

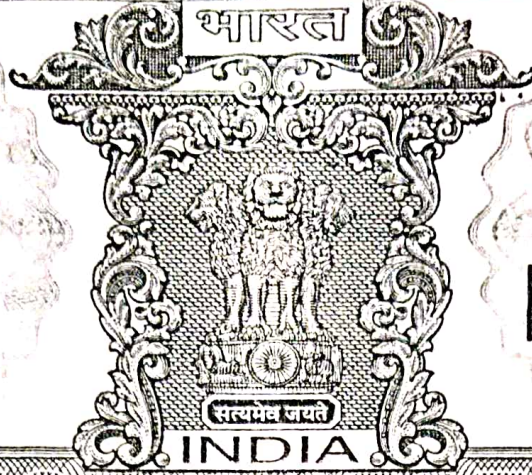
14964/22

I- 1451/22

भारतीय गैर न्यायिक

पचास  
रुपये

रु.50



FIFTY  
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिम बंगाल WEST BENGAL

that the document is admitted in registration. The signature sheets and the endorsement sheets attached with the document are the part of this document.

AG 422172

19 SEP 2027

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

**DEVELOPMENT POWER OF ATTORNEY**

**AFTER REGISTRATION OF DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS** that I **MR BIREN MUKHERJEE** (PAN-ACUPM4270C, Aadhaar No.2861 6998 1426) Son of Late Hirendra Nath Mukherjee, by faith- Hindu, by occupation- Service, residing at 2/147/A, Sree Colony, Post Office-Regent Park, Police Station -Netaji Nagar, Kolkata - 700092 do hereby nominate, constitute and appoint **SRI SUBHAS DUTTA**, son of late Basudev Dutta, by faith -Hindu by occupation- Business, (PAN-ADSPD8699K,Aadhaar No.6455 7811 6947,Mobile No.9831520973)

by faith-Hindu, by occupation-Business, residing at 3/8A, Bijoygarh, Post Office-Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, Sole proprietor of **M/S S.D.CONSTRUCTION**, having its office at 8/50, Bijoygarh, Police Station- Jadavpur, now Golf Green, Kolkata- 700 032 to be my true and lawful attorney in my name and on my behalf to do, execute and perform all /or any of the following acts and deeds:-

**WHEREAS** I am the sole and absolute owner of **ALL THAT** Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station - Jadavpur, thereafter Patuli now Netaji Nagar in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99, being Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 morefully described in the Schedule hereunder.

**AND WHEREAS** for better use and enjoyment of the aforesaid property I have entered into a Registered Agreement for Development duly executed and registered on 19-09-2022 before the D.S.R-III Alipore, South 24 Parganas vide Deed No. 14426 for the year 2022 with **M/S S.D.CONSTRUCTION**, a Sole proprietorship firm having its office at 8/50,

Gubbles Nam  
Biswan Mukherjee

Bijoygarh, Police Station- Jadavpur, Kolkata- 700 032, represented by its sole proprietor **SRI SUBHAS DUTTA**, Son of Late Basudev Dutta, of 3/8A, Bijoygarh, Police Station- Jadavpur, Kolkata- 700 032 to raise construction of a G+3 storied building consisting of several self contained flats and Car Parking space over the aforesaid Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092, at the cost and responsibility of the said Proprietorship firm.

**AND WHEREAS** in terms of the said Agreement for Development I will get 50% of the built up areas in favour of Landowner which will be allocated in the entire Second floor, a self contained flat on the 3<sup>rd</sup> floor portion North-East portion and 50% Car Parking space in the ground floor of the new G+3 storied building together with the Undivided proportionate share & interest in the land underneath the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 as owner's allocation and save and except my allocation the Developer will get the remaining 50% constructed area of the building which will be allocated in the entire First floor, a self contained flat on the 3<sup>rd</sup> floor South-East portion and 50% of the car parking space in the Ground floor together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

**AND WHEREAS** in terms of the said Agreement for Development and to facilitate the construction work of the proposed multistoried building and to sell the Developer's allocation, I am to give power and/or authority to the Proprietor of the said firm **SRI SUBHAS DUTTA**, Son of Late Basudev Dutta and to do, execute and perform or cause to be done executed and performed all or any of the following acts and deeds.

