

14225/23

I - 13638/23



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AH 410211

11/9/23
Q.21 2128/42/23

Document is admitted to
 registration and
 the end of the
 document are
 sheets attached with the
 of this document.
 District Sub-Register-III
 Alipore, South 24-parganas

01 SEP 2023

SUPPLEMENTARY DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT We, (1) SMT. SUVRA SEN (PAN AXWPS6763K & AADHAAR 787879392737) wife of Biswojit Sen and Grand Daughter of Late Pashupati Nath Ghosh Roy Chowdhury, by faith - Hindu, by occupation- Housewife, by Nationality - Indian, residing Flat No. 5B, Fifth Floor, 74D/1, Rahim Ostagar Read, Lalkella Apartment, Police Station - Lake, Kolkata-700045,

393

1 SEP 2023

No..... ₹ 50/- Date.....

Name : Amarjeet Singh

Address : 49/B, Swinkee Lane, Kal-42

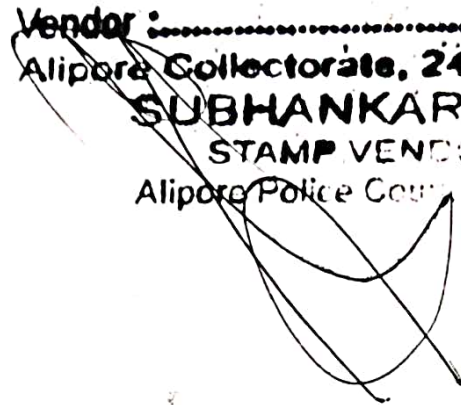
Vendor :

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS

STAMP VENDOR

Alipore Police Court - 701 17



Identified by me
Sankar Das
Stationary Imp. Kr. Das
Age - 42
O/C - Service
B, Jagannath Ghosh Road
P. S. & P.O. - Karba - Kal-42

DISTRICT SUB REGISTRAR
SOUTH 24 PGS., ALIPORE
1 SEP 2023

(2) **SRI. DILIP ROY CHOWDHURY** (PAN BBQPR0068B & AADHAAR 848666819323), son of Late Amar Nath Roy Chowdhury, by faith- Hindu, by occupation - Service, by Nationality - Indian, (3) **SRI. DIPAK ROY CHOWDHURY** (PAN- BBQPR0069A & AADHAAR 586981952438) son of Late Amar Nath Roy Chowdhury, by faith-Hindu, by occupation-Service, by Nationality - Indian, both are residing at 79B, Swinhoe Lane, Police Station - Kasba, Kolkata - 700042, and we the absolute joint owners in respect of **ALL THAT** the bastu land measuring about 03 Cottahs 09 Chittacks together with Tally shaded structure lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, P.S.- Kasba, Ward No. 91, Assessee No. 210910100210 under Kolkata Municipal Corporation, Kolkata - 700042, District- South 24 Parganas (morefully and particularly described in the Schedule written hereunder) and have been possessing and occupying by exercising our right, title & interest therein without any interruption from any corner whatsoever.

WHEREAS AMAR NATH ROY CHOWDHURY (since deceased) and SMT. SUVRA SEN and AMARJEET SINGH & COMPANY (PAN ATCPS3171M) a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor AMARJEET SINGH (PAN - ATCPS3171M & Aadhaar - 362820825671), son of Sri Dharamnath Singh, by faith - Hindu, by occupation - Business, by Nationality - Indian, residing at 49/B, Swinhoe Lane, Police Station - Kasba, Kolkata - 700042, District - South 24 Pargaganas, have jointly executed a Development Agreement dated 27th August, 2012, in respect of **ALL THAT** the plot of land measuring about 3 Cottahs 9 Chittacks. more or less lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, P.S.-Kasba, Ward No. 91, Assessee No. 210910100210 under Kolkata Municipal Corporation, Kolkata - 700042, District - South 24-Parganas, (hereinafter referred as the "said premises" and more particularly mentioned in the Schedule hereunder written).

AND WHEREAS the said Development Agreement was registered at District Sub-Registrar III. Alipore, South 24-Parganas recorded in Book No. 1, C.D. Volume No. 16, Page No. 6320 to 6339, being No. 07827 for the year 2012.

AND WHEREAS AMAR NATH ROY CHOWDHURY (since deceased) and SMT. SUVRA SEN have also executed a Development Power of Attorney in favour of the

Developer at District Sub-Registrar III, Alipore, South 24-Parganas recorded in Book No. 1, Volume No. 17, Page No. 7555 to 7567, being No. 08499 for the year 2012.

