

2382/2020

I-2323/2020.

I-2314/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Q-8-11925/20

AD 985003

Certified that the document in address to registration. The signature sheet and endorsement sheets attached to the document are the part of the document.

Additional District Sub-Registrar  
Belghoria, 24 Pgs. (N)

24 SEP 2020

**GENERAL/DEVELOPMENT  
POWER OF ATTORNEY**

24/9/20  
13.00

39206

Tapam Nr. Manoj  
Advocate  
High Court, Calcutta,  
V. No. - WB/ 600/2001

NAME	
ADD.	
DATE	23 SEP 2020
SUDANJAN MUKHERJEE Licensed Stamp Vendor C.C. COURT 2 & 3, N. S. Roy Road, Kaly	

23 SEP 2020



Adl. District Sub-Registrar  
Belghoria, 24 Pgs. (N)

24 SEP 2020

KNOW ALL THESE USN BY THESE PRESENTS that We, (1) **SRI SUBRATA BHOWMICK** (PAN : **AEAPB6770J**, Aadhar No.658323701059), son of Late Prafulla Kumar Bhowmick, by occupation - Retired, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, (2) **SMT. SUBRA BHOWMICK** (PAN : **AYAPB6446M**, Aadhar No.337784639027 ), wife of Late Susanta Kumar Bhowmick, by occupation - Housewife, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, (3) **SMT. BARSHA PAUL** (PAN : **AYAPB6442R**, Aadhar No.787318498568 ), wife of Sri Sabyasachi Paul, by occupation - Housewife, residing at 1/109, Jatindas Nagar, P.O. & P.S. - Belgharia, Kolkata - 700056, District - North 24 Parganas, (4) **SMT. ANITA CHAKRABORTY** (PAN : **AJQPC4470K**, Aadhar No.631969416289), wife of Sri Raghunath Chakraborty, by occupation - Housewife, residing at G-01/4, No.2, 6 Block, 1<sup>st</sup> floor, Platinum City, 2, H.M.T. Main Road, P.O. & P.S. - Yashwantpur, Bangalore, Karnataka - 560022, (5) **SMT. JOLLY DAS** (PAN : **AWOPD3809L**, Aadhar No.936651848966), wife of Sri Pranab Kumar Das, by occupation - Housewife, residing at 91/1, Sahid Bimalendu Roy Chowdhury Road, Arabindo Nagar, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, (6) **SMT. PALLY SAHA** (PAN :

**EALPS4093C, Aadhar No.202067557917)**, wife of Sri Kamal Kumar Saha, by occupation - Housewife, residing at 427/2, Madhusudan Banerjee Road, Near Mangaldeep Marriage Hall, P.O. & P.S. - Nimta, Kolkata - 700049, District - North 24 Parganas, **(7) SMT. SWATI BHOWMICK (PAN : ADYPB3541L, Aadhar No.204187433551)**, wife of Late Amal Kumar Bhowmick, by occupation - Service, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(8) SRI AAKASH BHOWMIK (PAN : BMUPB1131J, Aadhar No.771294040208)**, son of Late Amal Kumar Bhowmik, by Occupation - Service, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(9) SRI ARGHADEEP BHOWMIK (PAN : CPBPB4326N, Aadhar No.909582994158)**, son of Late Amal Kumar Bhowmik, by Occupation - Service, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(10) SMT. JHARNA BHOWMICK (PAN : BSPPB4936G, Aadhar No.666312698676)**, wife of Late Santosh Kumar Bhowmick, by occupation - Housewife, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, **(11) SRI PRIYABRATA BHOWMICK (PAN : BCCPB2053F, Aadhar No.616196095711)**, son of Late Santosh Kumar Bhowmick, by

occupation - Service, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas and (12) **SRI DEBABRATA BHOWMICK (PAN: BSPPB4935F, Aadhar No.536018980958)**, son of Late Santosh Kumar Bhowmick, by occupation - Business, residing at 9, East Belgharia 1<sup>st</sup> Lane, P.O. - Nandannagar, P.S. - Nimta, Kolkata - 700083, District - North 24 Parganas, hereinafter referred to and called as the "**OWNERS/ EXECUTANTS**" send the following greetings:-

**WHEREAS** the executants herein are the exclusive joint owners and possessor in respect of **ALL THAT** piece & parcel of a amalgamated plot of bastu land measuring about 4 Cottahs 0 Chittacks 40 Sq.ft. more or less at present physically **3 Cottahs 5 Chittacks 0 Sq.ft.** more or less without common passage along with 200 sq. ft. R.T. Shed lying and situated at/under Mouza - Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in R.S. Dag No.5365, under R.S. Khatian No.429, having Municipal Holding No.11/1, East Belgharia 1<sup>st</sup> Lane, Kolkata - 7000<sup>49</sup>~~83~~, under Ward No.08, within the local limits of North Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. - Nimta, and 9, East Bengharia 1<sup>st</sup> Lane, Nimta, Kolkata - 7000<sup>49</sup>~~83~~ in

the District of North 24 Parganas, free from all encumbrances, along with all common passage and all easement rights, which and herein after referred to as the "**SAID PROPERTY**", morefully and particularly mentioned in the Schedule here under written.

