

17393/23

5-16636/23



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AP 359625

16/10/2023  
 2-8-2661625/23

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

*[Signature]*  
 District Sub-Register-III  
 Alipore, South 24-pargana

**DEVELOPMENT POWER OF ATTORNEY**

17 6 OCT 2023

**KNOW ALL MEN BY THESE PRESENTS** that I, SMT. MALABIKA BAGCHI, (PAN No. AYYEB0258R), (Aadhaar No.3811 5364 4575) wife of Sri Shakti Brata Bagchi; by caste – Hindu, by profession – Housewife, residing at premises No. 495, Hari Sava Math (Mailing address P-120, Usha Park), P.S. Bansdrani, Kolkata – 700 084, hereinafter called and referred to as the **PRINCIPAL SEND GREETINGS:**

12 OCT 2023

20651

No..... ₹ 100/- Date.....

Name :..... *Manu Mukhopadhyay*

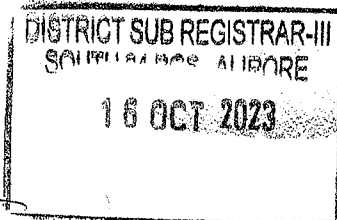
Address :..... Advocate  
Alipore Police Court  
Kolkata- 27

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

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



*Manu Mukhopadhyay*  
Advocate



*W/o Shri Sambhu Sarkar*  
*Alipore Police Court*  
*Kol- 20027*

**WHEREAS** I am the absolute owners, seized and possessed of land otherwise well and sufficiently entitled to ALL THAT piece and parcel land measuring an area of 5 Cottahs more or less but physically it measures more or less 4 Cottahs 09 Chittaks 24 sq. ft. together with tin sheded structure measuring about 500 sq. ft. situated and lying at Police Station then Regent Park now Bansdroni, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J.L. No. 47, R.S. No. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Hari Sava Math, Kolkata 700084, Sub-Registration Office Alipore, District South 24-Parganas, within K.M.C. Ward No. 112, assessee No. 31-112-09-0495-8.

**AND WHEREAS** I have entered into a Development Agreement in respect of my said property on 16.11.01.2023..... with M/S. **AMBIENTE CONSTRUCTION**, a proprietorship firm having its registered office at - 32, H. L, Sarkar Road, P.S- Regent Park, Kolkata- 700070, being represented by its sole proprietor SRI ATUNU CHAKRABORTY, son of Late Pulin Behari Chakraborty of 32, H. L, Sarkar Road, P.S- Regent Park, Kolkata- 700070, and the said Development Agreement was registered in the office of the D.S.R. Alipore and recorded in Book No. I, Being No. 16621.... for the year ..2023.....

**AND WHEREAS** it is not physically and particularly possible for me to look after the development work of my said property and to deal with various transactions and/or to make any other acts and deeds as and when would be necessary in respect of the said Development.



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**NOW KNOWN ALL THESE PRESENTS WITNESSETH as follows**

**:- Smt. Malabika Bagchi**, wife of Sri Shakti Brata Bagchi, by caste – Hindu, by profession – Housewife, residing at premises No. 495, Hari Sava Math (Mailing address P-120, Usha Park), lying at Police Station then Regent Park now Bansdrone, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J.L. No. 47, R.S. No. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Hari Sava Math, Kolkata 700084, Sub-Registration Office Alipore, District South 24-Parganas, within K.M.C. Ward No. 112,, assessee No. 31-112-09-0495-8 do hereby nominate constitute and appoint M/S. AMBIENTE CONSTRUCTION, a proprietary concern having its office at 32, H.L. Sarkar Road, P.S. Regent Park, Kolkata – 700 070 being represented by its sole proprietor SRI ATANU CHAKRABORTY as my true and lawful attorney and agent, for us and in my names and on my behalf, to jointly do and execute and perform/caused to be done, executed and performed all or any of the following acts, deeds, things and matters as mentioned hereinafter.