AND WHEREAS Amar Nath Roy Chowdhury (one of the Co-Owner) died intestate on 03.02.2015 (after execution of the aforesaid Development Agreement and Development Power of Attorney) living behind his wife Gita Roy Chowdhury and two sons namely Sri. Dilip Roy Chowdhury and Sri. Dipak Roy Chowdhury as his only legal heirs, successors and representatives.

AND WHEREAS after the sad demise of said Amar Nath Roy Chowdhury, the remaining land owners namely Smt. Suvra Sen, and Smt. Gita Roy Chowdhury, Sri. Dilip Roy Chowdhury, Sri. Dipak Roy Chowdhury (the legal heirs of late Amar Nath Chowdhury) entered into a Supplementary Development agreement with the said Developer herein and which was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas, and recorded in Book No. 1, Volume No 1603-2020, Pages from 41745 to 41765, being No. 160301171 for the year 2020.

AND WHEREAS Owners have also executed a Development Power of Attorney in favour of the Developer which was duly registered at the office of District Sub-Registrar III, Alipore, District - South 24 Parganas and recorded in Book No. 1, Volume No. 1603-2020, Pages from 41766 to 41786, being No. 160301175 for the year 2020.

AND WHEREAS said Gita Roy Chowdhury (one of the Co-Owner) died intestate on 02.04.2021 (after execution of the aforesaid Supplementary Development Agreement and Supplementary Development Power of Attorney) living behind her two sons namely Sri. Dilip Roy Chowdhury and Sri. Dipak Roy Chowdhury (Owner No. 2 & 3 herein) as her only legal heirs, successors and representatives.

AND WHEREAS we, (1) SMT. SUVRA SEN (2) SRI. DILIP ROY CHOWDHURY and (3) **SRI. DIPAK ROY CHOWDHURY** are the absolute owners in respect of All that the plot of land measuring about 3 (Three) Cottahs 9 (Nine) Chittacks more or less lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, Police Station - Kasba, under Kolkata Municipal Corporation Ward No. 91, Assessec No. 210910100210, Kolkata-700042, District - South 24 Parganas, (hereinafter referred

as the "said premises more particularly mentioned in the Schedule hereunder written).

NOW BY THIS POWER OF ATTORNEY we, the Executants / Owners above-named, do hereby appoint, nominate and constitute AMARJEET SINGH & COMPANY (PAN-ATCPS3171M) a sole proprietorship firm having its office at 88A/8, Bosepukur Road, Kolkata - 700042 and represented by its sole proprietor AMARJEET SINGH (PAN-ATCPS3171M & Aadhaar - 362820825671), son of Sri Dharamanth Singh, by faith - Hindu, by occupation - Business, and residing at 49/B, Swinhoe Lane, Kolkata - 700042, as our TRUE AND LAWFUL ATTORNEY who will do and/or perform all the acts, deeds, and things as mentioned hereunder for us, in our names and on our behalf in respect of the schedule mentioned property as follows:

1. To enter into sale/lease or any agreement or deeds with any person or persons in respect of the "Developer's Allocation" on our behalf.
2. To receive the booking and/or advance amount, Sale consideration amount from the intending purchaser or purchasers in respect of the "Developer's Allocation" as per the Development Agreement also to execute the Sale Deeds / Agreements / Assignment Deeds and to present the same for registration before the concerned Registrar of Assurances, Sub-Registrar Offices and to admit execution. Also to sign all forms, petitions, Affidavits and other documents necessary for completion of the registration of the Sale Deeds, etc., and to receive the same back after registration.
3. To appear and act and give evidence in all the Courts, Civil, Revenue or Criminal whether Original or Appellate, Consumer Courts, Consumer State and National Commissions, in the Registration Offices or any other Office of Central and State Government, or District Board or any Revenue or any Local Authority, Kolkata Municipal Corporation, CESC, in any proceedings or matters as and when necessary.
4. To take / institute proceedings as and when necessary for all matters relating to the Schedule mentioned property. And to sign and verify Plaints, Vakalatnama, Authorisation, Letters, Written Statements, Petitions or Claims and Objections, Memorandum of Appeal and Petitions, forms and Applications of all kinds and to

file them in any such Court or Office, till a finality is reached. And also to correspond with the Electricity Board, City Municipal Corporation, Revenue Authorities, Panchayat Board Authorities and any other Local Bodies, and the Reserve Bank of India, and the Income Tax Authorities Constituted under the Income Tax Act, Central, State and Local Government Bodies / Departments.