1. To sign and execute all letters, papers, documents, declaration, affidavits, applications as would be required by my said Attorney in respect of the said property.

2. To institute or defend any suits or proceedings by and against me and to that effect appoint and engage any pleader, advocate, solicitor by executing Vakalatnama and to sign all plaints, petitions, applications, written statements, written objections and also adduce evidence before the competent Court of Law in respect of said property.

3. To appear before all Government and Semi Government offices and all statutory authorities like Kolkata Municipal Corporation, Kolkata Improvement Trust, and Kolkata Police etc.

4. To appear on my behalf before the Assessment department, Building department, Water works department and Survey department of the Kolkata Municipal Corporation and will have the liberty to sign and execute all building plans, revised plan, modified plan, supplementary

plan, structural plan and site plan on my behalf and obtain permission and sanction of the building plan from the KMC and also to deposit fees & penalties in respect of the aforesaid Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092.

5. To appoint any engineer, architect, supervisor, labour, mason, plumber, electrician and contractor for the purpose of construction of the proposed multistoried building and to proceed with the construction work in all manners and complete the construction of the building in all manners.

6. To procure all building materials of good quality at the choice and discretion of my Attorney and shall pay all cost and dues of such materials.

7. To sign and execute any agreement for sale with any intending purchaser/purchasers in respect of the Developer's allocated portion i.e entire First floor, 50% of the third floor South-East portion, 50% of the car parking spaces, in the ground floor of the proposed G+3 storied building together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 and to receive and /or collect the earnest money, booking money and consideration money from the prospective purchaser /purchasers.

8. To sign and execute any Deed of Conveyances in respect of the Developer's allocated portion i.e entire First floor, 50% of the third floor South-East portion, 50% of the car parking spaces, in the ground floor of the proposed G+3 storied building together with undivided proportionate share and interest in the land underneath the said new building and all common rights and facilities attached to the said Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 in favour of any prospective purchaser/s and present the said Deed before the competent Registrar or Sub-Registrar having jurisdiction and admit the execution of the said Deed and or to receive the full and final consideration money upon giving the valid receipt to the purchaser/s.

9. That my said attorney will have the right to bring the new electric connection from C.E.S.C.




**AND GENERALLY** to do, execute and perform any other perform act/acts, deed/deeds, matter or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation in my aforesaid property or concern engagements and business or affairs and ancillary or incidental thereto as fully and effectually as I ourselves could do the same if I was personally present.

**AND** I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf herein before

contained, will lawfully do, execute and perform in exercise of the power authorities and liabilities hereby conferred upon, under and by virtue of this deed.

**SCHEDULE OF THE PROPERTY**

**ALL THAT** Piece and Parcel of land measuring 3(Three) Cottahas 11 (Eleven) Chittacks, 22 (Twenty Two) Square feet more or less of homestead land together with ten shed structure measuring more or less 300 square feet in E.P No.380, S.P No.436/1, I in C.S Plot Nos. 198(P) of Mouza Raipur, J.L No. 33, within the Police Station – Jadavpur, thereafter Patuli now Netaji Nagar in the District - South 24-Parganas within the municipal limits of the Kolkata Municipal Corporation ward No. 99, being Premises No.64/8/2/257, Raipur Road, being postal Address 2/147/A, Sree Colony, Kolkata-700092 Assessee No. 210990411979. Which is butted and bounded by:-

<b>ON THE NORTH</b>	: E.P.No.380, house of Mr.Dwarik	
<b>ON THE SOUTH</b>	: 12' feet Wide Colony Road	
<b>ON THE EAST</b>	: 16' feet Wide Colony	
<b>ON THE WEST</b>	: E.P. No.377, house of Ranjit Paul, Premises No.2/143, Sree Colony	