1. To look after, manage, supervise, and administer my said property, which is morefully and clearly described in the SCHEDULE hereunder written.
2. To apply for sign and obtain sanction, permission, clearances and service connections including building plan with its modifications before appropriate authority (including sanitary, water and drainage) THE KOLKATA MUNICIPAL CORPORATION, CESC, WBSEDCL, Fire Brigade, Housing Board of West Bengal and/or any local and all Govt. Offices and to sign on my behalf all



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necessary forms, applications, petition and documents and apply for obtaining permit, license, permanent and temporary supply and/or service as may be required on my behalf.

3. To apply for, sign and obtain Completion Certificate from the Kolkata Municipal Corporation and or any Body competent after completion of the new building at the schedule property.
4. To sell the developer's allocation mentioned in the development agreement vide book no. I, Being No....., for the year 2023 registered at D.S.R. -III, Alipore said and to do all other acts deeds, things etc. and to lease, mortgage of flats and all other things as per Transfer of Properties Act. 1882 the said developers' allocation is referred as follows :
5. To receive from the intending purchaser or purchasers for selling and transferring of any portion of the property/properties and to receive earnest money and/or advance money, the consideration money and also the balance purchase consideration money and to give valid receipt and discharge for the same, which will protect the purchaser/purchasers under developer's allocation.
6. UPON such receipt as aforesaid in my name and on my behalf and as my acts and deeds to sign, execute and deliver all deed or sale deed, conveyance or conveyances in respect of Developer's allocation or any deed of one or more of the said premises or property in favour of such purchaser or purchasers or his/her/their nominee or nominees or assignee or assignees.



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7. To present any such deed or deeds of sale of Developer's allocation, conveyance, mortgage of flats of Developer's allocation, lease or conveyance or other document or documents for registration when executed by developers, to admit execution thereof and receipt of consideration, before the Sub-Registrar or any other Registrar having authority for and registered according to law and to do all other acts, deeds and things, which my said attorney shall consider necessary for the transferring and/or conveying the said property or properties to such purchaser or purchasers as fully and effectually in all respect as we could do the same myself.
8. To defend, contest and prosecute all cases, suits and proceedings if instituted by any person or persons, firm, association or any authority and to protect, safeguard my interest in my property, which is morefully and clearly described in the SCHEDULE hereunder written in every respect and my said attorney shall be empowered to engage any advocate/advocates by signing in the vakalatnama for contest, defend, prosecute all the cases relating to the said property in any Court of Law.
9. TO file plaint, written statement, any objection petition, show cause petition and to swear affidavits on my behalf and to submit the same before any Court of Law, both Civil and Criminal.
10. TO institute any case or cases, suit or any proceedings before any Court, both Civil and criminal against any person, firm, association in connection with my said property, which is morefully and clearly described in the SCHEDULE hereunder written, in this



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respect my attorney shall be empowered to engage any advocate/advocates by signing in the vakalatnama for and on behalf of myself to file the suit, case or proceeding in any Court of Law relating to the said property.

11. TO appear in any offices, government, semi government, B.L. & L.R.O. any municipality, the Kolkata Municipal Corporation and to sign all relevant papers, including Building Sanction Plan relating to my said property on behalf and in favour of me and also to make application before the WBSEDCL for installations of electric meter and also to any banks either private or nationalized for Home Loan purposes.
12. TO appear in any offices, government, semi government, State Ministry of Labour and before any office anywhere in India in connection with the construction work over the schedule property and to deal with the same.
13. My said attorney shall be empowered to do all the acts, deeds and things stated herein above relating to my said property, shall be construed as the acts, deeds and things done by me personally.
14. My said attorney shall hereby obtain every right to make any construction and Development work on the said property and further shall be entitled to do any other required acts deeds and things on my behalf and also the developer has every right to sell of its allocated portion (developer's allocation) to any intending purchaser or purchasers.



