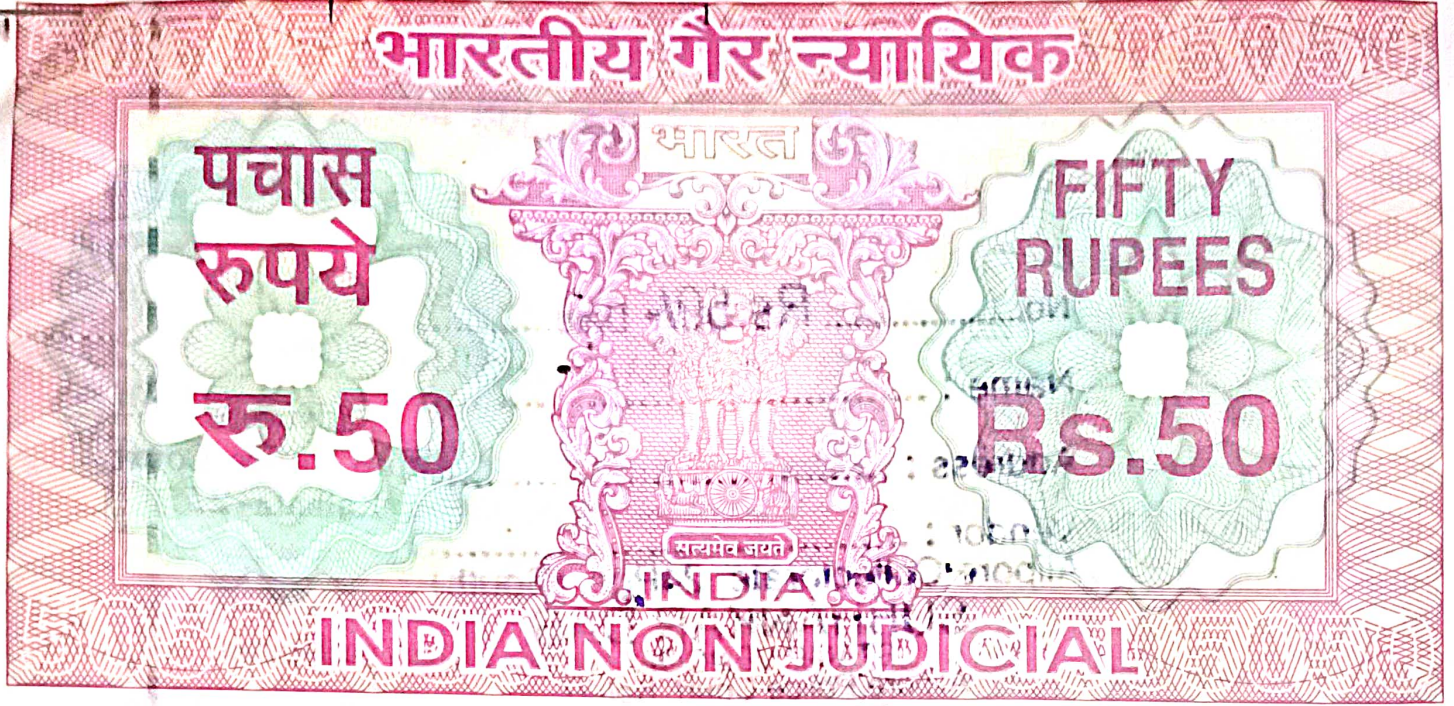


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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 226755

