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F-908/2023



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AP 766446

F 28/01/23
AR
10/11/23

DEVELOPMENT POWER OF ATTORNEY AFTER REGISTRATION OF DEVELOPMENT AGREEMENT

KNOWN ALL MEN BY THERES PRESENTS, that I, SRI SUBHASIS BOSE (PAN-AJEPB2757J, Aadhaar No.2039 2770 3363, Ph-9831533030) son of Sri Sanjay Bose, by faith- Hindu, by Nationality- Indian, by occupation- Business, residing at Teghoria, P.O. R.K., Pally, P.S. Narendrapur, Kolkata- 700 150, District South 24-Parganas, hereinafter called and referred to as the **PRINCIPAL**, do hereby **SEND GREETINGS** :-

WHEREAS the Principal herein is the absolute owner of ALL THAT piece and parcel of Danga at present converted Bastu land measuring more or less 5 Cottahs 1

chattak out of 39 Decimals along with a (G+III) storied sanctioned Permit No. SWS-OBPAS/2207/2023/1044 dated 06/06/2023 situated and lying at Mouza-Rajpur, J.L.No.55, R.S.No.109 Touzi No.256, Pargana-Medanmolla, P.S.Sonarpur, A.D.S.R.office at Sonarpur, comprising in R.S. & L.R.Dag No.2193 appertaining to R.S.Khanda Khatian No.2465 coming from Khatian No.394 & R.S.Khanda Khatian No.2467 coming from Khatian No.934, L.R.Khatian No.3196, Holding No.207, M N Roy Road, Ward No.16, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700149(hereinafter called the SAID PROPERTY)fully described in the Schedule hereunder written..

AND WEREAS with a view to construct a multi-storied building the parties being unable to construct the multistoried building due to personal inconvenience hence I entered into a Joint Venture Agreement with "**BOSE ENGINEERING AND CONSTRUCTION**"(**GSTIN-19BHAPB4543HIZM, PAN-BHAPB4543H**), a Proprietorship Firm, having its office at 3218 Sonarpur Station Road, Teghoria, R.K.Pally, P.O.R.K.Pally, P.S.Narendrapur Kolkata - 700 150, District-South 24-Parganas on 10/11/2023 by a registered Development Agreement to develop the said Premises as mentioned above by way of construction of the New building. Which the attorney agreed on certain terms and conditions mentioned therein, causing one portion as owner's allocation and balance as Developer's allocation.(Be it noted that this Development power of attorney is in continuation of a Development Agreement which was registered duly in Book No.1 being No. 9073 of 2023 at A.D.S.R.Sonarpur office in which full stamp duty has already been paid).

AND WHEREAS for the purpose of carrying out said construction and to deal with the said Property in respect of developer's allocation as mentioned above I do hereby constitute appoint and nominate "**BOSE ENGINEERING AND CON-**

Sonarpur
Bose

STRUCTION"(**GSTIN-19BHAPB4543HIZM, PAN-BHAPB4543H**), a Proprietorship Firm, having its office at 3218 Sonarpur Station Road, Teghoria, R.K.Pally, P.O.R.K.Pally, P.S.Narendrapur Kolkata - 700 150, District-South 24-Parganas represented by its sole proprietor, **SRI SANJAY BOSE**,(PAN-BHAPB4543H Aadhaar No.6512 4428 5716, Ph-9433527137),son of Late Shambhu Nath Bose, by faith-Hindu, by Nationality-Indian,by occupation-Business, residing at Teghoria, P.O. R.K., Pally, P.S. Narendrapur, Kolkata- 700 150, District South 24-Parganas as my Constituted and lawful **"ATTORNEY / AGENT"** to act to do 'inter-alia' the following acts, deeds and things in respect of the said Property as mentioned above

1) To look after, manage, protect and supervise properly my above mentioned said Property and accordingly for me and on my behalf which I could do personally.

2) To represent me before all authorities, Rajpur-Sonarpur Municipality, court of law and all Govt. office or offices of the local bodies wherever my personal presence is necessary in connection with the above mentioned said premises and to appear for and represent me before all courts, Civil, Criminal or revenue original, revisional or appellate and to sign, verify and file plaint, written statements and petition and also present appeals in any court and to accept service of summons, notices and other process of law. to appoint, engage on my behalf advocate or solicitors wherever our attorney shall think proper and to do so and to discharge and or terminate his or their appointment.

3) To sign and execute all sale deeds, gift,neogotiate sale agreement & also mortgaged in respect of developer's allocations only in terms of the said registered Development Agreement mentioned above, papers, plaints, petitions written statements, verifications, vokatatnamas, warrant of attorney and all other writings in connection with the above mentioned said property as mentioned in the Schedule hereunder written.

