

18605/23

I-17872/2023



पश्चिमबंग पश्चिम बंगाल WEST BENGAL

Certified that the document AR-762139
Registration. The signature sheets and the
endorsement sheets attached with the
document are the part of this document.

[Signature]
District Sub-Register-II
Alipore, South 24-Parganas.

19 DEC 2023

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

KNOW ALL MEN BY THESE PRESENTS that I, **SRI PRADIP
KUMAR CHATTERJEE**, son of late Jyoti Ranjan Chatterjee, by faith -
Hindu, by occupation - Retired Person, by Nationality - Indian, residing
at 48/6, Panchanantala Road, Post Office - Paschim Putiary, Police Station
- Thakurpukur now Haridevpur, Kolkata - 700041, District - South 24
Parganas, hereinafter called and referred to as the "**EXECUTANT/
PRINCIPAL**", do hereby state as follows :

Contd.....

~~4178~~ ~~4178~~

1001

16 DEC 2023

Date

Sold to

Address

Vendor Sign

Pradip Kumar Chatterjee
48/6, Panchantala Road
Kolkata - 700041

Sharmistha Chatterjee Mukherjee
Govt. Lince Stamp Vendor
Sealdah Civil Court, Kol-14

Certified that a single square of the
value of Rs. 100/- required for
this document is not available and
that in the similar number of stamps
which I can furnish as to counter
the required number is as follows:

100/-
100/-
100/-

Identified by -

Dipayan Chatterjee
8/0 Dipankar Chatterjee
48/14, Panchantala Road,
P.O - Panchim Puturiy
P.S - Haridypur
Kolkata - 700041
Business



District Sub Registrar-II
Alipore, South 24 Parganas
19 DEC 2023



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AF 679442

- 2 -

WHEREAS I, the Principal herein am the sole and absolute owner of ALL THAT piece and parcel of land measuring more or less 2 (two) Cottahs 11 (eleven) Chittacks 34 (thirty four) Sq.ft. togetherwith old two storied building, Ground Floor measuring 400 Sq.ft. covered area and First Floor measuring 400 Sq.ft. covered area having cemented floor, appertaining to Khatian No. 347, Niz Khatian No. 348, Hal Khatian No. 1071 comprised in Dag No. 6, Hal Dag No. 6/200 lying and situated at Mouza - Haridevpur, Pargana Khaspur, J.L. No. 25, Revenue Survey No. 35, Touji No. 40 within the limits of The Kolkata Municipal Corporation,

Contd.....

(South Suburban Unit), under Ward No. 115, lying and situated at Municipal Premises No. 117, Putiary Panchanantala Road, (Mailing address 48/6, Panchanantala Road, Kolkata - 700041), Police Station-Thakurpukur now Haridevpur, being Assessee No. 411151101177, Sub-Registry Office - A.D.S.R. Behala, District - South 24 Parganas morefully and particularly described in the schedule hereunder written and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS I am desirous to develop my aforesaid property by erecting multi-storied residential building consisting of several/Flats/Garage/Space etc. thereon as per the sanctioned building plan by the Kolkata Municipal Corporation, Building Department and due to paucity of fund and lack of experience to fulfill my desire I have entered into a registered Development Agreement duly executed and registered on . . .12.2023 at the Office of DSR - II, Alipore, District - South 24-Parganas and recorded in Book No. I, Being Deed No.17862- for the year 2023 with my nominated Developer "**DOA I CONSTRUCTION CO.**", a sole proprietorship firm, having its office at 48/14, Panchanantala Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, District South 24 Parganas, represented by its sole proprietor **SRI DIPANKAR CHATTERJEE**, son of Late Anil Kumar Chatterjee, by faith - Hindu, Nationality - Indian, by occupation - Business, residing at 48/14, Panchanantala Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, District - South 24 Parganas, as per terms and conditions written in the said Development Agreement.

Contd.....