06.06.2023  
8/01455093/23

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

District Sub-Register-1  
Alipore, South 24-pargan

06 JUN 2023

**DEVELOPMENT POWER OF ATTORNEY AFTER REGISTERED DEVELOPMENT AGREEMENT**

Know all men by these present that We, **1. SMT. SAMITA DAS (PAN- ASYPD1390C) (AADHAAR NO. 5105 1342 5577)**, wife of Late Sukhen Das, by Faith - Hindu, by occupation - Housewife, by Nationality - Indian, residing at Nimpura, Kharagpur (m), P.O. Nimpura, Kharagpur (m), District- Paschim Medinipur, West Bengal-721304 and **2. SRI SOUMYA DAS (PAN- FSTPD4327P) (AADHAAR NO.4630 2636 1362)**, son of Late Soumen Das, by Faith - Hindu, by occupation - Student, by Nationality - Indian, residing at L-27, Kamdahari Bose Para, P. O. Garia,

5 JUN 2023

8829

No..... **Rs. 50/-** Date.....  
Name : ..... **Bodhisatwa Basu**  
Address : ..... **Advocate**  
..... **Alipur Police Court**  
..... **Kolkata- 27**  
Vendor : .....  
..... **Alipore Collectorate 24Pgs (South)**  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
**Alipore Police Court Kol-27**



Identified by me:-  
Moumita Choudhury  
do Lt. Prasanta Choudhury  
occupation- others  
Brahmapur, Kol-96

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS., ALIPORE  
**06 JUN 2023**

P. S. Bansdrani, Kolkata-700084, District - South 24 Parganas, do hereby nominate, constitute and appoint **MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (AADHAAR NO. 862440510636)**, son of Late Kshitish Chandra Bhattacharjee, by faith-Hindu, by occupation Business, by nationality Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, sole Proprietor of **M/S. BHATTACHARJEE CONSTRUCTION**, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, District-South 24 Parganas, to be our true and lawful **ATTORNEY** to do and execute all or any of the following acts and deeds for us and on our behalf.

**WHEREAS** we are the sole and absolute owners of **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata - 700084, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas**, the description of which are fully and particularly referred in the Schedule hereunder;

**AND WHEREAS** we have executed an Agreement for Development registered in D.S.R. III, at Alipore, South 24 Parganas on 06.06.2023 vide Deed No. 7939/2023 of our property known as **ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari, Garia, Kolkata -**

*Debasish Bhattacharjee*

700084, under Police Station - Regent Park now Bansdrani, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas, with MR. DEBASISH BHATTACHARJEE (PAN ADYPB2784R) (ADHAR NO.9862440510636), son of Late Kshitish Chandra Bhattacharjee, by faith-Hindu, by occupation Business, by nationality Indian, residing at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, sole Proprietor of M/S. BHATTACHARJEE CONSTRUCTION, having its office at N-12, Bose Para, Kamdahari, Post Office - Garia, Police Station - Bansdrani, Kolkata - 700084, District-South 24 Parganas, developer herein.

**AND WHEREAS** due to our personal reasons and preoccupation it has become difficult for us to look after the affairs of our above property personally and hence these presents;

1. To enter into the said premises and to hold and possess the said premises and take all actions, for commercially exploiting and developing the said premises, soil testing, making the boundary walls etc.
2. To apply before the Kolkata Municipal Corporation and/or any other authority/s concerned for obtaining sanction, alteration, addition, verification and/or modification of the building plans for the construction of the new building at the said premises as per the Development Agreement and for the said purpose, to sign such applications, maps, plans, and representations as may be necessary and as the said Attorney shall think and deem fit and proper after submission of the original plans.
3. To apply for and obtain electricity, gas, water, sewerage, drainage or any other connections of any other utilities in the said premises and also the Completion and other certificates from the Kolkata Municipal Corporation, Fire Brigade authorities, WBSEDCL and/or other authorities for that purpose and/or to make alterations therein and to close down and/or have disconnection of the same and for that to sign, execute applications, documents and plans and do all other acts, deeds and things as may be deemed fit and proper by our Said Attorney to this effect.
4. To appoint engineers, architects, contractors and other agents and sub-contractors as the said attorney shall think, fit and proper and to make payment of their fees and charges, however, the owners shall not be

responsible either for the payment of such fees and charges and for the terms and conditions with the Architects, engineers, and the contractors nor shall bear any liability whatsoever.

