

15148/23

I-1A492/23



20/9/23  
 8/23 98319/23

पश्चिम बंगाल WEST BENGAL

Certified that the document is registered. The signature sheets and the endroesment sheets attached with the document are the part of this document.

AP 783856

*[Signature]*  
 District Sub-Register-II  
 Alipore, South 24-parganas

**DEVELOPMENT POWER OF ATTORNEY**  
 (After registration of Development Agreement)

20 SEP 2023

**KNOW ALL MEN BY THESE PRESENTS** that we, 1] **SHRI AMIT SINHA** (PAN : BGBPS1700H & Aadhaar No. 5726 6802 5334) son of Late Sukumar Sinha, by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 7/1, Ibrahimpur Road, Post Office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032 and 2] **SHRI KAUSHIK ROY** (PAN : ADCPR1053P & Aadhaar No. 9140 0194 8577), son of Late Probhat Chandra Roy, by faith - Hindu, by Occupation - Business, by nationality - Indian, residing at 17, North Road, Post office - Jadavpur University, Police Station - Jadavpur, Kolkata - 700 032, jointly do hereby **SEND GREETING :**

10484

74 SEP 2023

No..... ₹ 100/- Date.....

Name : ..... K. C. Nayak

Address : ..... Advocate  
Alipur Police Court  
Kolkata- 27

Vendor : .....  
Alipore Collectorate, 24Pgs. (South)

**SUSHANKAR DAS**  
STAMP VENDOR  
Alipore Police Court, KOI-27



IDENTIFIED By: -  
Keshab Mukherjee  
AO, Raichang Nabapat  
SO. H. Kshetra Nath Mukherjee  
by birth - Hindu  
by occupation - Professional  
AO, Raichang Nabapat  
PO - Madordah, PS - Kasba  
Kolkata - 700107

DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS. ALIPORE  
20 SEP 2023

**WHEREAS** we (Principals herein) are the joint owners of a plot of land measuring more or less 6 (six) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with 600 Square Feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, comprised in Dag No. 323 & 324, under L.R. Khatian No. 313 & 326, in Mouza - Baishnabghata, J.L. No. 28, now within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, Sub - Registry office : Sealdah, in the District - South 24 Panganas, by virtue of several registered Deeds.

**AND WHEREAS** for the commercial exploitation, we desired to develop the said land by making a G+III storied building thereon.

**AND WHEREAS** due to financial crisis and for want of men & agents, we have expressed our desire to appoint a Developer for the construction of the proposed G+III storied building at the said Premises, due to that reason on 10.09.2023 we, Principals herein, being the joint owners of the said plot of land, entered into a Development Agreement with a Developer, **SHREE CONSTRUCTION**, a Proprietorship Firm, having its registered office at 62/64, Haripada Dutta Lane, Post Office - Tollygunge, Police Station - Jadavpur, Kolkata - 700 033, represented by its sole proprietor namely, **SMT. TANUSREE DUTTA** wife of Sri Sujan Dutta, (PAN : ARYPD1857D & Aadhaar No. 6549 4549 0435) by faith - Hindu, by Occupation - Business, by Nationality - Indian, residing at 41/27, Raja Ram Mohan Roy Road, Peace Park, Post Office - Barisha, Police Station - Behala, Kolkata - 700 008, with the terms and conditions, mentioned therein and the said

Tanusree Dutta



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**20 SEP 2023**

Development Agreement was registered in the office of D.S.R. – III, Alipore, South 24 Parganas and recorded therein Book No.I, Deed No. 19987 for the year of 2023.

**AND WHEREAS** as per the terms of the said Development Agreement, we hereby appoint the said, **SMT. TANUSREE DUTTA** wife of Sri Sujan Dutta, (PAN : ARYPD1857D & Aadhaar No. 6549 4549 0435) by faith – Hindu, by Occupation - Business, by Nationality – Indian, residing at 41/27, Raja Ram Mohan Roy Road, Peace Park, Post Office – Barisha, Police Station – Behala, Kolkata – 700 008, as the sole proprietor of **SHREE CONSTRUCTION**, a Proprietorship Firm, having its registered office at 62/64, Haripada Dutta Lane, Post Office – Tollygunge, Police Station – Jadavpur, Kolkata – 700 033, as our lawful constituted Attorney to construct the proposed G+III storied building and to sell the Developer's allocated portion and to look after, manage and supervise the same and to do inter – alia the following acts, deeds and things :-

[1] To look after, manage and supervise the schedule below property in our name and on our behalf.

[2] To pay the tax in respect of the below schedule property before the authority concerned of the Kolkata Municipal Corporation and to sign the all papers and documents for that purpose and also to deposit any amount for the same, as necessary.

[3] To carry and correspondence with all concerned and bodies including the Govt. of West Bengal in all its department, B.L. & L.R.O., the Kolkata Municipal Corporation, local Police Station, Club and other authorities concern in connection with the below schedule property.

Tanusree Dutta



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
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[4] To make the applications, declaration, affidavit and any other documents in respect of the said land and to sign the same in our name and on our behalf.

