

4351/19

P-3956/19

# भारतीय गैर न्यायिक

पचास  
रुपये  
रु. 50



FIFTY  
RUPEES  
Rs. 50

INDIA NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 050598

Certified that the document is admitted to registration. The signature sheet/s and the endorsement sheets attached with this document are the part of this document

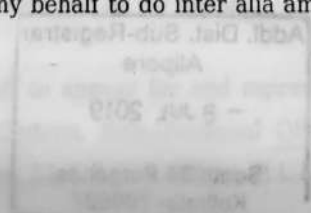
Addl. Dist. Sub-Registrar  
Alipore, South 24 Parganas

28 JUL 2019

: DEVELOPMENT POWER OF ATTORNEY :

BY THIS POWER OF ATTORNEY, I, SRI PRADIP GHOSH, Son of Nilmoni Ghosh, By Faith Hindu, By Occupation-Business, PAN-AJEPG3409L, residing at 4/B, Sonali Park, Post Office-Garia, Police Station - Bansdrani, Kolkata-700084, do hereby empower, nominate, constitute and appoint SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Sole Proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, as my true and lawful ATTORNEY for me in my name, on my behalf to do inter alia amongst others the acts, deeds and things viz. :-

Handwritten notes on the left margin: '605/13:462/19' and '53255/19'.



Handwritten notes on the right margin, including '13-19'.

FEB 2019

1649  
Sold to.....  
Rupees.....  
S. CHAKRABORTY  
Advocate, Alipore Judge Court  
Kolkata

Saminan Das  
Stamp Vendor  
Alipore Police Court  
South 24 Pgs., Kol.



Bipul Das  
2/0-Harekishore Das  
Alipore Police Court.  
No- 27.

Add. Dist. Sub-Registrar  
Alipore  
- 8 JUL 2019  
South 24 Parganas  
Kolkata- 700027

W H E R E A S the EXECUTANT herein is at present the absolute Owner of ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together with 520 Square Feet Tiali Shed Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144, Bakshi Pally, Postal Address 4/B, Sonali Park, Police Station-previously Regent Park now Bansdroni, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas, by way of GIFT the Property more fully described in the Schedule below and I the Executant herein do hereby nominate, empower, constitute and appoint SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Sole Proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, as my true and lawful Attorneys to do and execute and perform or cause to be done executed or performed with nominee all or any of the acts, deeds and things :-

- 1} On my behalf to make sign, execute and verify all applications or objections to appropriate authorities for all and any license permission or consent etc. required by law in connection with management of the Property or Properties mentioned in Schedule below.
- 2} On my behalf to effect mutation or separation/ any amalgamation with appurtenant property of Premises in the Revenue in Settlement Offices or Competent Authorities, KMC, B.L. & L.R.O.'S Offices, and sign & execute all applications or objections or hearing and swear Affidavits relating to mutation or any other purpose in my name and on my behalf.
- 3} On my behalf to appear for and represent me before the Board of Revenue, Collector any District, Sub-Divisional Officer any Magistrate, Judge, Munsiff, Settlement Offices, J.L.L.R.O.'S Offices, B.L.L. & R.O.'S Offices, and on all

Government Offices, Kolkata Municipal Corporation, for assessment of unassessed property and for mutation, Improvement Trust, K.M.D.A., Fire Brigade, Commissioners of any Division on all matter and things relating to estate or its affairs.

4) On my behalf to appear for and represent me in all the Courts, Civil, Criminal or Revenue including original Revisional or Appellate Court in any Registration Offices and to sign, execute, verify and file plaints, written statements and petitions permissions for all purposes and also to present appeals in any Court and to accept services of all summons notices and his process of law.