AND WHEREAS I am not experienced person to manage such construction as such it is not possible for me to look after, manage and supervise all the affairs in respect of Development work and other allied acts, deeds, things, matters relating to my schedule below mentioned property by appearing personally for which it is necessary to appoint attorney who shall be able to do all the above mentioned affairs relating to my said property and its Development as such I the abovenamed Owner/Principal do hereby nominate, constitute and appoint **“DOA I CONSTRUCTION CO.”**, a sole proprietorship firm, having its office at 48/14, Panchanantala Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, District - South 24 Parganas, represented by its sole proprietor **SRI DIPANKAR CHATTERJEE**, son of Late Anil Kumar Chatterjee, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 48/14, Panchanantala Road, Post Office - Paschim Putiary, Police Station - Thakurpukur now Haridevpur, Kolkata - 700041, District - South 24 Parganas as my true and lawful attorney to do or come to be done or execute all or any of the following acts, deeds and things in my name and on my behalf that is to say :

1. To look after, manage, supervise and do all and every matters and things necessary or in any manner connected with or having reference to the said property belonging to us in my name and on my behalf.

2. To submit and sign, obtain the building sanctioned plan or plans/ applications to the Kolkata Municipal Corporation building department and all Revenue Authorities C.E.S.C. and other concerned authorities in accordance with the rules and regulations such plans, layouts and mutations, sub-divisions of the said property and in respect of the building or buildings constructed on the said property and for the aforesaid purpose to sign and execute all applications, specifications, indemnities etc. as may be required by the aforesaid authorities, their officers and departments and carry on correspondence with them for approving and sanctioning the said layouts amalgamation, subdivisions and plans thereof in respect of construction of such building and take all necessary and incidental steps including making application for water connection, electric supply and other incidental matters. To sign, execute and register any boundary declaration, strip land gift to KMC in respect of the Schedule property on my behalf.
3. To appoint from time to time Architects, R.C.C. Consultants, Contractor, labour, mistries, Engineer, Supervisors, Workmen for the purpose of construction on the said property and to represent me before the concerned K.M.C. Authority and BL & LRO and other public and/or Government, Semi Government Authorities, authorities under Land Revenue Code, Municipal Act, Urban Land (Ceiling & Regulation) Act, 1976 and other provisions of all relevant laws and its department and to do all/acts, deeds, matters and

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things including to make an application, give undertaking, writings as may be required for the purpose of development of the said property.

4. To execute and sign any affidavit, verification, petition, objection, application to the Govt, Offices in my name and on my behalf relating to my schedule property as my attorney thinks fit and proper.
5. To appear and re-present myself and act on my behalf all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever in respect of my property.
6. To appear for and represent me before the Board of Revenue, collector of any District, Sub-Divisional Officer, any Magistrate, Judge Munsiff and in all government office/s Kolkata Municipal Corporation, Income Tax Office and in any Co-operative Society Ltd. in all matters and things relating to my estate or its affairs and to institute any suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in my name and on my behalf and to sign any plant pleadings, Vakalatnama, objection and to adduce evidence whatsoever before any Court/s.
7. To sign and apply for mutation and conversion in the office of the KMC and B.L. & L.R.O in my name in respect of my property and pay tax, rents and any other statutory imposition in any manner whatsoever in my name and on my behalf.

Contd.....

8. To appear for and represent on my behalf before the C.E.S.C authorities including any statutory body or authorities Government or Semi Government concern or concerns for getting the electricity connection in the proposed project on my behalf and also sign necessary documents.
9. To appear for and represent myself before the office of the C.E.S.C. all times as may be necessary for getting electricity connection and to sign/execute relevant papers in regard to the said connection before the Official of the concerned Department on my behalf and to do any acts, deed or thing as may be necessary to complete the said work in the manner required by said Department.
10. To enter into an Agreement for Sale and/or transfer of the Developer's Allocation mentioned in the third schedule hereunder written to any intending purchaser/s under any terms and conditions and to receive advance/earnest money by granting receipt thereof.
11. To negotiate and settle terms with the intending buyers/purchasers, for sale and/or transfer the property under Developer's Allocation in the proposed building.
12. To receive consideration money, sale proceeds and/or any money from the prospective buyers and/or person or persons in respect of the Developer's allocation in the proposed building and to grant proper and effectual receipt thereof.

Contd.....

