

2857/22

1-2624/2022

भारतीय गैर न्यायिक

पचास
रुपये

रु.50

भारत



FIFTY
RUPEES

Rs.50

INDIA NON JUDICIAL

पश्चिमबंग पश्चिम बंगाल WEST BENGAL

AG 673491

Certified that the document is admitted to registration. The Signature sheets and the endorsement sheets attached with this document are part of this document.

Adl. Dir + Sub-Registrar
Alipore, South 24 Parganas

21 DEC 2022

GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, We,(1) SMT.

SANCHITA CHAUDHURI (PAN-ABWPC7513R; AADHAAR-

AADHAAR - 5384 9129 5078), Late Bidyut Baran Chaudhuri, by faith

Hindu, by occupation Profession, by Nationality Indian, residing at

Contd...P/2.

19.12.2022
18:15h
800356885/2022
19.12/22
6-15PM

23960

15 DEC 2022

No..... Rs.50/- Date.....

Name : *D. Bose*

Advocate
ALIPORE POLICE COURT
Kolkata - 700 027

Address :

Vendor :
Alipore Collectorate 24Pgs (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court - Kol-27

Jaydeo Chakraborty



VCM - 2953

Jaydeo Chakraborty



VCM - 2954



Panchala Chandhuri



VCM 2955

Addl. Dist. Sub-Registrar
Alipore
9 DEC 2022
South 24 Parganas
Kolkata- 700027

Deepankar Ghosh



Bivash Roy
S/o- Ranjan Roy
Alipore police court, Kol-27

~~*[Handwritten signatures]*~~
~~*[Handwritten signatures]*~~
~~*[Handwritten signatures]*~~

252, Ashok Road. P.S. Patuli, P.O. Garia, Kolkata – 700084 and
(2) SRI DIPANKAR GHOSH(PAN – ADGPG8778G; AADHAAR –
5214 8929 9383), son of Amalendu Sekhar Ghosh, by faith Hindu,
by occupation Medical Practitioner, by Nationality Indian, residing
at 88, Raja S.C. Mullick Road, P.O. Naktala, P.S. Netaji Nagar,
Kolkata – 700047, hereinafter called, mentioned and referred to as
“PRINCIPALS SEND GREETINGS”.

WHEREAS we are the Principals are the joint owners in
respect of piece and parcel of bastu land measuring ALL THAT
piece and parcel of bastu land measuring more or less 3 Cottahs
together with 200 Sq.ft. R.T. structure, Cement floor standing
thereupon in Mouza – Bademasur, pargana Khaspur, J.L. No.31
R.S. No.23, in Dag No.663, Khatian No.381 & 380, under KMC
Premises No. 252, Ashok Road, P.S. Patuli, Kolkata - 700084, Dist.
South 24 Parganas, within KMC Ward No.101, Assessee No.
311010202521 with proposed G+3 storied building.

AND WHEREAS We, the Land owners/Executants herein in
course of such owning and possessing of the “SAID PROPERTY”

mentioned hereinabove and in the schedule hereunder written, having desirous of developing the Said property by constructing multi-storied (G+ Three Storied) building in accordance with the modern style and fashion as per building sanction plan from K.M.C. and we, the Land owners/Executants herein have approached the Developer SRI JOYDEV CHAKRABORTY (PAN – AXRPC2660A; AADHAAR – 3430 9223 5237), ^{Sole proprietor of M/s. Joydev Chakraborty,} son of Hari Sankar Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, residing at F-43, Bapuji Nagar, P.O. Regent Estate, P.S. Jadavpur, Kolkata – 700092, sole Proprietor of M/s. Joydev Chakraborty (name of the firm) hereinafter called and referred to as the said 'Developer' for the purpose of developing the said premises in accordance with modern style and fashion as per building sanction plan and said Developer herein upon satisfied themselves as to the terms and conditions of the registered Development Agreement and also the title of the land owners herein in and upon the said property has agreed to develop the said property and subject to the terms and conditions as hereunder contained.

Joydev Chakraborty

AND WHEREAS we, the Executants and said Developer after having been agreed to perform our respective act, under terms and conditions for the Construction'/Development of the said property and as such have entered into the agreement under terms and conditions noted hereunder for the matter of further reference and we, the Land Owners herein and the said Developer jointly felt it necessary to register the agreement for joint development of the said property by way of constructing G + three- storied building and accordingly the agreement for development of the said property has been executed and duly registered on the terms and conditions mentioned therein.

