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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AG 699624

25/03/2022  
8000874809/2022  
5-15 PM

Sub-Registrar-IV  
Executive U/S (2) of  
Registration Act, 1908  
Alipore, South 24 Parganas

25/3/22  
29/3/22  
25/5/22

**--: DEVELOPMENT POWER OF ATTORNEY --:**

**AFTER REGISTERED DEVELOPMENT AGREEMENT**

**KNOW ALL MEN BY THESE PRESENTS OF THIS GENERAL**

**POWER OF ATTORNEY THAT We, 1. SRI SANJIB MUKHERJEE,**

son of Late Sachindra Nath Mukhopadhyay, having his PAN -

AGLPM7420K, Aadhaar No. 8859 0951 9606, by Occupation -

Service, residing at V-28, Vivekananda Sarani, (commonly known

as 130, Vivekananda Park), P.S. Bansdrani, Kolkata - 700084,

in the District South 24 Parganas, **2. SMT. AMITA MUKHERJEE,**

SL. NO. 2077 Dt. 09/03/22

NAME M/S Bhattacharya Construction

ADDRESS 13/1 Base Road Karmachari

K-1-84

RS.....

TANMOY KANPURKAYASTHA  
(STAMP AND/OR)  
ALIPORI POLICE COURT  
KOLKATA 27

Deban (Bhattacharya)



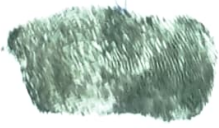
2170

Deban (Bhattacharya)



2171

Deban (Bhattacharya)



2172

Deban (Bhattacharya)



2173

Deban (Bhattacharya)



2174

Deban (Bhattacharya)



Sub Registrar IV  
(for U.P. & C) of  
Registration and  
Alipori, South 24 Parganas  
25 MAR 2022

- :: ( 2 ) :: -

wife of Late Samaresh Chandra Mukherjee, having her PAN - CBSPM7443J, Aadhaar No. 9330 0631 9596, by Occupation - Housewife, residing at V-28, Vivekananda Sarani, (commonly known as 130, Vivekananda Park), P.S. Bansdroni, Kolkata - 700084, in the District South 24 Parganas, **3. SMT. SUBHRA CHAKRABORTY**, wife of Sri Sukanta Chakraborty, daughter of Late Samaresh Chandra Mukherjee, having her PAN - AXMPC6371R, Aadhaar No. 6749 9644 8861, by Occupation - Housewife, residing at 130/1, Vivekananda Sarani, (commonly known as 130, Vivekananda Park), P.S. Bansdroni, Kolkata - 700084, in the District South 24 Parganas, **4. SRI SUBRATA MUKHERJEE**, son of Late Samaresh Chandra Mukherjee, having his PAN - CDUPM6715M, Aadhaar No. 3058 9074 3525, by Occupation - Business, residing at V-28, Vivekananda Sarani, (commonly known as 130, Vivekananda Park), P.S. Bansdroni, Kolkata - 700084, in the District South 24 Parganas, **5. SMT. BINA PUROHIT**, wife of Sri Subrata Purohit, daughter of Late



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Bina Purohit



2777

Rina Bawin.



2776

Manika Mukherjee

Identified by me  
Saharaj Mollia  
S/o. Lt Sahadat Mollia  
Alibore Police const  
1201. 23.



Registrar IV  
Registrar (U/S 7(2)) of  
Companies Act, 1956  
District West Bengal  
25 MAR 2022

- :: ( 3 ) :: -

Sachindranath Mukherjee, having her PAN - BNVPP8940H, OCI No. A096658, by Occupation - Housewife, residing at 52, Beven Crescent, Ajax, Ontario L1T4P3, Canada also at Flat No. 506, Vistas Tower 9, Uniworld City, New Town Action Area - III, P.O. & Police Station - New Town, Kolkata - 700156, **6. SMT. RINA BANERJEE**, wife of Sanjoy Kumar Banerjee, daughter of Late Sachindranath Mukherjee, having her PAN - BHJPB3377G, Aadhaar No. 2298 7989 6818, by Occupation - Housewife, residing at 50F, Kshetramohan Naskar Road, P.O. & Police Station - Regent Park, Kolkata - 700040, in the District South 24 Parganas, and **7. SMT. MANIKA MUKHERJEE**, wife of Late Sachindra Nath Mukhopadhyay, having her PAN - BVXPM3884M, Aadhaar No. 5816 3328 7550, by Occupation - Housewife, residing at V-28, Vivekananda Sarani, (commonly known as 130, Vivekananda Park), P.S. Bansdrani, Kolkata - 700084, in the District South 24 Parganas, all by Faith - Hindu, by Nationality - Indian, hereinafter jointly and collectively called the **EXECUTANTS** :-

