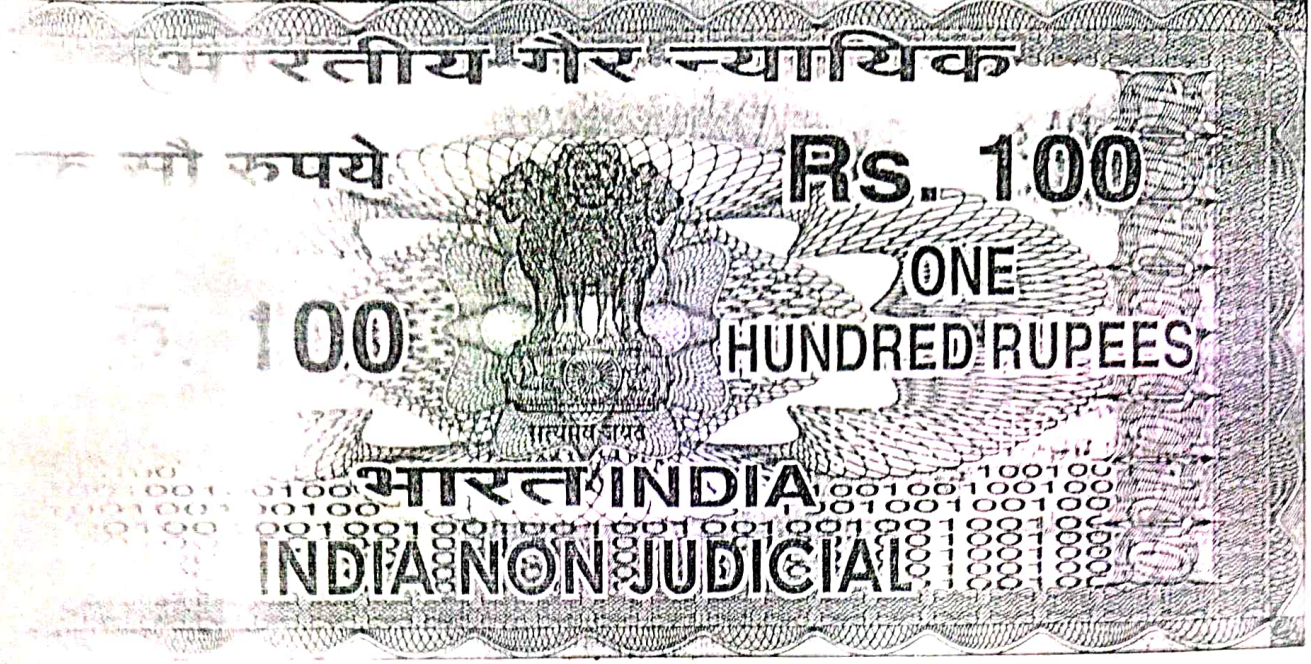


28/11/2021

I-12149/2021



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AF 179605

Certified that the document is *submitted* to registration. The Signature Sheet and endorsement Sheets Attached to the document are the part of the document.

Additional District Sub-Registrar  
Dum Dum, 24-Pop. (New)

16 NOV 2021

**DEVELOPMENT POWER OF ATTORNEY**

**After registration of the Development Agreement**

KNOW ALL MEN BY THESE PRESENTS THAT I, SRI HARI SANKAR PAL, having Income Tax PAN-AMGPP6168E, son of Late Bhupendra Nath Pal, by occupation-Retired, by faith- Hindu, by Nationality-Indian, residing at 196B, Kali Charan Ghosh Road, P.S. & P.O. Sinthee, Kolkata-700050 hereinafter jointly called the PRINCIPAL do hereby declare:

Cont..