AND WHEREAS it has become in convenient and difficult for us to look after or manage our all affairs relating to our respective share in the said property described in the Schedule A hereunder written and as such we do hereby nominate, constitute and appoint, said Developer **SRI JOYDEV CHAKRABORTY**(PAN – AXRPC2660A; AADHAAR – 3430 9223 5237), son of Hari Sankar Chakraborty, by faith Hindu, by occupation Business, by Nationality Indian, residing at F-43, Bapuji Nagar, P.O. Regent Estate, P.S.

Jadavpur, Kolkata – 700092, as our true, lawful and constituted Attorney to do all acts, deeds and things on our behalf and in our names in the manner as follows :-

1. To look after, manage and administer the said property fully described in the Schedule A, hereunder written, as may be necessary for any lawful purpose and to do and caused to be done and to sign, execute, and register all papers and documents as my said attorney shall at his discretion thinks proper.
2. To sign execute affirm and verify all letters, application, petitions and all other documents, papers and plan for construction of building, sanctioned plan, additional plan, completion plan and also to obtain completion certificate as may from time to time be necessary or required to be filed before K.M.C. and/or other appropriate Government Department or Authority in connection with our said property.
3. To Institute suits, appeals, provisions, applications, criminal complaints and other legal proceedings against any party or parties concerning any matter relating to said property.
4. To defend or contest all or any suit, application, revision, appeal, criminal proceeding in any court of law which may

hereinafter be instituted against us, the Appointer by any reason or party concerning or relating to said property and to take appropriate steps and to do all necessary acts, deeds, matters and things as our Attorney shall his discretion thinks proper.

5. To apply on our behalf before the Kolkata Municipal Corporation or B.L. and L.R.O. or any other authority for mutation of our said property and to obtain the Mutation certificate as required for.

6. To prefer appeal, review, application, revision, before the appeals, authority or other appropriate authorities and the Court of law against the decision of the Kolkata Municipal Corporation or any other authority or authorities in connection of said property.

7. That the said Developer being the Attorney of ourselves shall have the right, interest and absolute authority to develop the said premises by constructing the multi storied building, in pursuance of the aforesaid registered agreement for joint development of the said property.

8. The Attorney shall have power to sign and execute any Agreements for sale and on our behalf with prospective Purchasers in connection with the transfer of title in and upon the undivided

proportionate share of the said property and the construction and to take the handover of the consideration in lieu of such transfer of title as aforesaid for and on behalf of us and to issue valid receipts thereof, in respect of only the Developers allocation stated herein, save and except the Owners' allocation as above and also shall act in pursuance of the aforesaid registered Agreement for Joint development of the said property and to present the Deed of Sale or document or documents for registration and admit the execution of any such Deed, document or documents before the Sub-Registrar or any concerned Registering Authorities.

9. The Attorney shall execute by signing on the Deeds of Conveyance or assignment in respect of the Developer's allocation in the proposes building categorically described and mentioned in the aforesaid registered agreement for joint development of the said property, particularly described in the Schedule 'A' hereunder written and/or any part thereof and shall present the same before the appropriate authority for registration and admit execution thereof and to collect the consideration money or in kinds thereof, and to issue valid receipts thereof.

10. That the power granted by these presents in favour of the Developer herein in connection with the said registered agreement,
11. To pay all rents, taxes and revenue, charges, expenses, outgoings payable for on the account of our share in the said property or any part thereof and similar to receive any of such money and discharge receipt thereof as income, rents, awards, compensation etc. receivable for and on account of the said property as mentioned and written herein.
12. Be it noted that this Power of Attorney is being granted in favour of our said Attorney as incorporated in the said registered agreement for joint development of the property, which is the subject matter of this Power of Attorney and our attorney shall act as Developer materialize the purpose of the said registered agreement for joint development of the property.

AND GENERALLY to do all other acts, deeds, things and matters as may be necessary from time to time by our said Attorney in his own accord which our said Attorney may deems fit and proper and think necessary to do so and perform for the aforesaid purpose.