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AND we do hereby agree to ratify and confirm and agree to ratify and confirm all the lawful acts of my said attorney, which will be done by virtue of this General Power of Attorney.

**SCHEDULE OF THE PROPERTY**

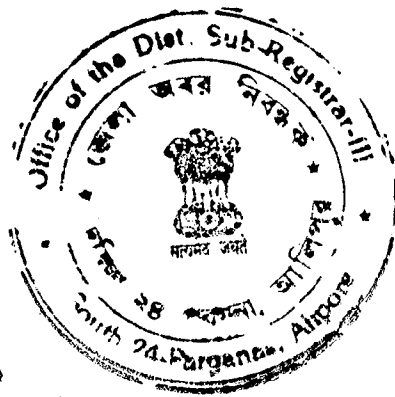
ALL THAT piece or parcel of homestead land measuring about 5 Cottahs more or less but physically it measures more or less 4 Cottahs 09 Chittaks 24 sq. ft. together with tin sheded structure measuring about 500 sq. ft. situated and lying at Police Station then Regent Park now Bansdroni, comprised in Dag No. 129, Khatian No. 341, under Khatian No. 340, Mouza Rainagar, Touzi No. 6, J.L. No. 47, R.S. No. 201, portion of premises No. P-120, Usha Park, K.M.C. premises No. 495, Hari Sava Math, Kolkata 700084, Sub-Registration Office Alipore, District South 24-Parganas, within K.M.C. Ward No. 112, butted and bounded as follows:

ON THE NORTH - Premises No. P-125, Usha Park.

ON THE SOUTH - 16 feet wide K.M.C. Road.

ON THE EAST - Portion of Premises No. P-120, Usha Park.

ON THE WEST - Plot of Dag No. 124.



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**IN WITNESS WHEREOF** we, the Executors & Executrix, have hereto signed or set and subscribed my hands and seals at Kolkata on this *16<sup>th</sup>* day of ~~October~~ in the year Two Thousand and Nineteen Anno Domini.

**SIGNED, SEALED & DELIVERED**

In presence of WITNESSES :

1. *Randre. Ranthya*  
*Ramendra Bhattacharya*  
 22, New Park  
 Bet-tala, Brahmapur  
 P.O. Bandroo  
 Kot-Focoty

*Malabika Bagchi*

**SIGNATURE OF THE PRINCIPAL**

2. *S. Bagchi*  
 P-120/1 Usha Basu,  
 P.O. Garia Kolkata

*Atanu Chakraborty*

**SIGNATURE OF THE ATTORNEY**

Drafted by me :

*Manu Mukhopadhyay*

Advocate

Alipore Police Court

Kolkata - 700027

WB-30/08



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Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name .....

Signature *Malabika Baghel*



Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

left hand					
right hand					

Name *ATANU CHAKRABORTY*

Signature *Atanu Chakraborty*

Thumb      1<sup>st</sup> finger Middle Finger Ring Finger Small Finger

PHOTO	left hand					
	right hand					

Name .....

Signature .....



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**BAR COUNCIL OF WEST BENGAL**  
(STATUTORY BODY UNDER THE ADVOCATES ACT 1961)  
2 & 3, KIRAN SANKAR ROY ROAD, KOLKATA-700 001  
PHONE : 2248 8956/7233  
**IDENTITY CARD**



Name.....

**MANU MUKHOPADHYAY** Advocate

Father's/Husband's Name.....

**SAMBHU SARKAR**

*Asit Baran Basu*  
**ASIT BARAN BASU**  
CHAIRMAN EX-COMMITTEE

*Arun Kumar Sarkar*  
**ARUN KUMAR SARKAR**  
CHAIRMAN

*Manu Mukhopadhyay*

### Major Information of the Deed

Deed No :	I-1603-16636/2023	Date of Registration	16/10/2023
Query No / Year	1603-8002661625/2023	Office where deed is registered	
Query Date	16/10/2023 1:59:05 PM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	MANU MUKHOPADHYAY Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9433182370, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 38,57,628/-		
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]:- 160316621/2023 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :