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**WHEREAS** the Present Executants/Principals herein are absolute lawful joint owners of **ALL THAT** piece and parcel of Bastu land measuring more or less an area of **06 (six) Cottahs 12 (twelve) Chittaks 07 (seven) Sq.ft.**, **TOGETHER WITH** one brick built pucca two storied building, having covered area more or less 2000 Sq.ft. (On the **Ground Floor**, having covered area more or less 1000 Sq.ft. and On the **First Floor**, having covered area more or less 1000 Sq.ft.) with cemented floor finished standing thereon, lying and situated at **Mouza - Kamdahari, J.L. No. 49, R.S. No. 200, District Collectorate Touzi No. 14, comprised in R.S. Khatian No. 788, appertaining to R.S. Dag Nos. 220/326 & 220/327, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 130, Vivekananda Park, having its Mailing Address No. V-28, Vivekananda Sarani, Police Station Bansdroni, Kolkata - 700084, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-28-0130-7 of the Kolkata Municipal Corporation,**

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in the District South 24 Parganas, **A.D.S.R. at Alipore, D.S.R. at Alipore**, Partly by virtue of a registered Bengali Deed of Sale, duly registered in the office of District Registrar at Alipore, recorded in Book No.I, Volume No. 63, Pages from 249 to 253, Being No. 2466, for the year 1974 AND Partly by virtue of another registered Bengali Deed of Gift, executed on 10.09.1974 and registered on 11.09.1974, in the office of Sub-Registrar of Alipore at Alipore, District South 24 Parganas, recorded in Book No.I, Volume No. 115, Pages from 148 to 157, Being No. 3840, for the year 1974, morefully and particularly described in the Schedule "A" hereunder written and accordingly the Present Executants herein jointly seized and possessed the said land by paying rents and taxes to the competent authority without any lets or hindrances, free from all encumbrances.

**AND WHEREAS** the Executants entered into Development Agreement dated 16.03.2022 with M/S. BHATTACHARJEE CONSTRUCTION a Proprietorship firm, having its office at N-12, Bose

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Para, Kamdahari, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata - 700084, duly represented by its sole Proprietor **SRI DEBASISH BHATTACHARJEE** son of Late Kshitish Chandra Bhattacharjee, having his PAzeN - ADYPB2784R, Aadhaar No. 8624 4051 0636, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at N-12, Bose Para, Kamdahari, P.O. Garia, P.S. Regent Park now Bansdroni, Kolkata - 700084, in the District South 24 Parganas, with certain terms and conditions, mentioned therein and accordingly the said Development Agreement, duly registered in the office of D.S.R. -IV at Alipore, recorded in Book No.1, Volume No. 1604 2022, Being No. 160402843 for the year 2022 and the Executants hereto thus became entitled to the absolute sixteen annas owners of the Schedule "A" Property and the Executants has been enjoying all rights, title and interest free from all sorts of encumbrances.

**AND WHEREAS** due to our personal difficulties and also not in a position to look after, manage, control, supervise,



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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 mentioned property, who will properly look after, manage, control, supervise and proper administer our such property on our behalves.

**NOW ALL MEN BY THESE PRESENTS THAT** We, the above named Executants herein have appoint, nominate and constitute **M/S. BHATTACHARJEE CONSTRUCTION** a Proprietorship firm, having its office at N-12, Bose Para, Kamdahari, P.O. Garia, P.S. Regent Park now Bansdrone, Kolkata - 700084, duly represented by its sole Proprietor **SRI DEBASISH BHATTACHARJEE** son of Late Kshitish Chandra Bhattacharjee, having his PAzeN - ADYPB2784R, Aadhaar No. 8624 4051 0636, by faith Hindu, by Nationality - Indian, by Occupation - Business, residing at N-12, Bose Para, Kamdahari, P.O. Garia, P.S. Regent Park now Bansdrone, Kolkata - 700084, in the District South 24 Parganas, as our true

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and lawful attorney to do the following acts, deeds, things and matter on our behalves in connection with the Schedule below property that is to say :-

1. To lookafter, manage and control the aforesaid schedule below property as mentioned hereunder and hereinafter referred to as the said property on our behalves.
2. To represent us before all the office/offices concerned and also like such KMC authority and to sign all papers, documents on our behalves for mutation of our names in respect of the relevant papers and the KMC and to appear in all hearing before the authorities of the KMC for such mutation, raising objections and/or appeals on our behalves against the excess valuation assessed by the KMC and also to prefer appeal before the appropriate authorities and represent us at the time of hearing of such objection of appeal on our behalves and also to sign building plans thereof.