**AND WHEREAS**, an agreement for development was entered by and between the executants as owners and **M/S. CHOUDHURY CONSTRUCTION**, a Proprietorship Firm having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata – 700049, District- North 24 Parganas, represented by its proprietor named **SRI SUMAN CHOWDHURY (PAN – AIWPC7523Q)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24 Parganas , hereinafter referred to and called as **Developer** under certain terms and conditions mentioned therein and the said Agreement for Development was executed and registered on 24.09.2020 before the A.D.S.R. - Belgharia and recorded in the Book No.I, being Deed No. 2307,.....for the year 2020.

**AND WHEREAS** in order to proceed further for the purpose of project as per the said Development Agreement, we have decided to appoint **M/S. CHOUDHURY CONSTRUCTION** a Proprietorship Firm

having its Principal Place of Business at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata – 700049, District- North 24 Parganas, represented by its proprietor named **SRI SUMAN CHOWDHURY (PAN – AIWPC7523Q)**, son of Sri Bhaskarananda Chowdhury, by faith - Hindu, by Nationality - Indian, by occupation- Business, residing at 126, K.S. Dutta Road, Nimta, P.O. & P.S. – Nimta, Kolkata - 700049, District - North 24 Parganas, as true and lawful attorney to act, deed or things the followings in respect of aforesaid property :-

1. To appear and represent us before the authorities of North Dum Dum Municipality, B.L. & L.R.O. office, Revenue Department, W.B.S.E.D.C.L./C.E.S.C., Income Tax Authority, Authority of Town and Country Planning, Airport Authority, as and when required for the purpose of maintenance, protection and preservation of our said property.
2. To apply for obtaining Electricity, Gas, Water, orders and permissions from the necessary authorities in respect of our aforesaid property and to sign and execute the necessary documents on our behalf, mentioned in Para -1.
3. To defend possession, manage and maintain the aforesaid

To pay all Municipal and other statutory taxes and charges in respect of the said property on our behalf and in our names as and when the same will become due and payable.

**And also** the Developer solely sign the Building Plan, any papers and documents relating to water as well as electricity connection purposes on our behalf.

5. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning our said property or part, portion thereof .
6. To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, memo of appeal or any other documents or papers in any proceedings relating to our said property or in any way connected therewith.
7. To appear before the North Dum Dum Municipality in connection with our said property and obtain necessary sanctioned plan and completion certificate on behalf of us by executing necessary documents.



8. To enter into any Agreement for Sale or Memorandum of understanding and/or any other instrument and documents in respect of selling of the **Developer's Allocation** and to receive the earnest money or part of the consideration and to issue the money receipt and to receive cash, cheque or draft from the intending purchaser/purchasers in respect of **Developer's allocation**, only after earmarking Owner's allocation.

9. To appear before the office of District Registrar, Barasat, Additional District Sub - Registrar, Cossipore Dum Dum, at present Belgharia or the office of the Registrar of Assurances, Kolkata, for the purpose of selling of **Developer's Allocation** or any part thereof and to execute and register the necessary Deed of Conveyance/Conveyances and delivery the possession of **Developer's Allocation** only in favour of any purchaser/purchasers in respect of **Developer's Allocation** as mentioned in the Development Agreement, only after handing over the possession of Owner's Allocation.

**AND GENERALLY** to do all that is or any be necessary for carrying out all or any of the above mentioned acts concerning or relating to the said premises as per the said Development Agreement and the said Attorney shall think proper.

**THE SCHEDULE REFERRED TO ABOVE :-**

**ALL THAT** piece & parcel of a amalgamated plot of bastu land measuring about 4 Cottahs 0 Chittacks 40 Sq.ft. more or less at present physically **3 Cottahs 5 Chittacks 0 Sq.ft.** more or less without common passage along with 200 sq. ft. R.T. Shed lying and situated at/under Mouza - Dakshin Nimta, J.L. No.8, R.S. No.102, Touzi No. 172, Comprised in R.S. Dag No.5365, under R.S. Khatian No.429, having Municipal Holding No.11/1, East Belgharia 1<sup>st</sup> Lane, Kolkata - 700049, under Ward No.08, within the local limits of North Dum Dum Municipality, within the jurisdiction of A.D.S.R.O. Belgharia (formerly A.D.S.R.O. Cossipore Dum Dum) under P.S. - Nimta, and 9, East Bengharia 1<sup>st</sup> Lane, Nimta, Kolkata - 700049 in the District of North 24 Parganas, which is butted and bounded by:-

- ON THE NORTH :** House of Bimal Bhadra;
- ON THE SOUTH :** 6' ft. Wide Common Passage & House of other Co-Owners;
- ON THE EAST :** House of Narayan Karmakar;
- ON THE WEST :** 12' ft. Wide Road (East Belgharia 1<sup>st</sup> Lane);

IN WITNESS WHEREOF We have here unto set and affixed our respective hands and seals on the <sup>24<sup>th</sup></sup> day of, ~~September~~, 2020.