13. To sign, execute and register necessary deed/s, documents, agreement, conveyance or conveyances including the Sale Deed in respect of Flats/Garage/Space and to present any such conveyance or conveyances deeds for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have said conveyance registered in favour of the intending purchaser/s and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several Flats/Garage/Space and/or service area in respect of the Developer's Allocation in the proposed building or part thereof as the case may be, as if I personally present.
14. The Developer will be bound to deliver Owners allocation as described in the second schedule hereunder and thereafter the Developer shall be entitled to transfer/dispose of only Developer's allocation by sale, gift, lease and mortgage or by any other lawful means as prescribed in the law of transfer of property act.
15. That by virtue of this Power of Attorney the Developer shall do his job by maintaining and performing all legal formalities and in such case I, the appointor shall always be bound to extend full cooperation.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by my said Attorney, in his absolute discretion which he may deem fit and proper and think necessary to do so or perform for the aforesaid purposes.

Contd.....

AND I do hereby agree and undertake to ratify and confirm all such acts, deeds, things which my said **ATTORNEY** may lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the Flats/Garage/Space units under Developer's Allocation in the said proposed building to be constructed by the Developer on and upon my **FIRST SCHEDULE** land hereunder written by virtue of this Power of Attorney.

SCHEDULE ABOVE REFERRED TO
(THE PREMISES)

ALL THAT piece and parcel of land measuring more or less 2 (two) Cottahs 11 (eleven) Chittacks 34 (thirty four) Square feet togetherwith old two storied building, Ground Floor measuring 400 Sq.ft. covered area and First Floor measuring 400 Sq.ft. covered area having cemented floor, appertaining to Khatian No. 347, Niz Khatian No. 348, Hal Khatian No. 1071, comprised in Dag No. 6, Hal Dag No. 6/200 lying and situated at Mouza - Haridevpur, Pargana - Khaspur, J.L. No. 25, Revenue Survey No. 35, Touji No. 40, within the limits of The Kolkata Municipal Corporation, (South Suburban Unit), under Ward No. 115, being Municipal Premises No. 117, Putiary Panchanantala Road, (Mailing address 48/6, Panchanantala Road, Kolkata - 700 041), Police Station - Thakurpukur now Haridevpur, being Assessee No. 411151101177, Sub-Registry Office A.D.S.R. Beñala, District - South 24 Parganas. Togetherwith easement right over 16 feet wide Municipal Road on the Western side and 8 ft. wide common passage on the Eastern side of the said premises which is butted and bounded by as follows :-

Contd.....

- ON THE NORTH : By premises No. 48/5, Panchanantala Road,
(House of Mr. Jayanta Chatterjee) ;
- ON THE SOUTH : By premises No. 48/6A, Panchanantala Road,
(House of Mr. Tapan Mukherjee) ;
- ON THE EAST : By 8 ft. wide common passage ;
- ON THE WEST : By 16 ft. wide Municipal Road ;

IN WITNESS WHEREOF I do hereunto set and subscribed my
hand, seal and signature on this the 19th day of December 2023.

SIGNED, SEALED AND DELIVERED
in the presence of :

WITNESSES :-

1. Dipayan Chatterjee
S/o Dipankar Chatterjee
48/14, Panchanantala Road
P.O. - Panchanantala
P.S. - Haridaspur
Kolkata - 700014
2. Rany Kumar Saha
Advocate
Sealdah Civil Court
Kolkata - 700014

Rany Kumar Saha

SIGNATURE OF THE EXECUTANT

I gladly accept this Power

For DOA(I) CONSTRUCTION CO.