2)

WHEREAS I, Principal herein become the owners of All That piece and parcel of land after physical measurement 2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet. be the same little more or less together with old brick built cemented floor building thereon having covered area 500 square feet more or less being premises No- 196B, Kali Charan Ghosh Road, Kolkata-700050, under Police Station-Sinthee and in the District North 24 Parganas, and within the local municipal limits of the Kolkata Municipal Corporation, Assessee No- 110021104115, in ward No-002, Borough No-1, and said property is lying under jurisdiction of Additional District Sub-Registrar Cossipore DumDum.

AND WHEREAS in view to develop the said property I entered into an agreement with S. S. ENTERPRISE, (PAN NO-ACTFS2405C) a partnership firm having its registered office at 47/56/2, Ram Krishna Ghosh Road, P.O. Sinthee, P.S. Baranagar, Kolkata700050, represented by its two Partners 1) SMT SIPRA MAJI,(PAN-AKQPM5407M), wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) SMT SUJATA MONDAL, (PAN-AZLPM6108M), wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business. both by faith- Hindu, both by Nationality- Indian, on 16/11/2021 for construction of the multi storied building on the said property and the said Development Agreement was registered in the office of the Additional District Sub Registrar Cossipore Dumdum and recorded in Book No-1, serial No-1506012641 Being No- 1506/2143 ——— for the year 2021.

*Hari Sundar Pal*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sujata Mondal*  
Partner

3)

NOW KNOW YE ALL MEN BY THESE JOINTLY PRESENTS I do hereby nominate, appoint, constitute and authorize 1) SMT SIPRA MAJI, (PAN-AKQPM5407M), wife of Sri Bibhas Maji, residing at 32/1, Attapara Lane, P.S. Baranagar, P.O. Sinthee, Kolkata700050, 2) SMT SUJATA MONDAL, (PAN- AZLPM6108M), wife of Sri Kalyan Mondal, residing at 32/3, Attapara Lane, P.S.- Baranagar, P.O. Sinthee, Kolkata700050, both by occupation- Business, both by faith- Hindu, both by Nationality- Indian, partners of S. S. ENTERPRISE, as our true and lawful attorney to do execute and perform or cause to be done execute and performed in my name and on my behalf and in my place and in stead the following acts, matters, deeds and things in respect of my property more fully mentioned in the schedule below:

1) To look after and manage and control and supervise and administration and construction on my said property on my behalf and to take any steps in respect of the said property.

2) To enter into agreement for sale/lease with prospective buyer or buyers of the Developer's allocation as mentioned in the Development agreement and to receive earnest money or part payments and full consideration money from the prospective buyers. To receive from the intending purchaser any earnest money and/or advance and also the balance consideration money and to give good valid receipt and discharge for the same which will protect the purchaser without seeing the application of the money as per Development agreement. To enter into hold and defend possession of the said land and every part thereof and also to manage, maintain and administration the said land and every part

*Hari Sankar Pal*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sujata Mondal*  
Partner

4)

thereof, to look after the said land and to control the areas for the development of the said land and construction of a multi storied building thereon as per sanctioned building plan and as per terms and condition of Development Agreement.

3) To sign execute and admit any documents, statements, papers, undertaking declaration etc as may be required for necessary permission for construction of the building on the said property from the Kolkata Municipal Corporation and other appropriate authorities.

4) To develop the said property by raising construction of multi storied building thereon as the said attorneys may deem fit and proper and for that purpose to take down, demolish and/or remain existing structure/land whatsoever nature at the said premises if any our said attorney shall think fit and proper.

5) To transfer of flats/shops of developer's allocation in the proposed new constructed building as per **Development Agreement**.

6) To sign and executed all other deeds, instrument and assurances which Attorney shall consider necessary and to enter into and/or agree to such covenants/lease and condition as may be required for fully and effectually conveying the flats of the said property as I could do myself, if personally present.

7) To present any such conveyance for registration or lease deed in respect of Developer's allocation and to admit execution and receipt of consideration before Additional District Sub-Registrar, District Registrar and Registrar having authority for and to have the said conveyance

*Hari Sankar Pal*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejita Mondal*  
Partner

5)

registered according to the law and to do all acts deed and things which the said Attorney shall consider necessary for conveying the said property to the said purchaser/lessee as fully and effectually in all respects as I could do the same myself as per terms and conditions of the **Development Agreement**.