[5] To appear and represent us before the all concern, i.e. B.L. & L.R.O., Kolkata Municipal Corporation, local Police Station, Club and parties as may be necessary in connection with the said property and if necessary to make and sign any application in our name and on our behalf and to submit the same before the authority concerned and to receive any documents from the authority concern on our behalf.

[6] To sign the building plan or plans of the proposed building in respect of the said land in our name and on our behalf and to erect the proposed building upon the said land, as per sanctioned building plan.

[7] To construct the proposed G+III storied building upon the said land, as per sanctioned building plan, which will be approved by the Kolkata Municipal Corporation.

[8] To enter into Agreement/s for Sale with the intending buyer or buyers and to sell the Developer's allocated portion and to receive the advance money and /or earnest money and part payment and full consideration money from the intending buyer or buyers for the same in respect of the Developer's allocated portion to the proposed building and issue money receipt. However we shall not be responsible in any manner to the prospective buyer for the amount paid by them to the Developer.

[9] To execute the Agreement for Sale and Deed of Conveyance and present the same for registration before the appropriate Registering



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Authority i.e. A.D.S.R. : Sealdah, D.S.R.- South 24 Parganas and A.R.A. - Kolkata, in respect of the Developer's allocated portion, as per the said registered Development Agreement.

[10] To execute the Deed of Declaration and Deed of Gift in favour of the Kolkata Municipal Corporation for sanction of the building plan and such document will be presented before the registering authority for the registration.

And we do hereby agree and declare that all acts, deeds and things done, executed or performed by the said Attorney, shall be valid and binding on us to all intents and purposes as if done by us personally.

we undertake to ratify and confirm all and whatsoever our said Attorney shall lawfully do, execute, perform or cause to be done, executed or performed by virtue of the Power or authority hereunder conferred upon.

**SCHEDULE OF THE PROPERTY REFERED TO ABOVE**

**ALL THAT** piece and parcel a plot of land measuring more or less 6 (six) Cottah 5 (five) Chittaks 23 (twenty three) Square Feet, together with 600 Square Feet structure thereon, situated at K.M.C. Premises No. 104/1A, Raja Subodh Chandra Mullick Road, comprised in Dag No. 323 & 324, under L.R. Khatian No. 313 & 326, in Mouza - Baishnabghata, J.L. No. 28, within the local limits of Kolkata Municipal Corporation, Ward No.100, under former Police Station - Jadavpur, now Police Station - Netaji Nagar, Kolkata - 700 047, Sub - Registry office : Sealdah, in the District - South 24 Pgs, which is butted and bounded by :



DISTRICT SUB REGISTRAR-III  
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**ON THE NORTH** :: Premises No.104, Raja S.C. Mallick Road.

**ON THE SOUTH** :: 12' - 0" wide Road and Park.

**ON THE EAST** :: Vacant Land.

**ON THE WEST** :: 104/1B, Raja S.C. Mallick Road.

**IN WITNESS WHEREOF** we, Executants hereunto set and subscribed our respective hands on the 20<sup>th</sup> day of September' 2023, in presence of following witnesses :

**WITNESSES:**

[1] Keshab Mukherjee  
Apt, Rajdanga Mahapally  
Kolkata - 700107

*[Signature]*  
Kausik Pr

-----  
**PRINCIPALS**

[2] Suvash Ch Mallik  
Amarabali, Kallia  
K&P - 33.

Accepted this Power by :

SHREE CONSTRUCTION  
*[Signature]*  
Proprietor

-----  
Signature of Attorney

**Drafted by me :**

*[Signature]*  
Kartick Ch. Naiya

**[KARTICK CH. NAIYA]**

Advocate,  
Alipore Police Court,  
Kolkata - 700 027  
WB-2125/1995.



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
**20 SEP 2023**



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

Name... AMIT SINHA

Signature... Amit Sinha



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

Name... KAUSHIK ROY

Signature... Kaushik Roy



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

Name... TANUSREE DUTTA

Signature... Tanusree Dutta



DISTRICT SUB REGISTRAR-III  
SOUTH 24 PGS ALIPORE  
20 SEP 2023



ভারত সরকার  
Ministry of Information & Public Relations



কেশব মুখার্জী  
Keshab Mukherjee  
পিতা : কেশব নাথ মুখার্জী  
Father : Kshatra Nath Mukherjee

জন্মতারিখ/DOB: 01/01/1974  
পুংস্ব / Male



3702 7681 2259

আধার - সাধারণ মানুষের অধিকার



ভারত সরকার  
Ministry of Information & Public Relations  
প্রাধিকরণ  
Authority of India

ত্রিবাঙ্গা, এ, রাজদাঙ্গা নবপল্লী  
ই.কে.টি, ই.কে.টি, কোলকাতা  
পশ্চিম বঙ্গ,

Address: A41, RAJDANGA  
NABAPALLY, E.K.T, E.K.T,  
Kolkata, West Bengal,  
700107