AND we, do hereby agree and undertake to ratify and confirm all such acts, deeds, things and matters which our said Attorney may lawfully do, execute and cause, to be performed by virtue of this General Power of Attorney.

SCHEDULE-A

ALL THAT piece and parcel of bastu land measuring more or less 3 Cottahs together with 200 Sq.ft. R.T. structure, Cement floor standing thereupon in Mouza – Bademasur, pargana Khaspur, J.L. No.31, R.S. No.23, in Dag No.663, Khatian No.381 & 380, under KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata - 700084, Dist. South 24 Parganas, within KMC Ward No.101, Assessee No. 311010202521 with proposed G+3 storied building, butted and bounded by as follows :-

- ON THE NORTH : By Land of Ashis Dhar.
ON THE SOUTH : By Land of Labanya Dutta.
ON THE EAST : By Land of Parimal Chandra.
ON THE WEST : By 4 mtr. Common passage.

Jaydee Chakraborty

SCHEDULE – “B”(Owners’ Allocation)

ALL THAT 50% of the 3rd floor, back side, entire 2nd floor and 2 Nos. Car-parking space back to back on the southern side of the ground floor within proposed G+3 storied building at KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata – 700086.

SCHEDULE-C (Developer’s Allocation)

ALL THAT 50% of the 3rd floor, front side, entire 1st floor and 1 Car-parking space on the north-west side of the ground floor and a Commercial space consisting of 2 rooms, 1 toilet on the eastern side of the ground floor within proposed G+3 storied building at KMC Premises No. 252, Ashok Road, P.S. Patuli, Kolkata – 700086.

...IN.

IN WITNESSES WHEREOF We, the Principals hereby subscribed our signatures this the 19th day December 2022 (Two Thousand Twenty Two).

SIGNED AND DELIVERED

By the Principal in the presence of
WITNESSES :

1. Bikash Roy.
Alipore police court
Kolkata - 27
2. Debasish Bose
Alipore
WM - 27

Sanchit Chandhuri

Dipankar Ghosh

SIGNATURE OF THE PRINCIPALS

Jayda Chakrabarty

SIGNATURE OF THE ATTORNEY.

Drafted By :

Debasish Bose

DEBASISH BOSE

Advocate.












Alipur Police Court,
Kolkata-700027.

Regn. No. F29738201920












Typed by :

Manish Chakraborty












Manish Chakraborty
Alipur Police Court,
Kolkata - 700027.

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

Name _____
 Signature Jayda Chakraborty

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

Name _____
 Signature Sanchita Chandhuri

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

Name _____
 Signature Dipankar Ghosh



Government of West Bengal




Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16058003568655/2022

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	Smt Sanchita Chaudhuri 50/1, Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South 24- Parganas, West Bengal, India, PIN:- 700084	Principal			Sanchita Chaudhuri 19/12/22
2	Mr Dipankar Ghosh 88, Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700047	Principal			Dipankar Ghosh 19/12/22
3	Mr Joydev Chakroborty Alias Mr Joydev Chakraborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700092	Represent ative of Attorney [Joydev Chakraborty]			Joydev Chakroborty 19/12/22

SI No.	Name and Address of identifier	Identifier of	Photo	Finger Print	Signature with date
1	Mr Bikash Roy Son of Mr Ranjan Roy ALIPORE POLICE COURT, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24- Parganas, West Bengal, India, PIN:- 700027	Smt Sanchita Chaudhuri, Mr Dipankar Ghosh, Mr Joydev Chakroborty		 2956	 19/12/22


(Sukanya Talukdar)

ADDITIONAL DISTRICT
SUB-REGISTRAR
OFFICE OF THE A.D.S.R.
ALIPORE
South 24-Parganas, West
Bengal



Major Information of the Deed

Deed No :	I-1605-02624/2022	Date of Registration	21/12/2022
Query No / Year	1605-8003568655/2022	Office where deed is registered	
Query Date	19/12/2022 2:41:56 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Debasish Bose Alipore Police Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9051871445, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 51,83,999/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160502607/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Patuli, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ashoke Road , Premises No: 252, , Ward No: 101 Pin Code : 700084

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 :-)		Bastu	3 Katha	1/-	51,29,999/-	Width of Approach Road: 13 Ft.,
Grand Total :				4.95Dec	1 /-	51,29,999 /-	