4) To sign all other petition, forms, applications, document and to sign any kind of transfer/ gift deed or purchase deed , declaration & combind the said property & others

property before the office of the Rajpur-Sonarpur Municipality , KMDA, CIT etc or like other offices which will be required for constructing the building and/or bring connection thereto.

5) To represent me before all private or public offices including the offices of urban Land Ceiling, Income Tax, Bank, sale tax, service tax registration offices and K,M,D.A, Rajpur-Sonarpur Municipality etc as and when will be required by my said attorney..

6) To take delivery of the approval plan from the authority concern and also to bring water, gas, telephone, sewerage and electric connection from the respective offices concern to the said premises on my behalf.

7) To start constructuon of the building on the said property as mentioned above and for that purpose to store bricks, cements and other building meterials on the said property and to erect temporary structures for the watchman or darwans on the said property.

8). To appoint Engineers/Architect, labours, contractors,suppliers and other man which be required for construction the multi storied building.

9). To negotiate and sign agreements and/or conveyances to sell and transfer in respect of flats, shops, carparking space of the Developer's allocation in the said multi storied building to be constructed on the said premises together with undivided proportionate share in the land in respect of Developer's allocation thereof to any intending purchaser/s at or for the consideration to be fixed by my said attorney at its own discretion.

10) For construction of the aforesaid flats, shops, carparking spaces all my said attorney shall have right to advertise and negotiate with the intending purchaser/s and enter into agreement/ conveyances for sale of the said flats, shops, carparking spaces and other spaces and land on the said premises and received the consideration or part thereof towards advance or entire consideration from them against proper receipts, in respect of Developer's allocation only..

11.) To execute the deed of conveyances in favour of the said intending purchaser/s in respect of the flats, shops, carparking spaces & proportionate share of land on the said premises in respect of Development allocation in term of the said registered Development Agreement mentioned above to be constructed thereon and present the same for registration before the concerned registration offices in my name and on my behalf after receiving the entire consideration money from them in respect of Developer's Allocation only .

12). For all or any other purposes hereinabove stated to appear and represent as before all authorities having jurisdiction and to sign , execute and submit all papers ..

AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or matters and thing or things whatsoever which in the opinion of my said attorney or ought to be done executed and performed in relation to all my affairs as fully and effectually as myself could do the same AND I do hereby agree and undertake to ratify and confirm all and whatsoever other Act or acts my said attorney shall lawfully do execute to perform or cause to be done in connection with the such act or acts of the said Property and for any other purposes under and by virtue of this power.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Danga at present converted Bastu land measuring more or less 5 Cottahs 1 chattak out of 39 Decimals alogwith a (G+III) storied sanctioned Permit No. SWS-OBPAS/2207/2023/1044 dated 06/06/2023 situate and lying at Mouza-Rajpur, J.L.No.55, R.S.No.109 Touzi No.256, Pargana-Medanmolla, P.S.Sonarpur, A.D.S.R.office at Sonarpur, comprising in R.S.& L.R.Dag No.2193 appertaining to R.S.Khanda Khatian No.2465 coming from Khatian No.394 & R.S.Khanda Khatian No.2467 coming from Khatian No.934, L.R.Khatian No.3196,.Holding No.207, M N Roy Road, Ward No.16, under Rajpur-Sonarpur Municipality, District-South 24-Parganas, Kolkata-700149.which is butted and bounded as follows

On the North :- 20 ft wide M.N.Roy Road

On the South:- Part of R.S.DagNo.2193

On the East :- Part of R.S.Dag No.2193(land of Pratap Ghosh)

On the West ;:- 16 ft wide M N Roy Road

IN WITNESS WHEREOF I , the Executant herein have hereunto put my signatures on 10th day November 2023

WITNESSES:-

1. Manoj Sinha
Kounik Social
Tegharia, P.O - R.K.Pally
Pin - 700150

2. Sandeep Chakraborty
advocate
Baruipur Civil Court
Baruipur, Kol - 199.

Subhasis Bose

SIGNATURE OF THE EXECUTANT

BOSE ENGINEERING & CONSTRUCTION
Bose
Sanjay Bose
Proprietor

SIGNATURE OF THE ATTORNEY

Drafted by me:

Sandeep Chakraborty

(SANDEEP CHAKRABORTY)

Advocate(F.No.419/555/2021),

Baruipur Civil Court.




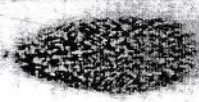





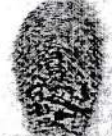

Printed by :

Sonarapur.Kolkata-700 150.

