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District Sales Register - Hi
Alipore, South 24-parganas

15 FEB 2023

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I SMT. DEBJANI GHOSH,
(PAN – AUVPG7376E), AADHAAR NO. 3173 6318 4128, wife of Sri Mukul
Kumar Ghosh, by faith-Hindu, by occupation- Housewife, by Nationality –
Indian, residing at 9A, Sarat Ghosh Garden Road, Post Office - Dhakuria,
P.S. Kasba, Kolkata- 700 031, District - South 24-Parganas, West Bengal,

Contd.....2

Parganas, do hereby constitute, nominate and appoint **SRI NILABJA DUTTA, (PAN-AFYPD4934R), AADHAAR NO. 5013 4127 6217**, son of Late Narayan Chandra Dutta, by Caste- Hindu, by Nationality – Indian, by occupation – Business, residing at 4/35A, Sahid Nagar, Dhakuria, P.O. Dhakuria, P.S. Formerly Kasba now Garfa, Kolkata – 700 031, proprietor of **POINTAC DECOR**, a proprietorship concern having its registered office at 4/35A, Sahid Nagar, P.O. Dhakuria, P.S. Formerly Kasba now Garfa, Kolkata – 700 031, in the District of South 24-Parganas, to be my lawful Attorney in respect of my landed property mentioned in the schedule hereunder written and I do hereby authorise and empower my said Attorney to do execute and perform all acts, deeds and things in my name and on my behalf that is to say:-

1. To work, manage, control supervise the management and develop my landed property as mentioned in the schedule hereunder written and to use the same for construction purpose of an ownership apartment/building thereon as per sanction plan of the Kolkata Municipal Corporation at the costs of said Attorney.
2. To advertise, negotiate on terms for sale of flats of the proposed **G + 3** storied building to be raised and/or constructed on the land in K.M.C. Premises No. **9A/1, Sarat Ghosh Garden Road**, being mailing address 9A/1, Sarat Ghosh Garden Road, Post Office - Dhakuria, P.S. Kasba, Kolkata- 700 031, District - South 24-

Parganas, K.M.C. Ward No. 91, with undivided proportionate share in the land in the said premises except Owner's Allocation i.e. flats on the Schedule land with undivided proportionate share of the ultimate roof together with all other easements and common areas and facilities being my allocation in the said proposed building which are reserved for me as per registered Development Agreement dated **15.02.2023** made between myself and my said attorney which was registered in the office of the D.S.R. - III, Alipore, South 24 Parganas and recorded in Book No. I, Being No. 160302205 for the year 2023.

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3. To sign, apply for and obtain connection for Electricity and/or Gas/Water and/or sewerage/ or drainage and/or to make alternations and/or close down and/or have disconnected the same to the respective authority or authorities, having jurisdiction for sanctioning the same. Also to sign on building plan, drainage plan, sewerage plan and to sign and submit the completion certificate, occupancy certificate etc. before the Kolkata Municipal Corporation or respective authority or authorities.
4. To raise construction the building at the said premises according to the sanction building plan which will be sanctioned by the Kolkata Municipal Corporation for construction of G + 3 storied building also to prepare and/or get prepared plans for any modifications, additions,

alterations, amendments to the sanctioned plan and revisions, amendments to the sanctioned plan and revision thereof and to submit the same with the Kolkata Municipal Corporation and/or all and/or any authority or authorities having jurisdiction for sanctioning the same and to have the same sanctioned and/or modified and/or altered and/or amended and/or revised and in connection therewith to make necessary applications, sign, execute and deliver necessary plans, drawings, sketches, elevations, appendices, annexure addendums, declarations, writings, affidavits, deed of gift applications, papers and documents and give undertakings, pay fees, claims, refund, received and acknowledge refund, obtain sanctions and such other orders and permissions as be expedient.

5. To apply for and obtain such permission or permissions as be necessary for obtaining steel, cement, bricks and other construction materials and construction equipment and to acquire the same.
6. To pay Municipal rates, taxes, charges, expenses and other outgoings whatsoever payable for and on account of the said premises or new building to be constructed thereat.
7. To warn off, prohibit and if necessary proceed against all trespassers at the said premises or any part thereof and to take appropriate steps whether by action or otherwise and to abate nuisances.