**SIGNED, SEALED & DELIVERED**

at Kolkata in presence of :-

1. Sugata Bhownick  
9, East Belgharia 1st  
lane, Kolkata - 700083.

Barsha Paul  
Anush Bhowmik  
Swati Bhowmik  
Abhadeep Bhowmik  
Sulra Bhowmik  
Subrata Bhowmik  
Pally Saha  
Jolly Saha  
Anita Chakraborty  
Anita Chakraborty  
Touyabrata Bhowmik  
Debabrata Bhowmik.

Signature of the Land Owners  
/ Executants

CHOUHURY CONSTRUCTION

Sumon Choudhury  
Proprietor

Signature of the Attorney

2. Tapan, Mr. Mandal  
Advocate

Drafted and Explained by us :-

Tapan, Mr. Mandal

(Tapan Kumar Mandal)  
Advocate

High Court, Calcutta,  
Bar - Association, Room No.16.

**Tapan Kr. Mandal**  
Advocate  
High Court, Calcutta.  
R. No.- WB/ 600/2001

# SPECIMEN FORM FOR TEN FINGERPRINTS



*Subrata Bhattacharya*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Umera Bhosmik*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Barisha Paul*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



*Uta Chakrabarty*

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

## SPECIMEN FORM FOR TEN FINGERPRINTS



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Jolly Das*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Pally Saha*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Swati Bhing*



	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					

*Akshay Bhosik*

SPECIMEN FORM FOR FINGERPRINTS



Shahid Hussain

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Shahida Begum

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Abdullah Ishtiaq

Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger













Abdullah Ghannim

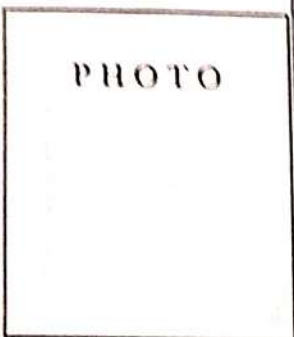
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

# SPECIMEN FORM FOR TEN FINGERPRINTS

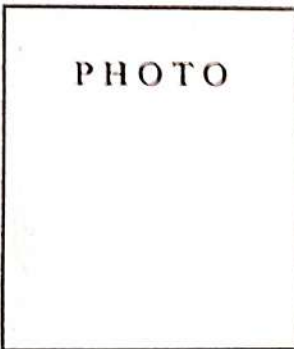


*Samon Anewaliny*

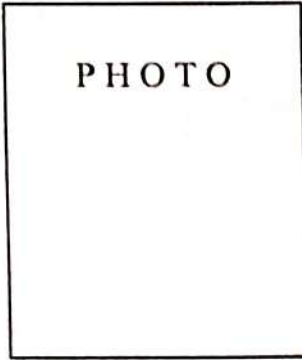
Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
					
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
					



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger



Left Hand	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Right Hand	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger

### Major Information of the Deed

Deed No :	I-1526-02323/2020	Date of Registration	24/09/2020
Query No / Year	1526-8001192711/2020	Office where deed is registered	
Query Date	24/09/2020 12:41:58 PM		1526-8001192711/2020
Applicant Name, Address & Other Details	Pronay Das Nilachal Birati, Thana : Airport, District : North 24-Parganas, WEST BENGAL, PIN - 700051, Mobile No. : 9330161092, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Rs. 1,00,000/-	Rs. 30,41,252/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152602307/2020 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Nimta, Municipality: NORTH DUM DUM, Road: East Belghoria Lane, Mouza: Dakshin Nimta, Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-5365	RS-429	Bastu Bastu	3 Katha 5 Chatak	70,000/-	29,81,252/-	Width of Approach Road: 12 Ft., Adjacent to Metal Road, , Project Name :
<b>Grand Total :</b>				5.4656Dec	70,000 /-	29,81,252 /-	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	30,000/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		200 sq ft	30,000 /-	60,000 /-	



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2020, Page from 78974 to 79022

being No 152602323 for the year 2020.



Digitally signed by SAIKAT PATRA  
Date: 2020.09.29 13:27:13 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 2020/09/29 01:27:13 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)