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name









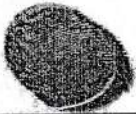


Signature

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Subhasis Bose

Name SUBHASIS BOSE

Signature Subhasis Bose

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
						
	Right Hand					

Sanjay Bose

Name SANJAY BOSE

Signature Sanjay Bose

Photo	Laft Hand	Thumb	1st. Finger	Middle Finger	Ring Finger	Small finger
	Right Hand					

Name

Signature

Major Information of the Deed



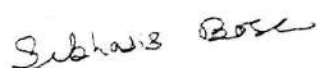
Deed No :	I-1608-09081/2023	Date of Registration	10/11/2023
Query No / Year	1608-8002810133/2023	Office where deed is registered	
Query Date	10/11/2023 12:43:55 PM	A.D.S.R. SONARPUR, District: South 24-Parganas	
Applicant Name, Address & Other Details	T K Chakraborti Sonarpur, Thana : Sonarpur, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9831595331, Status : Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 5,00,000/-	Rs. 33,83,015/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 7/- (Article:E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160809073/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S.- Sonarpur, Municipality: RAJPUR-SONARPUR, Road: M.N.ROY ROAD, Mouza: Rajpur, , Ward No: 16, Holding No:207 Pin Code : 700149

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-2193/2465	RS-2465	Bastu Danga	5 Katha 1 Chatak	5,00,000/-	33,83,015/-	Width of Approach Road: 20 Ft., , Project Name :
Grand Total :				8.3531Dec	5,00,000 /-	33,83,015 /-	

Principal Details :




Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Subhasis Bose (Presentant) Son of Mr Sanjay Bose Executed by: Self, Date of Execution: 10/11/2023 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office	 10/11/2023	 Captured LTI 10/11/2023	 10/11/2023

Teghoria,, City:- Rajpur-sonarpur, P.O:- R K Pally, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ajxxxxxx7j,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 10/11/2023
 , Admitted by: Self, Date of Admission: 10/11/2023 ,Place : Office




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	BOSE ENGINEERING AND CONSTRUCTION 3218 SONARPUR STATION ROAD, TEGHORIA,R K PALLY,p.S.NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150 , PAN No.:: BHxxxxxx3H,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
	Mr SANJAY BOSE Son of Late SHAMBHUNATH BOSE Date of Execution - 10/11/2023, , Admitted by: Self, Date of Admission: 10/11/2023, Place of Admission of Execution: Office	 Nov 10 2023 1:06PM	 LTI 10/11/2023 Captured	 10/11/2023
Teghoria, P.S.Narendrapur, City:- Rajpur-sonarpur, P.O:- R K Pally, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BHxxxxxx3H,Aadhaar No Not Provided Status : Representative, Representative of : BOSE ENGINEERING AND CONSTRUCTION (as sole proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Smt Sathi Kar Wife of Mr Palash Sarkar Baruipur Court, City:- , P.O:- Baruipur, P.S:-Baruipur, District:-South 24-Parganas, West Bengal, India, PIN:- 700144	 10/11/2023	 10/11/2023 Captured	 10/11/2023

Identifier Of Mr Subhasis Bose, Mr SANJAY BOSE

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Subhasis Bose	BOSE ENGINEERING AND CONSTRUCTION-8.35312 Dec

Endorsement For Deed Number : I - 160809081 / 2023

On 10-11-2023

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 13:03 hrs on 10-11-2023, at the Office of the A.D.S.R. SONARPUR by Mr Subhasis Bose ,Executant.

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 33,83,015/-

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

Execution is admitted on 10/11/2023 by Mr Subhasis Bose, Son of Mr Sanjay Bose, Teghoria., P.O: R K Pally, Thana: Sonarpur, , City/Town: RAJPUR-SONARPUR, South 24-Parganas, WEST BENGAL, India, PIN - 700150. by caste Hindu, by Profession Business

Indetified by Smt Sathi Kar, , , Wife of Mr Palash Sarkar, Baruipur Court, P.O: Baruipur, Thana: Baruipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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

Execution is admitted on 10-11-2023 by Mr SANJAY BOSE, sole proprietor, BOSE ENGINEERING AND CONSTRUCTION, 3218 SONARPUR STATION ROAD, TEGHORIA,R K PALLY,p.S.NARENDRAPUR, City:- Rajpur-sonarpur, P.O:- R K PALLY, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700150

Indetified by Smt Sathi Kar, , , Wife of Mr Palash Sarkar, Baruipur Court, P.O: Baruipur, Thana: Baruipur, . South 24-Parganas, WEST BENGAL, India, PIN - 700144, by caste Hindu, by profession Advocate

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 100.00/-
Description of Stamp

1. Stamp: Type: Impressed, Serial no 284, Amount: Rs.100.00/-, Date of Purchase: 06/11/2023, Vendor name: Sankar Kumar Sarkar



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

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1608-2023, Page from 186238 to 186249
being No 160809081 for the year 2023.



Ar

Digitally signed by ARINDAM CHAKRABORTY
Date: 2023.11.29 14:01:23 +05:30
Reason: Digital Signing of Deed.

(Arindam Chakraborty) 29/11/2023
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SONARPUR
West Bengal.