5) On my behalf to appear before and execute/ sign by him in the KMC building Plan and to submit the same in my name and in my favour and obtain the sanction plan from KMC Authority and to do all formalities for modification and/or alterations of Plan including D/sketch plan, renew and sign, execute Declaration, Affidavit, Boundary Declaration, which includes any Deed and to present for Registration to admit execution to any Registry Authority and to have the said documents and/or sign & execute, any Declaration, Affidavit, Boundary Declaration which includes Gifts and to present for Registration to admit for execution to any Registration Authority and to have the said document registered and/or for whatsoever necessary before the Kolkata Municipal Corporation, or to any Competent Authority to obtain "No Objection Certificate" from the Competent Authority, for which to execute and sign all papers, documents, Affidavits, whatsoever necessity in my name and in my favour to negotiate in my name and to do whatsoever necessary for the same in my name or on my behalf as I could do personally by myself.

6) On my behalf to appear and to apply for obtaining sanction, permissions, clearances and service connection before appropriate authorities {both Sanitary & Water} internal & external, Improvement Trust, W.B.E.D.C.L, Fire Brigade,

Housing Board West Bengal and any local and all Government Offices and to sign, execute on my behalf all necessary forms, applications, petitions and documents and apply for obtaining permit, license permanent and temporary supply service as may be required from time to time.

7} On my behalf to apply for electricity, water, telephone, sewerage, drains and/or connection or any other utility in the said Premises. To apply for alterations and/or extended approved/sanctioned KMC Plan and to pay fees and to take delivery of the same and take such other order or permissions from the necessary authorities which he think deem fit and proper.

8} On my behalf to appoint engage Pleaders, Advocates, whenever my said Attorneys shall think proper to do so and to discharge and/or terminate his appointment in respect of the Property mentioned in the Schedule below.

9} On my behalf to evict all trespassers and other unauthorized Occupiers and he has the rights to evict the Tenants, Licensees through Court of law and/or negotiate with he in whatsoever purpose, to mortgage and/or otherwise settle the Property and share of the Property and common users and common parts, common spaces and passages or any part or parts thereof belonging to the Schedule below Property.

10} On my behalf to negotiate on terms for and to agree to and sell of the building or part thereof collateral covering to covenants of even dated which seized and possessed of now and hereafter belongs to me mentioned and described in the Schedule below to any Purchaser or Purchasers at such price which my said Attorneys, think fit and proper, to engage upon and to enter into any Agreement or Agreements for such sale or sales and/or to cancel and/or repudiate the same in respect of Developers' allocation only.

- 11} On my behalf to receive from the Intending Purchaser or Purchasers out of the total property in whole or in part with others, save and except owners allocation any earnest money and/or advance or advances from the Purchaser and also the balance of purchase money and to give valid receipt and discharges for the same which will protect the Purchaser or Purchasers.
- 12} Upon such receipt as aforesaid to sign, execute and deliver any Deed of Sale, Conveyance or Conveyances in favour of such Purchaser or Purchasers or his nominee or nominees or assignee or assignees.
- 13} To sign and execute all other deeds, instruments and assurances which he consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said Property either in part or in full as I personally could do myself, if personally present.
- 14} To present any such deed or deeds of Sale, Conveyance or Conveyances only the Developer's allocation i.e. save and except owners' allocation as per Development Agreement or other document or documents for Registration and to admit execution and receipt of consideration before the Additional District Sub-Registrar, Sub-Registrar or District Registrar, having Authority for and to have the said Conveyance or Conveyances registered and to do all other acts, deeds and things, which the Attorneys shall consider necessary for the transferring and/or conveying the said Property or properties to the said Purchaser or Purchasers as fully and effectually in all respect as I could do the same myself.
- 15} To compromise, compound or withdraw cases or be non-suited to refer to Arbitration all dispute and differences.



16} That I the executant have also executed a registered Development Agreement in favour of SRI AJOY KUMAR CHANDA, Son of Late Birendra Lal Chanda, PAN-ACPPC8525M, Sole Proprietor of "M/S.CONCORD CONSTRUCTION" having its Office at 23/M/12, Naktala Road, Police Station-Netaji Nagar, Kolkata-700047, registered at A.D.S.R. Alipore, Vide Book No.I, Deed No. 3939, for the year 2019.

*Pradip Ghosh*

AND I, do hereby agree to ratify and confirm whatever all acts, deeds and things done by the said Attorneys, which shall be construed as acts, deeds and things done by me to all intents and purposes as if I were present even notwithstanding the fact that no special power in that behalf is contained in these presents.