5. To apply for and obtain steel, bricks, cements and other construction materials in our names and to sign necessary applications and papers for constructing the new building without any liability whatsoever of the owners either financially or otherwise.

6. To sign, execute, cancel, alter, draw, approve all papers, documents, declarations, affidavits, applications, returns, confirmations and consents as may in any way be required to be so done, for and in connection with the sanctioned plan and construction of the new building at the said premises on account of the owners of the said premises without making any liability upon the owners.


7. To sign and submit all papers, applications, and documents for having the mutation if necessary, effected in all public records and with all authorities and/or persons including the Kolkata Municipal Corporation in respect of the said premises.

8. To appear before the Kolkata Municipal Corporation and/or any other authority/s and government departments and/or officers and also all other State, Executive, Judicial or Quasi-Judicial and other authorities and also all Courts and Tribunals for sanction of the building plan/s and also for all the matters relating to the Said Premises.

9. To pay all outgoings, including Kolkata Municipal Corporation taxes and other charges whatsoever payable for and on account of the said premises and receive refunds and other moneys in connection therewith.

10. To give undertakings, assurances, and indemnities as may be required for the purposes as aforesaid at the developer's own risk and responsibility without making the owners liable therefore.

11. To commence prosecute, enforce, defend, answer and oppose all actions, and/or other legal proceedings, including any suits, or arbitrations proceedings and demands touching any of the matters relating to the said premises or any part thereof and compromise, settle, refer to arbitration, abandon, submit to judgement in any such action or proceeding as aforesaid before any civil or criminal court, provided however the Developer



shall furnish all particulars and principal papers in relation to suits or legal proceedings if any, in connection with the premises.

**12.** To sign, verify, declare, and/or affirm plaints, written statements, petitions, verifications, objections, cross-objections, counter claim, applications for revision, review, new trial, or stay or of whatsoever nature, memorandum of appeal, swear affidavits, and to do generally all other acts, deeds, and things as the said attorney in his discretion shall think fit and proper in any proceedings or in any way therewith so as to defend our possession and title in the said premises.

**13.** For the purposes as aforesaid, to appoint Advocates and sign and execute Vakalatnama or any other documents, authorizing such Advocates to act and to terminate such authority and to pay fees of such Advocate/s.

**14.** To enter into agreement for sale, transfer, letting out and/or leasing out the constructed portion of the new building being the developer's allocation and to sign execute and deliver such agreements of constructions, and/or agreements for sale/transfer of flats etc. along with proportionate share of land and agreement for construction of the flat/unit, or any other agreement for holding/delivering possession of the constructed portions of the developer's allocation in the new building to be constructed at the said premises.

**15.** To cancel any agreement and forfeit any money advanced by the prospective purchasers, lessee, tenants for reason of their committing default and/or file Suit for Specific Performance and to realized or unrealized amount together with interest and damages as the case may be and to do all such acts deeds matters and things in respect of selling and/or transferring the constructed portions together with the undivided variable share in the land and to enter into all sorts of documents in commitments understanding in respect of the developer's allocation only.

**16.** To sign and execute and deliver Deed/s of Conveyance or Sale, lease/tenancy deeds, and all other instruments of transfer, and agreements, and instruments, deeds, indemnities, undertakings, declarations, confirmations and to present the same whether executed by us or by our Said Attorney and to admit the execution thereof and present for registration before the Registrar of Assurances, Kolkata or any other District Sub-Registrar or Addl. District Sub-Registrar having jurisdiction concerning the

said Premises or before any Notary Public or for any similar purposes to take all necessary steps perfecting such execution and registration of the aforesaid documents in respect of the undivided proportionate share of land for the developer's allocation only in terms of the agreement for development dated ...06.06.2020.....