District: South 24-Parganas, P.S:- Regent Park, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Harisabha Math, , Premises No: 495, , Ward No: 112 Pin Code : 700070

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	4 Katha 9 Chatak 24 Sq Ft		37,22,628/-	Width of Approach Road: 16 Ft., , Project Name :
<b>Grand Total :</b>				<b>7.5831Dec</b>	<b>0 /-</b>	<b>37,22,628 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	500 Sq Ft.	0/-	1,35,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 500 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tin Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>500 sq ft</b>	<b>0 /-</b>	<b>1,35,000 /-</b>	




**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mrs MALABIKA BAGCHI</b> Wife of Mr SHAKTI BRATA BAGCHI Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office		 Captured	
		16/10/2023	LTI 16/10/2023	16/10/2023
P-120, USHA PARK, City:- Not Specified, P.O:- GARIA, P.S:-Bansdroni, District:-South 24-Parganas, West Bengal, India, PIN:- 700084 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AYxxxxxx8R,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 16/10/2023 , Admitted by: Self, Date of Admission: 16/10/2023 ,Place : Office				




**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature			
1	<b>AMBIENTE CONSTRUCTION</b> 32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070 , PAN No.:: ACxxxxxx8J,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
	<b>Mr ATANU CHAKRABORTY (Presentant )</b> Son of Late PULIN BEHARI CHAKRABORTY Date of Execution - 16/10/2023, , Admitted by: Self, Date of Admission: 16/10/2023, Place of Admission of Execution: Office		 Captured	
		Oct 16 2023 2:06PM	LTI 16/10/2023	16/10/2023
32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ACxxxxxx8J,Aadhaar No Not Provided Status : Representative, Representative of : AMBIENTE CONSTRUCTION (as PROPRIETOR)				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mrs MANU MUKHOPADHYAY</b> Wife of Mr SAMBHU SARKAR ALIPORE POLICE COURT, City:- , P.O:- ALIPORE, P.S:-Alipore, District:-South 24 -Parganas, West Bengal, India, PIN:- 700027		 Captured	
	16/10/2023	16/10/2023	16/10/2023
Identifier Of Mrs MALABIKA BAGCHI, Mr ATANU CHAKRABORTY			

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MALABIKA BAGCHI	AMBIENTE CONSTRUCTION-7.58313 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mrs MALABIKA BAGCHI	AMBIENTE CONSTRUCTION-500.00000000 Sq Ft

**Endorsement For Deed Number : I - 160316636 / 2023**

**On 16-10-2023**

**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 14:01 hrs on 16-10-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr ATANU 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 38,57,628/-

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

Execution is admitted on 16/10/2023 by Mrs MALABIKA BAGCHI, Wife of Mr SHAKTI BRATA BAGCHI, P-120, USHA PARK, P.O: GARIA, Thana: Bansdrani, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Identified by Mrs MANU MUKHOPADHYAY, , , Wife of Mr SAMBHU SARKAR, ALIPORE POLICE 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 16-10-2023 by Mr ATANU CHAKRABORTY, PROPRIETOR, AMBIENTE CONSTRUCTION, 32, H.L. SARKAR ROAD, City:- Not Specified, P.O:- BANSDRONI, P.S:-Regent Park, District:-South 24-Parganas, West Bengal, India, PIN:- 700070

Identified by Mrs MANU MUKHOPADHYAY, , , Wife of Mr SAMBHU SARKAR, ALIPORE POLICE 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 20651, Amount: Rs.100.00/-, Date of Purchase: 12/10/2023, 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 487889 to 487904  
being No 160316636 for the year 2023.**



*Dhar*

Digitally signed by Debasish Dhar  
Date: 2023.11.22 17:53:05 +05:30  
Reason: Digital Signing of Deed.

**(Debasish Dhar) 22/11/2023**

**DISTRICT SUB-REGISTRAR**

**OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS**

**West Bengal.**