: THE SCHEDULE OF THE PROPERTY :

ALL THAT piece or parcel of land measuring 1 Cottahs 8 Chittaks more or less together with 520 Square Feet Tiali Shed Structure thereon in Mouza-Kamdahari, R.S. Khatian No.179, Dag No.135, J.L. No.49, Touzi No.14, J.L. No.49, within limits of Kolkata Municipal Corporation, at Premises No.144, Bakshi Pally, Postal Address 4/B, Sonali Park, Police Station-previously Regent Park now Bansdroni, Assessee No.311120201443, WARD NO.112, Kolkata-700084, District South 24-Parganas, and butted and bounded by :--

ON THE NORTH : 10' feet wide KMC Road.  
ON THE EAST : KMC Premises No.143, Bakshi Pally, Kolkata-84.  
ON THE SOUTH : KMC Premises No.144/A, Bakshi Pally, Kolkata-84.  
ON THE WEST : 4F, Sonali Park.

OWNERS' ALLOCATION

OWNER will be provided One Flat in the Third floor, North-Western Side measuring 650 Square Feet Built Up Area more or less including common stair case as per Building Sanction Plan and Commercial Space on the Ground floor, North-Western Side, measuring 350 Square feet Built up area more or less i.e. 400 Square Feet Super built up area more or less, together with common areas and facilities and common roof right.

"DEVELOPER'S ALLOCATION"

"DEVELOPER'S ALLOCATION" shall mean save and except the owners allocation the remaining Sanction FAR of flats on different floors (except One Flat in the Third floor, North-Western Side measuring 650 Square Feet Built Up Area more or less including common stair case as per Building Sanction Plan and Commercial Space on the Ground floor, North-Western Side, measuring 350 Square feet Built up area more or less i.e. 400 Square Feet Super built up area more or less).



IN WITNESSES WHEREOF, I SRI PRADIP GHOSH, have set and subscribed my respective signatures and hand and seals on the 27<sup>th</sup> day of JULY, TWO THOUSAND NINETEEN, Anno Domini.

SIGNED SEALED AND DELIVERED  
BY THE EXECUTANT AT KOLKATA  
IN THE PRESENCE OF:

1) Debojay Majumdar  
345, Senapati Pally,  
Bandhura, Kolkata-70.

2) Bipul Das  
Alipore Police Court,  
Kolkata-27

Pradip Ghosh,  
SIGNATURE OF THE EXECUTANT.

For Concord Construction

Ajoy K. Chandra,  
Proprietor


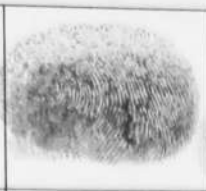









SIGNATURE OF THE ATTORNEY HOLDER.

DRAFTED AND PREPARED BY ME.

Amrita Chatterjee  
{ ADVOCATE } P/4354/135/99  
ALIPORE JUDGES' COURT, KOL-27.  
TYPED BY ME.

(Soumitra Das)  
{ TYPIST }

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

*Pradip Ghosh*

Name ..... PRADIP GHOSH .....

Signature ..... *Pradip Ghosh* .....

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

*Ajoy K. Chanda*

Name ..... AJOY KUMAR CHANDA .....

Signature ..... *Ajoy K. Chanda* .....

Thumb      1<sup>st</sup> finger      middle finger      ring finger      small finger

	Left Hand					
	Right Hand					

Name .....

Signature .....