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.	1/-	54,000/-	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					
Total :		200 sq ft	1 /-	54,000 /-	

Principal Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Smt Sanchita Chaudhuri Daughter of Late Bidyut Baran Chaudhuri 50/1, Ashok Road, City:- , P.O:- Garia, P.S:-Patuli, District:-South24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: Professionals, Citizen of: India, PAN No.:: abxxxxx3r, Aadhaar No: 53xxxxxxx5078, Status :Individual, Executed by: Self, Date of Execution: 19/12/2022 , Admitted by: Self, Date of Admission: 19/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2022 , Admitted by: Self, Date of Admission: 19/12/2022 ,Place : Pvt. Residence</p>
2	<p>Mr Dipankar Ghosh Son of Mr Amalendu Sekhar Ghosh 88, Raja S C Mullick Road, City:- , P.O:- Naktala, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700047 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: adxxxxx8g, Aadhaar No: 52xxxxxxx9383, Status :Individual, Executed by: Self, Date of Execution: 19/12/2022 , Admitted by: Self, Date of Admission: 19/12/2022 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 19/12/2022 , Admitted by: Self, Date of Admission: 19/12/2022 ,Place : Pvt. Residence</p>

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Joydev Chakraborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092 , PAN No.:: axxxxxx0a,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative</p>

Representative Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<p>Mr Joydev Chakraborty, (Alias Name: Mr Joydev Chakraborty) (Presentant) Son of Mr Hari Sankar Chakraborty F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AXxxxxx0A, Aadhaar No: 34xxxxxxx5237 Status : Representative, Representative of : Joydev Chakraborty (as PROPRIETOR)</p>

Identifier Details :

Name	Photo	Finger Print	Signature
<p>Mr Bikash Roy Son of Mr Ranjan Roy ALIPORE POLICE COURT, City:- Kolkata, P.O:- Alipore, P.S:-Alipore, District:-South 24-Parganas, West Bengal, India, PIN:- 700027</p>			
Identifier Of Smt Sanchita Chaudhuri, Mr Dipankar Ghosh, Mr Joydev Chakraborty			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	Joydev Chakraborty-2.475 Dec
2	Mr Dipankar Ghosh	Joydev Chakraborty-2.475 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Sanchita Chaudhuri	Joydev Chakraborty-100.00000000 Sq Ft
2	Mr Dipankar Ghosh	Joydev Chakraborty-100.00000000 Sq Ft

On 19-12-2022

Presentation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 18:15 hrs on 19-12-2022, at the Private residence by Mr Joydev Chakraborty Alias Mr Joydev Chakraborty,.

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 51,83,999/-

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

Execution is admitted on 19/12/2022 by 1. Smt Sanchita Chaudhuri, Daughter of Late Bidyut Baran Chaudhuri, 50/1, Ashok Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Professionals, 2. Mr Dipankar Ghosh, Son of Mr Amalendu Sekhar Ghosh, 88, Raja S C Mullick Road, P.O: Naktala, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700047, by caste Hindu, by Profession Others

Indetified by Mr Bikash Roy, , Son of Mr Ranjan Roy, ALIPORE POLICE COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others

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

Execution is admitted on 19-12-2022 by Mr Joydev Chakraborty, , Mr Joydev Chakraborty PROPRIETOR, Joydev Chakraborty (Sole Proprietoship), F-43, Bapuji Nagar, City:- , P.O:- Regent Estate, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700092

Indetified by Mr Bikash Roy, , Son of Mr Ranjan Roy, ALIPORE POLICE COURT, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Others



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

On 21-12-2022

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.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7.00/- (E = Rs 7.00/-) and Registration Fees paid by Cash Rs 7.00/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 50.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 23960, Amount: Rs.50.00/-, Date of Purchase: 15/12/2022, Vendor name: Subhankar Das



Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2022, Page from 94643 to 94663

being No 160502624 for the year 2022.



Digitally signed by MANIMALA
CHAKRABORTY
Date: 2022.12.28 14:58:04 +05:30
Reason: Digital Signing of Deed.

(MANIMALA CHAKRABORTY) 2022/12/28 02:58:04 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
West Bengal.

(This document is digitally signed.)