- :: ( 9 ) :: -

3. To sign and submit proposed building plan on our behalves by the said Attorney for residential purposes.
4. To sign and/or submit the proposed building plan or any revision plan before the Kolkata Municipal Corporation by the said Attorney on our behalves.
5. To sign for and obtain all necessary sanction clearances of the said Premises by the said Attorney on our behalves.
6. To appear for and represent us before any competent authority tribunal authority arbitrator or revenue, administrative Civil Criminal, Jurisdiction relating to the any matters concerning the said property as per mentioned and written in the Schedule below on our behalves.
7. To institute any case or defend any suit, proceedings, appeals revision, injunction, proceedings, enquiry, claims etc. relating to the said property on our behalves.
8. 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

- :: ( 10 ) :: -

persons and to sign, execute and deliver all vokatnamas, Ekrarnamas, show causes petition etc. for the aforesaid purposes on our behalves.

9. 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.
10. To visit and represent our 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 smooth management of our said property as per stated and written in the Schedule hereunder on our behalves.
11. To apply and for to pay all rates, taxes, and revenues, charges, expenses outgoings payable for and on the account of the said property or any part thereof and similar to receive any such money and discharge receipt as income,

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rents, awards, compensations etc. receivable for and on account of the said property as per mentioned and written in the Schedule below and after deduction of all such outgoings to deposit the same on our bank accounts with proper acquaintance.

12. To apply for and obtain electricity, gas, water, sewerage/ drainage or any other civil commotion, amenities, telephone and other utilities in the said property and/or make alterations thereof and to close down or to disconnection the same on our behalves.
13. To execute and make any Deed of Conveyance or Deeds, any Kind of Declaration before the Kolkata Municipal Corporation as well as competent authority or other documents for registration when to be executed by our said Attorney only the Developer's Allocation and to admit, execution and registration thereof before the registering authority or authorities concerned like as such registrar

- :: ( 12 ) :: -

of Assurance, Kolkata, District Sub-Registrar of Alipore, Additional District Sub-Registrar of Alipore or like any such other registering office or offices concerned and also put his signature as and when require in the said Indentures on our behalves, in our names.

14. That Executants herein bound to signature or signatures into the relevant documents, papers regarding to the Deed of Conveyance prior and/or in future to the hand over the lawful physical possession of the Owners' allocation only when as necessary.
15. To make any kind of agreement or agreements with any purchaser or purchasers in respect of the Schedule below property on our behalves and to register the Deed of Conveyance on our behalves in favour of such intending purchaser or purchasers, name or names and to receive consideration money under allocation of the Developer's share only and the same shall be deposited into Developer's Bank Account.

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16. To book the unit/flat in the said proposed building under Developer's Allocation only on behalves of us and in that regard the attorney shall have entered into an agreement for sale in any manner whatsoever save and except of Owner's Allocation and Developer shall have deposited the booking amount in to the Developer's Account.
17. To sign all the receipt or receipts which to be registered by our said Attorney in favour of the intending purchaser or purchasers in respect of the Developer's share of allocation only and also to handed over the same to such intending purchaser or purchaser on our behalves.

**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 they may deem fit and proper, think necessary to do so or perform for the aforesaid property purposes.

**AND** We do hereby agree and undertake to ratify and confirm all such acts, deeds and things which our said Attorney

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- :: ( 14 ) :: -

may lawfully, do execute and caused to be done, performed by virtue of this Development Power of Attorney.

**THE SCHEDULE "A" PROPERTY ABOVE REFERRED TO**

**ALL THAT** piece and parcel of Bastu land measuring more or less an area of **06 (six) Cottahs 12 (twelve) Chittaks 07 (seven) Sq.ft.**, **TOGETHER WITH** one brick built pucca two storied building, having covered area more or less **2000 Sq.ft.** (On the **Ground Floor**, having covered area more or less **1000 Sq.ft.** and On the **First Floor**, having covered area more or less **1000 Sq.ft.**) with cemented floor finished standing thereon, lying and situated at **Mouza - Kamdahari, J.L. No. 49**, R.S. No. 200, District Collectorate Touzi No. 14, **comprised in R.S. Khatian No. 788**, appertaining to R.S. Dag Nos. 220/326 & 220/327, under Police Station - Regent Park now Bansdroni, being KMC Premises No. 130, Vivekananda Park, having its Mailing Address No. V-28, Vivekananda Sarani, Police Station Bansdroni, Kolkata - 700084, within the limits of Ward No. 111 vide KMC Assessee No. 31-111-28-0130-7 of the Kolkata