AC
Chatterjee
Proprietor


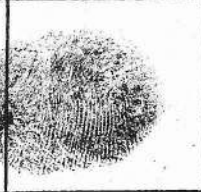









SIGNATURE OF THE ATTORNEY

Drafted and prepared by :-

Kishory Mohan Paul
(Kishory Mohan Paul) Advocate
Advocate
Sealdah Civil Court,
Kolkata - 700 014
Enrolment No. WB-460/1991












Typed by :-

Sf
Amity Computer,
Sealdah Sisir Market,
Opp. Sealdah Court,
Kolkata - 700 014

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					


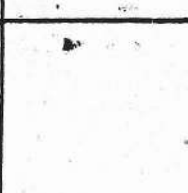
Name PRADIP KUMAR CHATTERJEE

Signature *Pradip Kumar Chatterjee*

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name DIPANKAR CHATTERJEE

Signature *DC Chatterjee*

		Thumb	1st finger	middle finger	ring finger	small finger
PHOTO	left hand					
	right hand					

Name

Signature

Major Information of the Deed

Deed No :	I-1602-17872/2023	Date of Registration	19/12/2023
Query No / Year	1602-8003112944/2023	Office where deed is registered	
Query Date	19/12/2023 11:34:20 AM	D.S.R. -II SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Kishory Mohan Paul Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9123312942, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 15,00,000/-	Rs. 29,87,752/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160217862/2023 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: Putiary Panchanan Tala Road, , Premises No: 117, , Ward No: 115 Pin Code : 700041

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	2 Katha 11 Chatak 34 Sq Ft	12,00,000/-	24,61,252/-	Width of Approach Road: 16 Ft., , Project Name :
Grand Total :				4.5123Dec	12,00,000 /-	24,61,252 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	3,00,000/-	5,26,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 400 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	3,00,000 /-	5,26,500 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Shri Pradip Kumar Chatterjee Son of Late Jyoti Ranjan Chatterjee Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office		 Captured	
	19/12/2023		LTI 19/12/2023	19/12/2023
48/6,Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: acxxxxx2j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 19/12/2023 , Admitted by: Self, Date of Admission: 19/12/2023 ,Place : Office				



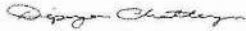
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	DOA I CONSTRUCTION CO. 48/14, Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: ACxxxxx9Q,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
	Shri Dipankar Chatterjee (Presentant) Son of Late Anil Kumar Chatterjee Date of Execution - 19/12/2023, , Admitted by: Self, Date of Admission: 19/12/2023, Place of Admission of Execution: Office		 Captured	
	Dec 19 2023 12:04PM		LTI 19/12/2023	19/12/2023
48/14, Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:- South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxx9Q,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : DOA I CONSTRUCTION CO. (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Dipayan Chatterjee Son of Mr Dipankar Chatterjee 48/14, Panchanantala Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041		 Captured	
	19/12/2023	19/12/2023	19/12/2023
Identifier Of Shri Pradip Kumar Chatterjee, Shri Dipankar Chatterjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Kumar Chatterjee	DOA I CONSTRUCTION CO.-4.51229 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Pradip Kumar Chatterjee	DOA I CONSTRUCTION CO.-800.00000000 Sq Ft

Endorsement For Deed Number : I - 160217872 / 2023

On 19-12-2023

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 12:00 hrs on 19-12-2023, at the Office of the D.S.R. -I I SOUTH 24-PARGANAS by Shri Dipankar Chatterjee .

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 29,87,752/-

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

Execution is admitted on 19/12/2023 by Shri Pradip Kumar Chatterjee, Son of Late Jyoti Ranjan Chatterjee, 48/6,Panchanantala Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Retired Person

Indetified by Mr Dipayan Chatterjee, , Son of Mr Dipankar Chatterjee, 48/14, Panchanantala Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

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

Execution is admitted on 19-12-2023 by Shri Dipankar Chatterjee, Sole Proprietor, DOA I CONSTRUCTION CO., 48/14, Panchanantala Road, City:- Not Specified, P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr Dipayan Chatterjee, , Son of Mr Dipankar Chatterjee, 48/14, Panchanantala Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by profession Business

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 362139, Amount: Rs.100.00/-, Date of Purchase: 16/12/2023, Vendor name: Sharmista Chatterjee Mukherjee



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1602-2023, Page from 654568 to 654586

being No 160217872 for the year 2023.



Suman

Digitally signed by Suman Basu
Date: 2023.12.27 16:54:21 +05:30
Reason: Digital Signing of Deed.

(Suman Basu) 27/12/2023

DISTRICT SUB-REGISTRAR

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

West Bengal.