8. To enter into agreement with intending purchaser or purchasers for sale of flats or other spaces in Developer's Allocation and to execute such Agreement and to receive from intending purchaser or purchasers all earnest money and advance or advances as also the balance of purchase money on completion of such sale or sales of Developer's Allocation, as per registered Development Agreement made between myself and my said attorney and to give valid receipt.

9. To sign, execute and present any such deed or deeds of conveyance for registration in respect the said flats and other spaces with proportionate undivided share in the land with the right of common user of common space of Developer's Allocation and to admit their respective executions and acknowledge receipt of consideration before the District Registrar, Sub-Registrar and Registrar of Assurance, Kolkata having authority for and to do all other acts, deeds and things which my said attorney shall consider necessary for the same..

10. To sign, execute, enter into modify, cancel, alter draw, approve, present for registration and admit, execution of all papers, deeds, deeds of conveyance and documents in connection with the said premises and/or any building to be constructed thereon or any part or portion thereof in so far as the Developer's Allocation as per

registered Development Agreement made between myself and my said attorney.

11. To appear before any Notary Public, Registrar of Assurances, District Registrar of Assurances, District Registrar, Additional District Sub-Registrar, Metropolitan Magistrate, and/or other jurisdiction and to acknowledge and present for registration and register and have registered and perfected all deeds, documents, instruments and writings executed signed or made by Attorney by virtue hereof, in so far as the Developer's Allocation as per registered Development Agreement made between myself and my said attorney.
12. To apply for and such certificate and/or permission and/or clearance including certificate and/or permissions under any law relating to land and/or building (both Urban and Rural) or under the Income Tax Act or under any other law or laws for the time being in force as may be required for more fully effectuating these presents.
13. To prepare, sign, declare, affirm and file declaration statements applications and/or other documents and writings and papers in any way connected with the holding, possessing or otherwise dealing with the premises before any appropriate authority or authorities having jurisdiction and as may be required under any law of laws for the time being in force.

14. To represent me in any of the Municipal Offices, Office of Ceiling on Urban land, Revenue Offices, Police Departments and Thanas, Reserve Bank of India or any other relevant office or offices before any authority or authorities or society or body corporate or other person for any purpose concerning the premises and/or its Development and as may become necessary for fully effectuating all and/or any of the powers herein and hereby conferred.
15. To ask, demand, recover and receive of and from all and every person or persons, body or bodies (politics or corporate) or any authority including Govt. and/or local bodies whomsoever concerned all and/or every sum or sums of money including dues, duties, interest, construction costs, deposits, loans, compensations, electricity charges, maintenance charges and/or at any other money or moneys which shall belong to or become payable in respect of the permissible or any part of portion thereof or any building to be constructed thereat.
16. To sign, execute and register all sorts of building plan and other plans, declarations, undertakings, indemnity and other bonds, deed or gifts in favour of the Kolkata Municipal Corporation and affirm affidavit necessary for sanction of the building plan or any modifications thereof for construction of building on the said property.

17. To plan, design, work, manage and control, construct and supervise the construction of the building at the said premises according to the plan which will be sanctioned by the competent authority (ies) and to manage, control, possess, supervise and maintain all the movable and immovable properties on the said land within the field of the development agreement and also to collect maintenance charges from the flat owners.
18. To commence, prosecute, enforce, defend, answer and oppose all actions and other legal proceedings and demands touching any of the matters aforesaid or in any way relating to or concerning the premises and refer to arbitration abandon submit to judgement or become non suited in any such actions or proceedings and aforesaid before any court of law.
19. To sign, declare, and/or affirm any complaints, written statements, petitions, consent petitions, affidavits, warrant of attorney, memorandum of appeals or any other documents and papers in any proceedings now pending or any in future be instituted in any way concerning or relating to the aforesaid premises.
20. To deposit and/or withdraw fees and/or documents and/or money in and from any court or court and to give valid receipts and discharges therefore.

