

2749/23

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AN 078182

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

27/2/23
 Q.8/486533/23

... (Faint text regarding stamp validity and usage) ...

[Signature]
 District Sub-Register-ii
 Alipora, South 24-pargan-

22 FEB 2023

GENERAL POWER OF ATTORNEY (FOR DEVELOPMENT)

KNOW ALL MEN BY THESE PRESENTS that, We, SRI PANCHANAN BANERJEE having Aadhaar No. 8661 9026 5649 and PAN No. AKKP83900A AND SRI SOMNATH BANERJEE having Aadhaar No. 7856 2995 9441 and PAN No. AIXPB8256E : both are sons of Late Santosh Kumar Banerjee, by Nationality Indian by religion Hindu, by Occupation Actor and Business respectively, residing at 65/4, Banerjee Para Road, P.O. Paschim Putiary, P.S. Hariyevpur, Kolkata-700041, District-South 24 Parganas ; SEND GREETINGS :

*Panchanan Banerjee
 Som Nath Banerjee
 Jolly Banerjee*

Jolly Banerjee

10 FEB 2023

Serial No. 209 Date
Name P. S. Bandyopadhyay ADV ALIPORE
Address JUDGES COURT, KOL-27

Value Rs. 100 P.

LIDYUT R. SAHA
Licence Stamp Vendor
Alipore Judges Court 24 Pgs. (S)
Kolkata-700 027

Stamp Vendor

Signature



Identified by me
Sutapa Banerjee
Sdr.
Judges' Court, Alipore,
Kolkata - 700027

DISTRICT SUB REGISTRAR-III
SOUTH 24 PGS., ALIPORE
22 FEB 2023

WHEREAS by and through inheritance we are the absolute joint owners of all that the Bastu land measuring about 6 Cottahs 2 Chittacks 26 Sq. Ft. including structures standing thereon lying and being at C.S and R.S. Dag Nos. 148 & 149 corresponding to L.R. Dag/Plot no. 157, under C.S and R.S. Khatian Nos. 625 & 626 corresponding to L.R. Khatian Nos. 977 & 978 within Mouza Paschim Putiary, Pargana Magura, vide J.L.No. 6 now 126 R.S. No. 275 under Touzi No. 18 of the District Collectorate, Sub-Registry Office Behala being within Ward No. 115 of the Kolkata Municipal Corporation identified and known as the Municipal Premises No. 72, Putiary Banerjee Para Road having postal address 65/4, Banerjee Para Road, Police Station Haridevpur, Kolkata - 700041, District : South 24 Parganas ;

AND WHEREAS we being the absolute joint owners of the aforesaid premises with structures mutated our name in the Kolkata Municipal Corporation ; office of the B.L. & L.R.O and other places in respect of our aforesaid property being the Municipal Premises No. 72, Putiary Banerjee Para Road having postal address 65/4, Banerjee Para Road, Police Station the then Thakurpukur now Haridevpur, Kolkata - 700041, under Ward No. 115 of the Kolkata Municipal Corporation ; District - South 24 Parganas ;

AND WHEREAS we being the absolute joint owners of the said Municipal Premises No. 72, Putiary Banerjee Para Road having postal address 65/4, Banerjee Para Road, Police Station Haridevpur, Kolkata - 700041, for our

betterment and more comfortable living entered into one development agreement on 22.02.2023 with one M/S. J. J. ENTERPRISE, a proprietorship firm represented by its sole proprietor namely SMT. JOLLY BANERJEE, wife of Sri Somnath Banerjee, having Aadhaar No. 3637 4302 6201 and PAN No. B0GPB3598M, by faith Hindu, by Nationality Indian, by Occupation Business, having residence cum office at Premises no. 65/4, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata - 700041 for development of our aforesaid property by constructing one multistoried building thereon after demolishing our existing structures on our said property upon certain terms and conditions as embodied in the said development agreement; *which was registered in the Office of the D.S.R. - III, Alipore, South 24 Pgs. as Deed No. 2693 for the year 2023.*