8) To represent me before the Kolkata Municipal Corporation and sign all necessary paper for mutation of the property, building Plan , Addition and alteration and renovation plan & paper and submit before the Kolkata Municipal Corporation for construction of the building on the said property as per terms and conditions of the **Development Agreement**.

9) To pay fees, obtain sanction and such other orders and permission from the authorities in my name as be expedient for sanction, modification and or alteration of any papers and documents as may be required by the necessary authorities as per Development Agreement.

10) To apply and obtain the electricity before the CESC, and water sewerage drainage telephone or any other service to the said newly constructed building and or connect or disconnect the same and for the those purpose to sign execute and submit all papers application documents before the concerned authorities and to do all other acts deeds and things as may be deemed fit and proper by the said attorney as per **Development Agreement**.

11) To compromise suits, appeals or other legal proceeding in any court tribunal authority whatsoever and sign and verify applications thereof for the said property as per Development agreement. And also negotiate with tenant and other occupier of the building if any.

*Hari Samra Pat.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE

*Sejita Mondal*  
Partner

12) To execute, carry into effect and perform all agreements and contracts entered into by me with any other persons as my own act and deed as per terms and conditions of the Development agreement.

13) To appoint any Mason, Engineer, Architect, Planner, Revenue agent or any other legal practitioner relating to my said property on behalf of me and construct a building on my said property and sale the same to any body as per Development agreement.

14) This power of attorney is being granted in favour of the said attorney without any consideration only undertaking the development work in terms of the said **Development agreement**.

I do hereby agree to ratify and confirm all and whatsoever other act which my said attorney shall lawfully do, execute or perform or cause to be done executed or performed in connection with construction and the sale of the Developer's allocation in said property.

AND GENERALLY to do all acts deeds and things and perform any other act or acts deed matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my personal affairs, engagements ancillary or incidental there to as fully effectually as I could do the same if I may personally present.

*Hari Santosa Pat.*

S. S. ENTERPRISE  
*Sipra Maji*  
Partner

S. S. ENTERPRISE  
*Sejata Mandah*  
Partner

THE SCHEDULE ABOVE REFERRED TO:(Description of entire constructed area)

All That piece and parcel of land after physical measurement 2 (Two) Cottahs 14 (Fourteen) Chittaks 30 (Thirty) square feet. be the same little more or less together with old brick built cemented floor building thereon having covered area 500 square feet more or less being premises No- 196B, Kali Charan Ghosh Road, Kolkata-700050, under Police Station-Sinthee and in the District North 24 Parganas, and within the local municipal limits of the Kolkata Municipal Corporation, Assessee No-110021104115, in ward No-002, Borough No-1, and said property is being under jurisdiction of Additional District Sub-Registrar Cossipore DumDum.

Butted and bounded by,

ON THE WEST- 30 feet wide Kali Charan Ghosh

ON THE NORTH- 8 feet wide common passage

ON THE EAST- Premises No-196B/Kali Charan Ghosh Road

ON THE SOUTH- Premises No-194, Kali Charan Ghosh Road

*Hari Shankar Pal*

S. S. ENTERPRISE

*Sajata Mondal*  
Partner

S. S. ENTERPRISE

*Sipra Maji*  
Partner

IN WITNESS WHERE OF We have signed this Development Power of Attorney on this 16th day of November 2021.

Signed, sealed & Delivered:

In the presence of

1)

Bibhas Maji  
3211, Mondalpara lane  
Kolkata-700050

Harn Sankar Pal.  
SIGNATURE OF THE  
EXECUTANT/PRINCIPAL

2) Sh. Jyoti Das  
500, Bakshin Dasi Road  
Kolkata-48

S. S. ENTERPRISE

Sipra Maji

Partner

S. S. ENTERPRISE

Seejata Mondal

Partner

SIGNATURE OF THE  
ATTORNEY

Tannoy Paul  
5/0 Harn Sankar Pal  
96B Kali Charan Ghosh Rd.  
Kolkata 700050

Drafted By:

Kalyan Ghosh.