- :: ( 15 ) :: -

**Municipal Corporation**, in the District South 24 Parganas,  
**A.D.S.R. at Alipore, D.S.R. at Alipore** and the same is butted  
and bounded in the manner follows :-

**On the North** : KMC Road.

**On the South** : Premises No. 130/3, Vivekananda Park.

**On the East** : Premises No. 130/2, Vivekananda Park.

**On the West** : KMC Road.

**THE SCHEDULE "B" ABOVE REFERRED TO**  
**(OWNER'S ALLOCATION)**

That the Owners shall get Entire First Floor Flat, 50% Area of Third Floor Flat, Fourth Floor Flat and Ground Floor (50% of Car Parking Space, Shop Room and Office Space) of the proposed G+IV storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation.

**THE SCHEDULE "C" ABOVE REFERRED TO**  
**(DEVELOPER'S ALLOCATION)**

That Developer shall get Entire Second Floor Flat, 50% Area of Third Floor, Fourth Floor and Ground Floor (50% of Car Parking Space, Shop Room and Office Space) of the proposed G+IV storied building, as per sanction plan to be sanctioned by the Kolkata Municipal Corporation out side the owners' allocation.

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**IN WITNESS WHEREOF** We, the Executants hereby subscribed our signature this the 25<sup>th</sup> day of March Two Thousand and Twenty Two (2022).

**SIGNED, SEALED AND DELIVERED**

In the Presence of :-

1. Mili Mukherjee  
V-28, Vivekananda  
Sarani,  
KOL-84.
2. V-Samik Bhattacharjee  
19/2 Jai Bhattacharjee Lane  
KOL-26

Sanjay Mukherjee

Anita Mukherjee.

Subhra Chakraborty.

Subrata Mukherjee

Bina Pratik

Rina Banerjee .

Manika Mukherjee

---

**SIGNATURE OF THE EXECUTANTS**

Drafted by me,

Saharaj Mollia  
Reg. no. - NB-1768/09

Advocate

Alipore Police Court  
Kolkata - 700027.

Computerised Printed by :

Kuntal Mukherjee




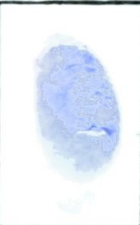







M/S. BHATTACHARJEE CONSTRUCTION

Debanil Bhattacharjee

PROPRIETOR


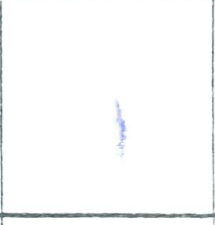









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**SIGNATURE OF THE ATTORNEY**

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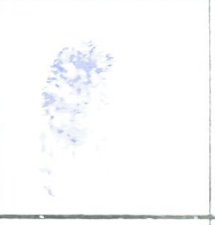









Name SANJIB MUKHERJEE

Signature Sanjib Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
					
					

Name AMITA MUKHERJEE

Signature Amita Mukherjee

	Thumb	1st finger	middle finger	ring finger	small finger
					
					

Name SUBHRA CHAKRABORTY

Signature Subhra Chakraborty


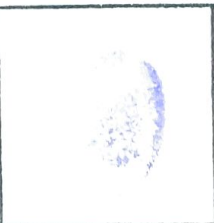








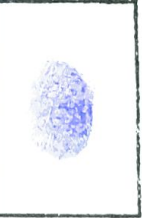
Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name SUBRATA MUKHERJEE

Signature Subrata Mukherjee







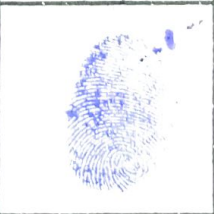




Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					

Name BINA PUROHIT








Signature Bina Purohit

Thumb 1st finger middle finger ring finger small finger

	left hand					
	right hand					












Name RINA BANERJEE

Signature Rina Banerjee

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

Name MANIKA MUKHERJEE

Signature Manika Mukherjee

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

Name DIBASISH BHATTACHARJEE

Signature Dibasish Bhattacharjee

	Thumb	1st finger	middle finger	ring finger	small finger
<p>PHOTO</p>	left hand				
	right hand				

Name .....

Signature .....