Banerjee Para Road

Somnath Banerjee

Jolly Banerjee

AND WHEREAS the said developer, is going to construct the ground plus three storied building to be consisted of several self contained complete compact residential flats, car Parking spaces and shop rooms on our aforesaid premises no. 65/4, Banerjee Para Road, Kolkata - 700041 and the said developer, after completion of the building ; as per terms of the aforesaid development agreement as of Owners' Allocation shall deliver the possession of the 50% of the constructed area comprising of several flats along with two Car Parking Spaces and all shop rooms at the Ground Floor of the said newly constructed building together with well demarcated Eastern side Roof (50%) exclusively ; where the Developer or its nominated

purchasers shall have no right to use and enjoy ; to us and thus the remaining 50% of the constructed area comprising of several flats along with the rest Car Parking Spaces at the Ground Floor together with the well demarcated Western side Roof (50%) exclusively ; should be used by the developer or its nominated purchasers of the said newly constructed building being premises no. 65/4, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata - 700041 would be under the sole disposal of developer or its nominee(s) as per terms of the said development agreement, according to which we are bound to sell those flats and car parking spaces either to the developer or its nominated persons ;

AND WHEREAS as per terms of the development agreement we are obliged to sell those flats and rest car parking spaces at the Ground Floor of the proposed building being premises no. 65/4, Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata - 700041 under developer's allocation as mentioned in the Schedule given below to the developer or its nominated persons so for our personal conveniences it is very much incumbent and necessary for us to appoint an attorney for the purpose of construction as well as sale of the schedule mentioned flats and car parking spaces and thus, we, do hereby nominate, constitute and appoint the said sole proprietor of M/S. J. J. ENTERPRISE; the developer firm herein ; namely **MRS. JOLLY BANERJEE** wife of Sri Somnath Banerjee residing at 65/4,

Banerjee Para Road, P.O. Paschim Putiary, P.S. Haridevpur, Kolkata - 700041; as our true and lawful attorney for us and on our behalf and to do and execute all or any of the acts, deeds and things hereinafter mentioned, that is to say,

1. To negotiate and deal with all matters concerning the schedule mentioned flats and car parking spaces on our behalf and further to deal all and everything for sale of the schedule mentioned flats and car parking spaces and for that to sign, execute and register required applications, petitions, papers, documents, plan, deeds etc. for us and on our behalf, after proper verification, as our said attorney thinks fit and proper.

2. To demand, collect and give effectual bonafide discharge of, on our behalf, all the dues and claims due and hereafter to be to us, if arises, in respect of the schedule mentioned flats and car parking spaces from any person or persons, firm or company or Bank or from any individual and to realize and collect all dues in respect of the schedule mentioned flats and car parking spaces from the person(s) concerned and our said attorney shall have the full power and absolute authority to take, use and adopt all lawful proceedings and means of recovering and receiving the dues and claims if any and to commence and to prosecute and defend at law, all actions, suits, claims, demands and disputes in respect of the schedule

mentioned flats and car parking spaces and to refer to Court, Arbitration which is preferable if required and to adjust, compound, settle at their discretion all our claims and demands if there be any and for all or any of the purposes as aforesaid and to do and execute such instruments or things as shall be thought necessary and expedient.

3. To ask, demand, sue for recovery and receive all sums of money, and other money matters arises out of the schedule mentioned flats and car parking spaces now or hereafter owing or payable or belonging to us and to give and execute receipts thereof and to release and/or discharge for the schedule mentioned flats and car parking spaces or things in action there for, whatsoever in the manner as our said attorney thinks fit and proper.

4. To transact, manage, carry on and do all and every matters or in any matter connected with the schedule mentioned flats and car parking spaces and further to give consent on our behalf in any matter as our said attorney thinks fit and proper and to pay all the dues and taxes on our behalf concerning the schedule mentioned flats and car parking spaces to the District Collectorate ; The Kolkata Municipal Corporation and to other authorities as to be payable legally.

5. To negotiate on terms and conditions and to agree with and to enter into any Agreement for Sale and to conclude sale of the flats and car

parking spaces as fully mentioned and described in the Schedule hereunder written to any purchaser or purchasers at such price which our said Attorney in her absolute discretion thinks proper and/or to cancel and/or repudiate the same on our behalf.

6. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of consideration money and to give good, valid receipt and discharge for the same, which will protect the purchaser or purchasers or the said Flats and car parking spaces as fully mentioned in the Schedule given hereunder on our behalf and our said Attorney shall credit the sale proceeds to our Bank Account/s.

7. To issue receipt/s as aforesaid in our name and as of our acts and deeds and to sign, execute and deliver any Conveyance or Conveyances of the said Flats and car parking spaces as fully mentioned in the Schedule given hereunder in favour of the said intending purchaser or purchasers or his/her or their nominee or nominees, on our behalf.

8. To present any such Conveyance or Conveyances for registration and to admit execution thereof by receiving the entire consideration price, before the Sub-Registrar or District Sub-Registrar or Kolkata Assurances having authority for and to have the said Conveyance registered and to do all acts, deeds and things which our said Attorney shall consider necessary

for conveying those flats and car parking spaces as mentioned in the Schedule given below to the purchaser or purchasers on our behalf as fully and effectually in all respect as we can do the same ourselves.