Advocate

Seal dated 16/11/2021

WB/663/557/21



Deed No	I-1506-12149/2021	Date of Registration	16/11/2021
Deed No	1506-8002360974/2021	Office where deed is registered	
Time	16/11/2021 11:57:31 AM		1506-8002360974/2021
Name, Address Details	BIBHAS MAJI Thana : Baranagar, District : North 24-Parganas, WEST BENGAL, PIN - 700050, Mobile No : 9830127471, Status :Others		
Transaction	Additional Transaction		
Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set forth value	Market Value		
	Rs. 1,18,87,501/-		
Amount Paid(SD)	Registration Fee Paid		
Article 48(g)	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150612143/2021 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District North 24-Parganas, P.S:- Sinthi, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Kalicharan Ghosh Road, Premises No: 196B, , Ward No: 002 Pin Code : 700050

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
			Bastu	2 Katha 14 Chatak 30 Sq Ft	1/-	1,15,50,001/-	Width of Approach Road: 30 Ft., . Project Name :
Grand Total :				4.8125Dec	1 /-	115,50,001 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
	On Land L1	500 Sq Ft.	1/-	3,37,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		500 sq ft	1 /-	3,37,500 /-	

**HARI SANKAR PAL**  
 Son of Late Bhupendra  
 Sankar Pal  
 Executed by: Self, Date of  
 Execution: 16/11/2021  
 Admitted by: Self, Date of  
 Admission: 16/11/2021 ,Place  
 Office



16/11/2021



LTI  
 16/11/2021

*Hari Sankar  
 Pal*

16/11/2021

196B, Kali Charan Ghosh Road, City:- , P.O:- Sinthee, P.S:-Sinthi, District:-North 24-Parganas,  
 West Bengal, India, PIN:- 700050 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen  
 of India, PAN No.:: AMxxxxxx8E,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed  
 by Self, Date of Execution: 16/11/2021  
 Admitted by: Self, Date of Admission: 16/11/2021 ,Place : Office

**Attorney Details :**

Sl No Name,Address,Photo,Finger print and Signature

**S S ENTERPRISE**

47/56/2, Ram Krishna Ghosh Road, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West  
 Bengal, India, PIN:- 700050 , PAN No.:: ACxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Organization,  
 Executed by: Representative

**Representative Details :**

Sl No Name,Address,Photo,Finger print and Signature

Name	Photo	Finger Print	Signature
Smt SIPRA MAJI (Presentant ) Wife of Bibhas Maji Date of Execution - 16/11/2021, , Admitted by: Self, Date of Admission: 16/11/2021, Place of Admission of Execution: Office			<i>Sipra Maji</i>
	Nov 16 2021 12:55PM	LTI 16/11/2021	16/11/2021

32/1, Attapara Lane, City:- , P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal,  
 India, PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.  
 AKxxxxxx7M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S  
 ENTERPRISE (as partner)

Date of Execution -  
16/11/2021, Admitted by:  
Self Date of Admission:  
16/11/2021, Place of  
Admission of Execution: Office



*Sujata Mondal*

Nov 16 2021 12:56PM

LTI  
16/11/2021

16/11/2021

32/3 Attapara Lane, City:-, P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India PIN:- 700050, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AZxxxxxx8M, Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : S S ENTERPRISE (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Bibhas Maji Barai Charan Maji Attapara Lane City - , P O - Baranagar, District -North 24- Parganas West Bengal, India. PIN.-			<i>Bibhas Maji</i>
	16/11/2021	16/11/2021	16/11/2021