5. To create construction and/or carryout development work by constructing multi-storeyed building by demolishing the old structure standing thereon as per the plan approved by the appropriate authority.
6. To appoint any Advocate/s, Revenue Agent or any other Legal Practitioner or Auditor.
7. To file and receive back documents, to receive deposit and advance and to issue receipts therefore.
8. To obtain refund of Stamp duty, Court fees or repayment of Court fees etc. if any.
9. To apply to courts and Government and other offices including Central and State Authorities and Tax Authorities for copies of documents and papers.
10. To apply for the inspection of and to inspect judicial and public records.
11. To accept service of any summons, notice or Writ issued by any Court or Officer against us.
12. To apply before the Kolkata Municipal Corporation for sanction of building plan and for mutation of the schedule mentioned property and to sign all necessary documents and forms for such mutation on our behalf. And also to sign the building plan and to submit the same before Kolkata Municipal Corporation on our behalf.
13. To apply before CESC Ltd., for new electricity connection including allied matter on our behalf.
14. To defend possession, manage and maintain as well as construction including contractor and suppliers.

15. To deposit and withdraw fees documents and moneys in any form any court or courts, and/or any other persons or authority and give valid receipts and discharges whereof.
 16. For all or any of the purposes herein before stated to appear and represent us before the authorities having jurisdiction and to sign execute and submit papers and documents.
 17. To apply before any authority for any purpose on our behalf and also to sign all necessary documents.
 18. To execute the Sale Deed / Deeds or any other deed or deeds, all agreements in respect of the "Developer's allocation" and present the same in our names and on our behalf before the concerned Registrar Office for registering the Sale deeds. Also to admit execution in respect of any such documents before the Registrar for purposes of registration and to receive the sale price/consideration and to give effectual receipts therefore and to consent for change of Registry.
 19. To do all such acts necessary to make the sale effective and to effect mutation of Government and Public records and accounts subsequent to the sale.
 20. From time to time to appoint and remove at pleasure any substitute or substitutes as Attorney or Agent under them, in respect of all or any of the matters aforesaid, upon such terms and on such salaries or remuneration, as they shall think fit.
 21. GENERALLY to act as our ATTORNEY or AGENT in relation to the matters aforesaid and on our behalf to execute and do all deeds, acts or things as fully and effectually in all respects as we, ourselves would do, if personally present.
 22. We, do hereby for ourselves, our heirs, executors, administrators and legal representatives, ratify and confirm whatsoever our said ATTORNEY shall do or purport to do by virtue of this POWER OF ATTORNEY.
 23. The said Attorney shall obtain or have power to make any construction, Development work on the Schedule mentioned property.
- AND** to do and/or perform all other acts, deeds and things relating to the schedule mentioned property which our said Attorney in his absolute discretion think fit and proper as we could do in all respect if we personally present.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT the bastu land measuring about 03 (Three) Cottahs 09 (Nine) Chittacks 0 (Zero) Sqft, together with Tally shaded structure lying and situated at Municipal Premises No. 42, Baikuntha Ghosh Road, Police Station - Kasba, under Kolkata Municipal Corporation Ward No. 93, Assessee No. 210910100210, Kolkata -700042, District - South 24 Parganas, which is butted and bounded by -

ON THE NORTH : 41, Baikuntha Ghosh Road, Kolkata - 700042,
ON THE EAST : 43, Baikuntha Ghosh Road, Kolkata 700042.
ON THE SOUTH : 17B, N.K. Ghoshal Road, Kolkata - 700042.
ON THE WEST : 12' 0" Common Passage.

IN WITNESS WHEREOF we, the executants put our signature on this ^{1st} day of ~~September~~ ^{April}, 2023.

SIGNED, SEALED & DELIVERED

by **executants** above named at Kolkata in the presence of:

WITNESSES:

1. Naba kr Chakraborty
S/o N. N. Ghosh
22, B. P. Road,
Kul-42

2. BISWJIT SEN
Dipak kr. Sen
74D/1 Rahim Ostagar Rd.
Wallerah Bazar, P.H.T.S.B
Jodhpur Panna
Kul-45

Sauvera Sen

Dilip Roychowdhury

Dipak Roychowdhury
SIGNATURE OF THE EXECUTANTS

AMAR JEET SINGH & CO

Amar Jeet Singh
Proprietor

ACCEPTED BY THE ATTORNEY

Drafted and prepared by me as per information given by the parties :

Tukun Ghosh

TUKUN GHOSH
Advocate, F-653/2016
High Court, Calcutta

Major Information of the Deed

Deed No :	I-1603-13638/2023	Date of Registration	01/09/2023
Query No / Year	1603-2002127142/2023	Office where deed is registered	
Query Date	20/08/2023 11:30:03 AM	D.S.R. - III SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Tukun Ghosh Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, PIN - 700027, Mobile No. : 9231913975, Status : Advocate		
Transaction	Additional Transaction		
[1401] Power of Attorney related to immovable properties, General Power of Attorney related to immovable properties			
Set Forth value	Market Value		
Rs. 50,000/-	Rs. 91,87,814/-		
Stamp duty Paid(SD)	Registration Fee Paid		
Rs. 50/- (Article:48(d))	Rs. 39/- (Article E)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