9. To issue No-objection Certificate to any intending purchaser/s for taking house building loan from any Bank, Company/Firm, Financial Institution or person against the sale of those flats and car parking spaces as mentioned in the Schedule given below and to receive the Pay Order or Bank Draft etc. from those Bank, Company/Firm, Financial Institution etc. for the consideration price or the balance consideration price on our behalf without creating any financial liability to us for the same

10. To sign, admit the execution of and present for registration and to register the Sale Deeds and all Deed of Conveyance or Conveyances or Agreement for Sale on our behalf in respect of sale of those flats and car parking spaces as mentioned in the Schedule given below in favour of the intending purchaser(s) before the competent Registering Authority and to have them registered according to law which we could do the same.

11. To appear for and to represent us before all the District Collectorate, The Kolkata Municipal Corporation, Kolkata Improvement Trust, Railways, Airways, Roadways, Treasury, Revenue Offices, Settlement Offices other Govt. Semi-Govt. and Private Offices and before any Tribunal and Judicial

Authorities and/or quasi judicial Authorities like Income Tax, Sales Tax, Professional Tax etc. and in all other offices and departments.

12. To file document, to withdraw money, receive documents from any private offices or of State and Central Government offices or of any Local Authority or otherwise and to do all acts that may be necessary in connection with any of such cases.

13. Be it expressly stated that this Power of Attorney is being granted in favour of the said Attorney without any consideration and no right, title and interest are created in favour of the Attorney on the schedule mentioned flats and car parking spaces or any portion thereof which are the subject matter of this Power of Attorney and further this power of Attorney is not for any kind of transfer or enjoyment or making profit in favour of the attorney.

14. All the receivable will be paid back to the Principal and all the payable will be bourn by the Principal.

AND GENERALLY to do, execute and perform all other acts, deeds, matter or things whatsoever which are not being specifically mentioned herein relating to the schedule mentioned flats and car parking spaces, for us and on our behalf/which should be always construed that as we, ourselves could do the same if we were personally present, **AND** we do

hereby agree that all acts, deeds and things lawfully done by our said attorney shall be construed as acts, deeds and things done by us as if we were personally present **AND** we do hereby undertake and agree to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done in or about the schedule mentioned properties for us and on our behalf by virtue of the power hereby given.

SCHEDULE ABOVE REFERRED TO.

ALL THAT the remaining 50% of the constructed area comprising of several flats along with the rest Car Parking Spaces at the Ground Floor together with the well demarcated Western side Roof (50%) exclusively i.e. except Owners' Allocation but within the Allocation of the Developer and under her sole disposal in the said newly constructed building being the Municipal Premises No. 72, Putiary Banerjee Para Road having postal address 65/4, Banerjee Para Road, P.O. Paschim Putiary, Police Station the then Thakurpukur now Haridevpur, Kolkata - 700041, under Ward No. 115 of the Kolkata Municipal Corporation ; District - South 24 Parganas.

IN WITNESSES WHEREOF the executants sign on these presents on this
the day of 2023 at the Registration Office in Bhabani Bhavan.

**SIGNED, SEALED AND DELIVERED
IN PRESENCE OF THE WITNESSES :**

1. Parthasarathi Bandyopadhyay,
Advocate,
Judges' Court, Alipore,
18, Judges' Court, Road,
Kolkata - 700027.

Ruchanan Banerjee
Somnath Banerjee
SIGNATURE OF THE EXECUTANTS

2. Sutapa Banerjee
Advocate
Judges' Court, Alipore,
Kolkata - 700027

Jolly Banerjee
SIGNATURE OF THE ATTORNEY
ATTESTED BY US

Drafted by me

Parthasarathi Bandyopadhyay Adv.
Advocate. Regn. no. F-472/448/89

Ruchanan Banerjee
Somnath Banerjee

SIGNATURE OF THE EXECUTANTS

Typed by me,

Rupa Bandyopadhyay
Computer Operator.