17. To deliver possession and/or make over the constructed flats/portions and issue letter of possession and to do and perform all and everything that shall be necessary for completing the sale, lease or tenancy or otherwise in compromise the deal to be finalized in respect of the developer's allocation only after handing over possession of the entire owners' allocation to the owners in the said building together with the common areas as mentioned in the development dated ...06.06.20.....

18. To receiver all moneys, and grant proper receipts and discharges in respect of the amounts to be received on sale and disposal of flats/portions, etc. and/or otherwise in connection with the said matters and lands and properties and building and flats /apartments/ spaces/portions/car parking spaces in the Said Building in respect of the developer's allocation only.

**AND** to do all acts, deeds and things concerning the authorities as enumerated hereinabove hereby granted in respect of the Said Premises for the purpose of sanction of the building plan which we ourselves could have done lawfully under our own hand and seal if personally present **AND** we do hereby ratify and confirm and agree to ratify and confirm all and whatsoever the said Attorneys shall lawfully do or cause to be done in or about the Said Premises as contained hereinabove.

**SCHEDULE**  
**(SAID PREMISES)**

**ALL THAT** piece and parcel of land measuring more or less an area of **5 Cottahs 00 Chittak 00Sq.ft.** together with a pucca two storied building, having an area of **1200 Sq.ft.** more or less (On the **Ground Floor**, having built-up area more or less **700 Sq.ft.** and On the **First Floor**, having built-up area more or less **500 Sq.ft.**) standing thereon, lying and situated at Mouza Kamdahari, J.L. No. 49, R.S. No. 200, Pargana Magura, comprised in Khatian No. 118, appertaining to R.S. Dag No. 487, being **Premises No. 61, Bosepara Road, having its Mailing Address L-27, Bose Para, Kamdahari,**

Saleem Akter

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Garia, Kolkata -700084, under Police Station - Regent Park now Banskroni, within the limits of Ward No. 111, of the Kolkata Municipal Corporation, Assessee No. 31-111-04-0061-9, in the District South 24 Parganas, their property is butted and bounded as follows:-

ON THE NORTH : L-26, Bosepara;

ON THE SOUTH : L-27, Bosepara and L-28, Bosepara;

ON THE EAST : L-12, Bosepara and L-13, Bosepara;

ON THE WEST : 14 ft. wide K.M.C. Road.

WITNESS WHEREOF we hereby execute this Development Power of Attorney on this <sup>6<sup>th</sup></sup> day of ~~...~~ June, 2023.

**SIGNED, SEALED AND DELIVERED**

By the APPOINTER herein at Kolkata

In the presence of:

1. Haremita Chowdhury  
Brahmapur, Kol - 96

2. Bodhisatwa Ban  
(Advocate)  
Alipore Police Court  
Ref - 27

Samita Das,  
Soumya Das  
EXECUTANT

M/S. BHATTACHARJEE CONSTRUCTION

Selvanil Bhattacharyee  
PROPRIETOR

ATTORNEY

Drafted and Typed at my office & I read over & Explained in Mother Languages to all parties to this deed and all of them admitted that the same has been correctly written as per their instruction.

Bodhisatwa Ban  
Advocate  
Enrolment No. WS2138/09  
Alipore Police Court,  
Kolkata - 700027



LEFT HAND FINGER PRINTS



Samita Das.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Soumya Das.

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



Rajan Acharya

	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					



	LITTLE FINGER	RING FINGER	MIDDLE FINGER	FORE FINGER	THUMB
LEFT HAND					
	THUMB	FORE FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER
RIGHT HAND					

I. MR

4917

## Major Information of the Deed

Deed No :	I-1603-07950/2023	Date of Registration	06/06/2023
Query No / Year	1603-8001455093/2023	Office where deed is registered	
Query Date	06/06/2023 11:02:49 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Bodhisatwa Basu Thana : Allpore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 8777290339, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 67,95,003/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 39/- (Article:E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160307939/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assomont slip.(Urban area)		