Identifier Of Shri HARI SANKAR PAL , Smt SIPRA MAJI , Smt SUJATA MONDAL

Transfer of property for L1

SI No	From	To. with area (Name-Area)
	Shri HARI SANKAR PAL	S S ENTERPRISE-4.8125 Dec

Transfer of property for S1

SI No	From	To. with area (Name-Area)
	Shri HARI SANKAR PAL	S S ENTERPRISE-500.00000000 Sq Ft

Registration Rules, 1962)

possible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48  
Indian Stamp Act 1899.

presentation(Under Section 52 & Rule 22A(3) 40(1) W.B. Registration Rules, 1962)

presented for registration at 11:55 hrs on 16-11-2021, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Smt  
SIPRA MAJI

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

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

Execution is admitted on 16/11/2021 by Shri HARI SANKAR PAL , Son of Late Bhupendra Nath Pal, 196B, Kali  
Charan Ghosh Road, P.O: Sinthee, Thana: Sinthi, , North 24-Parganas, WEST BENGAL, India, PIN - 700050, by caste  
Hindu, by Profession Retired Person

Identified by Bibhas Maji, , Son of Balai Charan Maji, 32/1 Mondal Para Lane, P.O: Sinthi, Thana: Baranagar, , North  
24 Parganas WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

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

Execution is admitted on 16-11-2021 by Smt SIPRA MAJI , partner, S S ENTERPRISE, 47/56/2, Ram Krishna Ghosh  
Road, City - P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Identified by Bibhas Maji, , Son of Balai Charan Maji, 32/1 Mondal Para Lane, P.O: Sinthi, Thana: Baranagar, , North  
24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Execution is admitted on 16-11-2021 by Smt SUJATA MONDAL , partner, S S ENTERPRISE, 47/56/2, Ram Krishna  
Ghosh Road, City:- P.O:- Sinthee, P.S:-Baranagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700050

Identified by Bibhas Maji, , Son of Balai Charan Maji, 32/1 Mondal Para Lane, P.O: Sinthi, Thana: Baranagar, , North  
24 Parganas, WEST BENGAL, India, PIN - 700050, by caste Hindu, by profession Others

Payment of Fees


certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees  
paid by Cash Rs 21/-

Payment of Stamp Duty

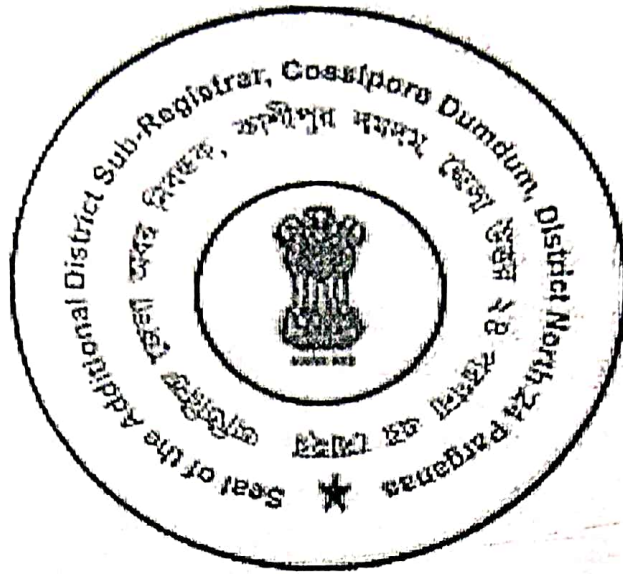
certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

Stamp Type: Impressed, Serial no 1118, Amount: Rs.100/-, Date of Purchase: 12/11/2021, Vendor name: Ranjita



Suman Basu  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE  
DUMDUM  
North 24-Parganas, West Bengal



Digitally signed by SUMAN BASU  
Date: 2021.11.26 14:23:43 +05:30  
Reason: Digital Signing of Deed.

*Suman*

(Suman Basu) 2021/11/26 02:23:43 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM  
West Bengal.

(This document is digitally signed.)