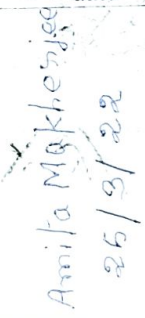


Government of West Bengal







Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16048000874809/2022







I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Mr SANJIB MUKHERJEE VIVEKANANDA SARANI, V-28, City:- P O - BANSDRONI, P S -Bansdroni, District - South 24-Parganas West Bengal India PIN - 700084	Principal			
2	Mrs AMITA MUKHERJEE VIVEKANANDA SARANI V-28 City - P O - BANSDRONI P S -Bansdroni District - South 24-Parganas West Bengal India PIN - 700084	Principal			



I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
3	Mrs SUBHRA CHAKRABORTY VIVEKANANDA SARANI, City:- , P.O:- BANSDRONI, P.S:- Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN:- 700084	Principal			Subhra Chakraborty 25.3.22.
4	Mr SUBRATA MUKHERJEE VIVEKANANDA SARANI, V-28, City:- , P.O:- BANSDRONI, P.S:-Bansdrani, District:- South 24-Parganas, West Bengal, India, PIN - 700084	Principal			Subrata Mukherjee 25.03.2022
5	Mrs BINA PUROHIT VISTAS TOWER , TOWER 9 UNIWORLD CITY NEW TOWN ACTION AREA III Flat No 506, City - P.O - NEW TOWN P.S -New Town, District-North 24-Parganas, West Bengal, India. PIN - 700156	Principal			Bina Purohit 25.03.2022

I. Signature of the Person(s) admitting the Execution at Private Residence.

SI No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
6	Mrs RINA BANERJEE KSHETRAMOHAN NASKAR ROAD, City:- , P.O - REGENT PARK, P.S.-Regent Park, District:-South 24- Parganas, West Bengal, India, PIN:- 700040	Principal			<i>Rina Banerjee</i> 25/3/22
7	Mrs MANIKA MUKHERJEE VIVEKANANDA SARANI, V-28, City:- , P.O:- BANSDRONI, P.S.-Bansdroni, District:- South 24-Parganas. West Bengal, India, PIN - 700084	Principal			<i>Manika Mukherjee</i> 25.3.22.
8	Mr DEBASISH BHATTACHARJEE N- 12, BOSE PARA . KAMDAHARI, City:- , P O - REGENT PARK, P.S -Regent Park. District -South 24- Parganas, West Bengal. India, PIN - 700084	Represent ative of Attorney [BHATTA CHARJEE CONSTR UCTION ]			<i>Debasish Bhattacharjee</i> 25/03/2022



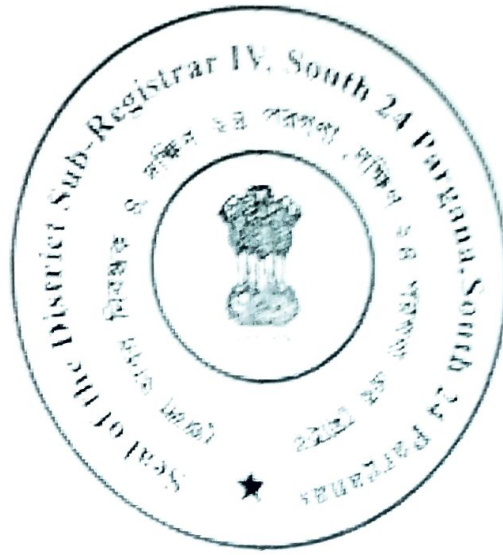
Sl No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Sahanaj Mollick Son of Late Sahadat Mollick Alipore Police Court, City:- Kolkata, P.O.- Alipore, P.S.-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	Mr SANJIB MUKHERJEE, Mrs AMITA MUKHERJEE, Mrs SUBHRA CHAKRABORTY, M SUBRATA MUKHERJEE, Mrs BINA PUROHIT, Mrs RINA BANERJEE, Mrs MANIKA MUKHERJEE, Mr DEBASISH BHATTACHARJEE			<i>Sahanaj Mollick</i> 25/3/24

(Anupam Halder)  
DISTRICT SUB-  
REGISTRAR  
OFFICE OF THE D.S.R. -  
IV SOUTH 24-PARGANAS  
South 24-Parganas, West  
Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1604-2022, Page from 182719 to 182750  
being No 160405452 for the year 2022.



Digitally signed by ANUPAM HALDER  
Date: 2022.05.30 15:04:03 +05:30  
Reason: Digital Signing of Deed

(Anupam Halder) 2022/05/30 03:04:03 PM  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - IV SOUTH 24-PARGANAS  
West Bengal.

(This document is digitally signed.)