## Land Details :

District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: BOSE PAR. ROAD, , Promises No: 61, , Ward No: 111 Pin Code : 700084




Sch No	Plot Number	Khatlan Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	5 Katha	1/-	59,85,003/-	Width of Approach Road: 14 Ft., , Project Name :
Grand Total :				8.25Dec	1 /-	59,85,003 /-	

## Structure Details :




Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	1/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 700 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	1 /-	8,10,000 /-	

1. MF

## 49 Representative Details :

Name,Address,Photo,Finger print and Signature				
No	Name	Photo	Signature	
1	<b>Shri DEBASISH BHATTACHARJEE (Presentant)</b> Son of Late KSHITISH CHANDRA BHATTACHARJEE Date of Execution - 06/06/2023, , Admitted by: Self, Date of Admission: 06/06/2023, Place of Admission of Execution: Office	 <small>Jun 6 2023 11:23AM</small>	 <small>LTI 06/06/2023</small>	 <small>06/06/2023</small>
N-12 BOSE PARA, KAMDAHARI, City:- , P.O:- GARIA, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700084, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx4R,Aadhaar No Not Provided Status : Representative, Representative of : MS BHATTACHARJEE CONSTRUCTION (as SOLE PROPRIETOR)				

## Identifier Details :

Name	Photo	Finger Print	Signature
<b>Moumita Chowdhury</b> Daughter of Late P Chowdhury Rabindra Pally, City:- , P.O:- Brahamapur, P.S:-Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN:- 700096	 <small>06/06/2023</small>	 <small>06/06/2023</small>	 <small>06/06/2023</small>
Identifier Of Smt SAMITA DAS, Shri SOUMYA DAS, Shri DEBASISH BHATTACHARJEE			

## Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMITA DAS	MS BHATTACHARJEE CONSTRUCTION-1 Katha 10 Chatak 30 Sq Ft
2	Shri SOUMYA DAS	MS BHATTACHARJEE CONSTRUCTION-3 Katha 5 Chatak 15 Sq Ft

## Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt SAMITA DAS	MS BHATTACHARJEE CONSTRUCTION-400.0000000 Sq Ft
2	Shri SOUMYA DAS	MS BHATTACHARJEE CONSTRUCTION-800.0000000 Sq Ft -

1. MRS.

4917

by fa

MP

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Endorsement For Deed Number : I - 160307950 / 2023

On 06-06-2023

**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 11:18 hrs on 06-06-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri DEBASISH BHATTACHARJEE .

**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 67,95,003/-

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

Execution is admitted on 06/06/2023 by 1. Smt SAMITA DAS, Wife of Late SUKHEN DAS, NIMPURA, KHARAGPUR (M), P.O: NIMPURA, Thana: Kharagpur, , Paschim Midnapore, WEST BENGAL, India, PIN - 721304, by caste Hindu, by Profession House wife, 2. Shri SOUMYA DAS, Son of Late SOUMEN DAS, L-27, KAMDAHARI BOSE PARA, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Others

Indetified by Moumita Chowdhury, , , Daughter of Late P Chowdhury, Rabindra Pally, P.O: Brahamapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

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

Execution is admitted on 06-06-2023 by Shri DEBASISH BHATTACHARJEE, SOLE PROPRIETOR, MS BHATTACHARJEE CONSTRUCTION, N-12, BOSE PARA, KAMDAHARI, City:- , P.O:- Garia, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084

Indetified by Moumita Chowdhury, , , Daughter of Late P Chowdhury, Rabindra Pally, P.O: Brahamapur, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700096, by caste Hindu, by profession Student

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-

**Description of Stamp**

1. Stamp: Type: Impressed, Serial no 8829, Amount: Rs.50.00/-, Date of Purchase: 05/06/2023, Vendor name: Subhankar 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 1603-2023, Page from 229050 to 229064

being No 160307950 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.06.09 15:05:31 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/06/09 03:05:31 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)