### Major Information of the Deed

Deed No :	I-1605-03956/2019	Date of Registration	08/07/2019
Query No / Year	1605-1000155255/2019	Office where deed is registered	
Query Date	08/07/2019 1:39:04 PM	A.D.S.R. ALIPORE, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sudipta Chakraborty Alipore, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027. Mobile No. : 9831036678, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 2/-	Rs. 12,96,000/-		
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]:- 160503939/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assesment slip.(Urban area)		

#### Land Details :




District: South 24-Parganas, P.S:- Bansdroni, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Bakshi Pally Road, Premises No: 144, , Ward No: 112 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			Bastu	1 Katha 8 Chatak	1/-	11,40,000/-	Width of Approach Road: 10 Ft.,
<b>Grand Total :</b>				<b>2.475Dec</b>	<b>1 /-</b>	<b>11,40,000 /-</b>	

#### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	520 Sq Ft.	1/-	1,56,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 520 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>520 sq ft</b>	<b>1 /-</b>	<b>1,56,000 /-</b>	



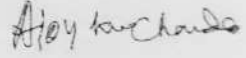
## Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr PRADIP GHOSH</b> Son of Mr Nilmoni Ghosh Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office			
		08/07/2019	LTI 08/07/2019	08/07/2019
4/B, Sonali Park, P.O:- Garia, P.S:- Bansdrani, District:-South 24-Parganas, West Bengal, India, PIN - 700084 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AJEPG3409L, Status :Individual, Executed by: Self, Date of Execution: 08/07/2019 , Admitted by: Self, Date of Admission: 08/07/2019 ,Place : Office				

## Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>MS CONCORD CONSTRUCTION</b> 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047 , PAN No.:: ACPPC8525M, Status :Organization, Executed by: Representative			

## Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr AJOY KUMAR CHANDA</b> (Presentant ) Son of Late Birendra Lal Chanda Date of Execution - 08/07/2019 , , Admitted by: Self, Date of Admission: 08/07/2019 , Place of Admission of Execution: Office			
		Jul 8 2019 3:48PM	LTI 08/07/2019	08/07/2019
23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACPPC8525M Status : Representative, Representative of : MS CONCORD CONSTRUCTION (as Proprietor)				

## Identifier Details :

Name	Photo	Finger Print	Signature
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Mr Bipul Das  
Son of Mr Hare Krishna Das  
Alipore Police Court, P.O:- Alipore, P.S:-  
Alipore, Kolkata, District:-South 24-  
Parganas, West Bengal, India, PIN -  
700027



*Bipul Das*

08/07/2019

08/07/2019

08/07/2019

Identifier Of Mr PRADIP GHOSH, Mr AJOY KUMAR CHANDA

### Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP GHOSH	MS CONCORD CONSTRUCTION-2.475 Dec

### Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP GHOSH	MS CONCORD CONSTRUCTION-520.00000000 Sq Ft

Endorsement For Deed Number : I - 160503956 / 2019

On 08-07-2019

### 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 13:46 hrs on 08-07-2019, at the Office of the A.D.S.R. ALIPORE by Mr AJOY KUMAR CHANDA .,

### 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 12,96,000/-

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

Execution is admitted on 08/07/2019 by Mr PRADIP GHOSH, Son of Mr Nilmoni Ghosh, 4/B, Sonali Park, P.O: Garia, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession Business

Indetified by Mr Bipul Das, , , Son of Mr Hare Krishna Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

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

Execution is admitted on 08-07-2019 by Mr AJOY KUMAR CHANDA, Proprietor, MS CONCORD CONSTRUCTION, 23/M/12, Naktala Road, P.O:- Naktala, P.S:- Patuli, District:-South 24-Parganas, West Bengal, India, PIN - 700047

Indetified by Mr Bipul Das, , , Son of Mr Hare Krishna Das, Alipore Police Court, P.O: Alipore, Thana: Alipore, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700027, by caste Hindu, by profession Service

### Payment of Fees

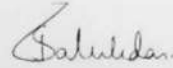
Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

**Payment of Stamp Duty**

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

Description of Stamp

1. Stamp: Type: Impressed, Serial no 1649, Amount: Rs.50/-, Date of Purchase: 04/02/2019, Vendor name: Samiran 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 1605-2019, Page from 136900 to 136914

being No 160503956 for the year 2019.



*Sukanya Talukdar*

Digitally signed by SUKANYA  
TALUKDAR  
Date: 2019.07.15 14:52:44 +05:30  
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 15/07/2019 14:52:36  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE  
West Bengal.

(This document is digitally signed.)