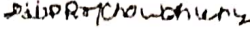


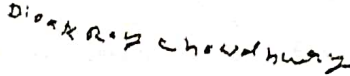


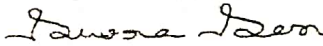
District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Baikuntha Ghosh Road, , Premises No: 42, , Ward No: 093 Pin Code : 700042

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 9 Chatak		91,37,814/-	Width of Approach Road: 12 Ft.,
Grand Total :				5.8781Dec	0 /-	91,37,814 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	120 Sq Ft.	50,000/-	50,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 120 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		120 sq ft	50,000 /-	50,000 /-	




Principal Details :

Sl. No	Name,Address,Photo,Finger print and Signature			
1	Name Mr DILIP ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	Signature  01/09/2023
79B, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx8B, Aadhaar No: 84xxxxxxxx9323, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
2	Name Mr DIPAK ROY CHOWDHURY Son of Late AMAR NATH ROY CHOWDHURY Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	Signature  01/09/2023
79B, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 Sex: Male, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No.:: BBxxxxxx9A, Aadhaar No: 58xxxxxxxx2438, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				
3	Name Mrs SUVRA SEN Wife of Mr BISWAJIT SEN Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office	 01/09/2023	 LTI 01/09/2023	Signature  01/09/2023
74D/1, RAHIM OSTAGAR LANE, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, City:- , P.O:- LAKE GARDENS, P.S:-Lake, District:-South 24-Parganas, West Bengal, India, PIN:- 700045 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AXxxxxxx3K, Aadhaar No: 78xxxxxxxx2737, Status :Individual, Executed by: Self, Date of Execution: 01/09/2023 , Admitted by: Self, Date of Admission: 01/09/2023 ,Place : Office				




Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	AMARJEET SINGH AND COMPANY 88A/8, BOSE PUKUR ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042 , PAN No.:: ATxxxxxx1M,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr AMARJEET SINGH (Presentant) Son of Mr DHARMANATH SINGH Date of Execution - 01/09/2023, , Admitted by: Self, Date of Admission: 01/09/2023, Place of Admission of Execution: Office			
	49/B, SWINHOE LANE, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ATxxxxxx1M, Aadhaar No: 36xxxxxxxx5671 Status : Representative, Representative of : AMARJEET SINGH AND COMPANY	Sep 1 2023 1:55PM	LTI 01/09/2023	01/09/2023

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SANKAR SEN Son of Mr ANUP SEN 8, JAGANNATH GHOSH ROAD, City:- , P.O:- KASBA, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700042			
	01/09/2023	01/09/2023	01/09/2023
Identifier Of Mr DILIP ROY CHOWDHURY, Mr DIPAK ROY CHOWDHURY, Mrs SUVRA SEN, Mr AMARJEET SINGH			

Endorsement For Deed Number : I - 160313638 / 2023

On 01-09-2023

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
(4) of Indian Stamp Act 1899.

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

Presented for registration at 13:54 hrs on 01-09-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Mr
MARJEET SINGH .

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

Execution is admitted on 01/09/2023 by 1. Mr DILIP ROY CHOWDHURY, Son of Late AMAR NATH ROY
HOWDHURY, 79B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN
700042, by caste Hindu, by Profession Service, 2. Mr DIPAK ROY CHOWDHURY, Son of Late AMAR NATH ROY
HOWDHURY, 79B, SWINHOE LANE, P.O: KASBA, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN
700042, by caste Hindu, by Profession Service, 3. Mrs SUVRA SEN, Wife of Mr BISWAJIT SEN, 74D/1, RAHIM
OSTAGAR LANE, LALKELLA APARTMENT, Flat No: 5B, 5TH FLOOR, P.O: LAKE GARDENS, Thana: Lake, , South
24-Parganas, WEST BENGAL, India, PIN - 700045, by caste Hindu, by Profession House wife

Identified by Mr SANKAR SEN, , Son of Mr ANUP SEN, 8, JAGANNATH GHOSH ROAD, P.O: KASBA, Thana:
Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

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

Execution is admitted on 01-09-2023 by Mr AMARJEET SINGH,

Identified by Mr SANKAR SEN, , Son of Mr ANUP SEN, 8, JAGANNATH GHOSH ROAD, P.O: KASBA, Thana:
Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700042, by caste Hindu, by profession Others

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 50.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 393, Amount: Rs.50.00/-, Date of Purchase: 01/09/2023, 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 386540 to 386554
being No 160313638 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.09.18 18:18:57 +05:30
Reason: Digital Signing of Deed.

(Debasish Dhar) 18/09/2023
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.