3702 7681 2259

1847  
1800 500 1847

help@uidai.gov.in

www  
www.uidai.gov.in

### Major Information of the Deed

Deed No :	I-1603-14492/2023	Date of Registration	20/09/2023
Query No / Year	1603-8002398319/2023	Office where deed is registered	
Query Date	20/09/2023 1:31:27 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	K C Naiya Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830884026, Status :Advocate		
Transaction		Additional Transaction	
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 1,88,15,334/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b).)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160314487/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No: 104/1A, , Ward No: 100 Pin Code : 700047







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 5 Chatak 23 Sq Ft	1/-	1,86,53,334/-	Width of Approach Road: 17 Ft., , Project Name :
<b>Grand Total :</b>				<b>10.4683Dec</b>	<b>1 /-</b>	<b>186,53,334 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	600 Sq Ft.	1/-	1,62,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>600 sq ft</b>	<b>1 /-</b>	<b>1,62,000 /-</b>	






**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Name</b></p> <p><b>Shri Amit Sinha</b>                      Son of Late Sukumar Sinha                      Executed by: Self, Date of Execution: 20/09/2023                      , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>20/09/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 20/09/2023</p>	<p><b>Signature</b></p>  <p>20/09/2023</p>
<p>7/1, Ibrahimpur Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:- South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: BGxxxxxx0H,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office</p>				
2	<p><b>Name</b></p> <p><b>Shri Kaushik Roy</b>                      Son of Late Probhat Chandra Roy                      Executed by: Self, Date of Execution: 20/09/2023                      , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office</p>	<p><b>Photo</b></p>  <p>20/09/2023</p>	<p><b>Finger Print</b></p>  <p>Captured</p> <p>LTI 20/09/2023</p>	<p><b>Signature</b></p>  <p>20/09/2023</p>
<p>17, North Road, City:- Not Specified, P.O:- Jadavpur University, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700032 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADxxxxxx3P,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 20/09/2023 , Admitted by: Self, Date of Admission: 20/09/2023 ,Place : Office</p>				



**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<p><b>Shree Construction</b>                      62/64, Haripada Dutta Lane, City:- Not Specified, P.O:- Tollugunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033 , PAN No.:: ARxxxxxx7D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative</p>			

**Representative Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>Name</b> <b>Smt Tanusree Dutta</b> <b>(Presentant)</b> Wife of Smt Sujan Dutta Date of Execution - 20/09/2023, , Admitted by: Self, Date of Admission: 20/09/2023, Place of Admission of Execution: Office	 Sep 20 2023 1:38PM	 Captured LTI 20/09/2023	 20/09/2023
41/27, Raja Ram Mohan Roy Road, Peace Park, City:- Not Specified, P.O:- Barisha, P.S:-Behala, District:-South 24-Parganas, West Bengal, India, PIN:- 700008, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ARxxxxxx7D,Aadhaar No Not Provided Status : Representative, Representative of : Shree Construction (as proprietor)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Keshab Mukherjee</b> Son of Late K N Mukherjee Rajdanga Naba Pally, A 41, City:- , P.O:- Madhurda, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700107	 20/09/2023	 Captured 20/09/2023	 20/09/2023
Identifier Of Shri Amit Sinha, Shri Kaushik Roy, Smt Tanusree Dutta			

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Amit Sinha	Shree Construction-5.23417 Dec
2	Shri Kaushik Roy	Shree Construction-5.23417 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Amit Sinha	Shree Construction-300.00000000 Sq Ft
2	Shri Kaushik Roy	Shree Construction-300.00000000 Sq Ft

**Endorsement For Deed Number : I - 160314492 / 2023**

**On 20-09-2023**

**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 13:35 hrs on 20-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Smt Tanusree Dutta .

**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 1,88,15,334/-

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

Execution is admitted on 20/09/2023 by 1. Shri Amit Sinha, Son of Late Sukumar Sinha, 7/1, Ibrahimpur Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business, 2. Shri Kaushik Roy, Son of Late Probhat Chandra Roy, 17, North Road, P.O: Jadavpur University, Thana: Jadavpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700032, by caste Hindu, by Profession Business

Indetified by Mr Keshab Mukherjee, , Son of Late K N Mukherjee, Rajdanga Naba Pally, A 41, P.O: Madhurdah, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Professionals

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

Execution is admitted on 20-09-2023 by Smt Tanusree Dutta, proprietor, Shree Construction, 62/64, Haripada Dutta Lane, City:- Not Specified, P.O:- Tollugunge, P.S:-Jadavpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700033

Indetified by Mr Keshab Mukherjee, , Son of Late K N Mukherjee, Rajdanga Naba Pally, A 41, P.O: Madhurdah, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700107, by caste Hindu, by profession Professionals

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 39.00/- ( E = Rs 7.00/- ,H = Rs 28.00/- ,M(b) = Rs 4.00/- ) and Registration Fees paid by Cash Rs 39.00/-

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 10484, Amount: Rs.100.00/-, Date of Purchase: 14/09/2023, Vendor name: Subhankar Das



**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 419852 to 419865  
being No 160314492 for the year 2023.



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.10.11 17:20:09 +05:30  
Reason: Digital Signing of Deed.

(Debasish Dhar) 11/10/2023  
DISTRICT SUB-REGISTRAR  
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS  
West Bengal.