IN WITNESS WHEREOF I hereunto put our hands on this the 13<sup>th</sup> day of September  
2022

**WITNESSES:-**

1. Jayanta Mondal  
Alipore Judges Court.  
Kol- 700027.

Biren Mukherjee  
Executant

2. Sangita Mukherjee  
2/147/A Sreecolony  
Kol - 700092

I accept the Power of Attorney

Subhas Das

\_\_\_\_\_  
Attorney

Drafted by me and prepared in my office

Debnath Saha  
WB/109/1997

**DEBNATH SAHA**

**Advocate, Alipore Judges' Court**

**Kolkata - 700 027.**



## Major Information of the Deed

Deed No :	I-1603-14451/2022	Date of Registration :	19/09/2022
Query No / Year :	1603-8002796849/2022	Office where deed is registered	
Query Date :	19/09/2022 12:00:57 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	JAYANTA DEBNATH Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 7980417310, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value		Market Value	
Rs. 34,00,000/-		Rs. 34,27,252/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 50/- (Article:48(g))		Rs. 39/- (Article:E, M(b),)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314426/2022 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :



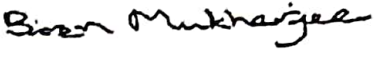
District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raipur Road (Sree Colony), , Premises No: 64/8/2/257, , Ward No: 099 Pin Code : 700092

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	3 Katha 11 Chatak 22 Sq Ft	33,20,000/-	33,46,252/-	Width of Approach Road: 16 Ft., , Project Name :
<b>Grand Total :</b>				<b>6.1348Dec</b>	<b>33,20,000 /-</b>	<b>33,46,252 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	80,000/-	81,000/-	Structure Type: Structure
Gr. Floor, Area of floor :300 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>80,000 /-</b>	<b>81,000 /-</b>	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Biren Mukherjee</b> Son of Late Hitendra Nath Mukherjee Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office	 19/09/2022	 LTI 19/09/2022	 19/09/2022
2/147/A,sree Colony, City:- Not Specified, P.O:- Regent Estate, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700092 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: Acxxxxxx0c,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 19/09/2022 , Admitted by: Self, Date of Admission: 19/09/2022 ,Place : Office				

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>S.D.CONSTRUCTION</b> 8/50, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India. PIN:- 700032 , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Subhas Dutta (Presentant)</b> Son of Late Basudev Dutta Date of Execution - 19/09/2022, , Admitted by: Self, Date of Admission: 19/09/2022, Place of Admission of Execution: Office	 Sep 19 2022 1:31PM	 LTI 19/09/2022	 19/09/2022
3/8A, Bijoygarh, City:- , P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Adxxxxxx9k,Aadhaar No Not Provided Status : Representative, Representative of : S.D.CONSTRUCTION				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr JAYANTA MONDAL</b> Son of Late SANAT KUMAR MONDAL ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027			<i>Jayanta Mondal</i>
	19/09/2022	19/09/2022	19/09/2022
Identifier Of Mr Biren Mukherjee, Mr Subhas Dutta			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biren Mukherjee	S.D.CONSTRUCTION-6.13479 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Biren Mukherjee	S.D.CONSTRUCTION-300.00000000 Sq Ft

Endorsement For Deed Number : I - 160314451 / 2022

On 19-09-2022

**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 13:00 hrs on 19-09-2022, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr Subhas Dutta ,.

**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 34,27,252/-

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

Execution is admitted on 19/09/2022 by Mr Biren Mukherjee, Son of Late Hitendra Nath Mukherjee, 2/147/A,sree Colony, P.O: Regent Estate, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700092, by caste Hindu. by Profession Service

Indetified by Mr JAYANTA MONDAL, , , Son of Late SANAT KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , 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 19-09-2022 by Mr Subhas Dutta,

Indetified by Mr JAYANTA MONDAL, , , Son of Late SANAT KUMAR MONDAL, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , 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 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 1699, Amount: Rs.50.00/-, Date of Purchase: 17/08/2022, Vendor name: M U Gazi



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