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Name

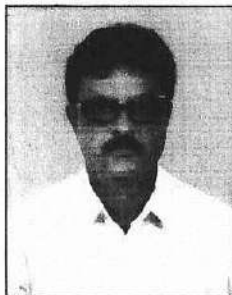
Signature



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name PANCHANAN BANERJEE

Signature Panchanan Banerjee



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name SOMNATH BANERJEE

Signature Somnath Banerjee



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Name JOLLY BANERJEE

Signature Jolly Banerjee

Major Information of the Deed

Deed No :	I-1603-02712/2023	Date of Registration	22/02/2023
Query No / Year	1603-8000486533/2023	Office where deed is registered	
Query Date	22/02/2023 12:45:41 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	SUTAPA BANERJEE Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 8240714997, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4308] Other than Immovable Property, Agreement [No of Agreement : 2]		
Set Forth value	Market Value		
	Rs. 61,40,411/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b))		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160302693/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



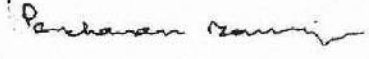


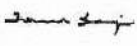
District: South 24-Parganas, P.S:- Thakurpukur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Putiari Banerjee Para Road, Road Zone : (Jadunath Ukil Road (Ward 115) -- M G Road (Ward 115)) , Premises No: 72, , Ward No: 115 Pin Code : 700041

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	6 Katha 2 Chatak 26 Sq Ft		53,30,411/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				10.1658Dec	0/-	53,30,411 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	0/-	8,10,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	0 /-	8,10,000 /-	




Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name Shri Panchanan Banerjee Son of Late Santosh Kumar Banerjee Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Office	Photo  22/02/2023	Finger Print  LTI 22/02/2023	Signature  22/02/2023
65/4, Banerjee Para Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 Sex: Male, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: akxxxxxx0a,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Office				
2	Name Shri Somnath Banerjee Son of Late Santosh Kumar Banerjee Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Office	Photo  22/02/2023	Finger Print  LTI 22/02/2023	Signature  22/02/2023
65/4, Banerjee Para Road, City:- , 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.:: aixxxxxx6e,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 22/02/2023 , Admitted by: Self, Date of Admission: 22/02/2023 ,Place : Office				



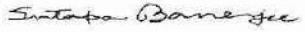
Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	J J ENTERPRISE 65/4, Banerjee Para Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041 , PAN No.:: boxxxxxx8m,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
	Smt Jolly Banerjee (Presentant) Wife of Somnath Banerjee Date of Execution - 22/02/2023, , Admitted by: Self, Date of Admission: 22/02/2023, Place of Admission of Execution: Office	 Feb 22 2023 1:11PM	 LTI 22/02/2023	 22/02/2023
65/4, Banerjee Para Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: boxxxxxx8m,Aadhaar No Not Provided Status : Representative, Representative of : J J ENTERPRISE (as Sole Proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SUTAPA BANERJEE Wife of Mr SWAPAN BANERJEE ALIPORE JUDGES COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027			
	22/02/2023	22/02/2023	22/02/2023
Identifier Of Shri Panchanan Banerjee, Shri Somnath Banerjee, Smt Jolly Banerjee			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Shri Panchanan Banerjee	J J ENTERPRISE-5.08292 Dec
2	Shri Somnath Banerjee	J J ENTERPRISE-5.08292 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Shri Panchanan Banerjee	J J ENTERPRISE-600.00000000 Sq Ft
2	Shri Somnath Banerjee	J J ENTERPRISE-600.00000000 Sq Ft

On 22-02-2023

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 12:47 hrs on 22-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Jolly Banerjee .

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 61,40,411/-

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

Execution is admitted on 22/02/2023 by 1. Shri Panchanan Banerjee, Son of Late Santosh Kumar Banerjee, 65/4, Banerjee Para Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Professionals, 2. Shri Somnath Banerjee, Son of Late Santosh Kumar Banerjee, 65/4, Banerjee Para Road, P.O: Paschim Putiary, Thana: Thakurpukur, , South 24-Parganas, WEST BENGAL, India, PIN - 700041, by caste Hindu, by Profession Business

Indetified by Mr SUTAPA BANERJEE, , Wife of Mr SWAPAN BANERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

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

Execution is admitted on 22-02-2023 by Smt Jolly Banerjee, Sole Proprietor, J J ENTERPRISE, 65/4, Banerjee Para Road, City:- , P.O:- Paschim Putiary, P.S:-Thakurpukur, District:-South 24-Parganas, West Bengal, India, PIN:- 700041

Indetified by Mr SUTAPA BANERJEE, , Wife of Mr SWAPAN BANERJEE, ALIPORE JUDGES COURT, P.O: ALIPORE, Thana: Alipore, , South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Advocate

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 53.00/- (E = Rs 21.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 53.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 289, Amount: Rs.100.00/-, Date of Purchase: 10/02/2023, Vendor name: Bidyut Kr Saha



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

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1603-2023, Page from 90522 to 90539

being No 160302712 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.27 18:07:34 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 2023/02/27 06:07:34 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.

(This document is digitally signed.)