21. To retain and employ Architects, engineers, surveyors or other person or persons for the better doing and more effectually executing the powers and authorities of the Authority in terms hereof and to terminate their appointment.

AND GENERALLY the attorney shall have the power to do all such acts, deeds matters and things on my behalf and in any way concerning or relating the premises and/or any building to be constructed thereat by virtue hereof as I could have done personally.

THE SCHEUDLE OF LAND ABOVE REFERRED TO :

ALL THAT piece and parcel of a total Bastu land measuring about 4 Cottahs 14 Chittacks 28 Sq.ft. together with R.T. Shed structure cemented floor measuring 514 Sq.ft. and 2 storied building out of which on the Ground Floor Pucca structure measuring 824 Sq.ft. and on the First Floor Pucca structure measuring 711 Sq.ft. standing thereon, within the District- South 24 Parganas, Mouza- Dhakuria, P.S. formerly Tollygunge now Kasba, Sub-Registration Office at Sealdah, District Sub-Registration Office at Alipore, at portion of K.M.C. Premises No. 9A/1, Sarat Ghosh Garden Road, being mailing address 9A/1, Sarat Ghosh Garden Road, Post Office - Dhakuria, P.S. Kasba, Kolkata- 700 031, District - South 24- Parganas, K.M.C. Ward No. 91, Assessee No. 21-091-16-1511-3, together with the right of easement over the 41' feet wide Road Southern side and 12 ft. wide Common Passage Western side, together with boundary walls, septic tank, pipe lines, drainage, electric line and meter room and other appurtenances of land and it is butted and bounded in the following manner:-

- On the North : 9C, Sarat Ghosh Garden Road and Land of Rabindra Nath Banerjee.
- On the South : 41 Ft., wide Sarat Ghosh Garden Road,
- On the East : 9B & 9C, Sarat Ghosh Garden Road,
- On the West : 10 Ft. wide Common Passage and Part of Premises No. 9A/1, Sarat Ghosh Garden Road. Then 8, Sarat Ghosh Garden Road and thereafter 12 ft. wide Common Passage.

IN WITNESS WHEREOF, I, have hereunto set and subscribed my hands
on this the 15th day of February, 2023.

WITNESSES :

1) Kartick Majumdar
11, Avenue South
Kolkata - 700075.

2) Shyamal Gayen
Subhasgram, Naitampally
Kolkata - 700147

Drafted by:
Pankaj Chakrabarti
Advocate 4M386/83,
Alipore Criminal Court
Kolkata - 700 027.

Typed by:

S. Gayen.
Shyamal Gayen
22, Janata Road,
Kolkata - 700 075.

Debjani Ghosh.

SIGNATURE OF THE EXECUTANT

I accept this Power of Attorney

POINTAC DECOR
Wineeraj Ghosh.
PROVIDOR

Constituted Attorney

Major Information of the Deed

Deed No.:	I-1603-02240/2023	Date of Registration	15/02/2023
Query No./Year	1603-8000411627/2023	Office where deed is registered	
Query Date	15/02/2023 3:29:04 PM	D.S.R. - III SOUTH 24-PARGANAS, District:	South 24-Parganas
Applicant Name, Address & Other Details	SHYAMAL GAYEN ALIPORE, Thana : Allipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9874954060, Status :Advocate		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement			
Set Forth value	Market Value		
Rs. 3/-	Rs. 2,56,06,652/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 39/- (Article:E, M(b,))		
Remarks	Development Power of Attorney after Registered L'velopment Agreement of [Deed No/Year]:- 160302205/2023 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :



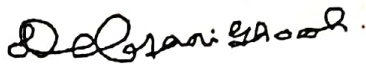
District: South 24-Parganas, P.S:- Kasba, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Sarat Ghosh Garden Road, Road Zone : (Dhakuria Rail Station -- Kamala park) , , Premises No: 9A/1, , Ward No: 091 Pin Code : 700031

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 14 Chatak 28 Sq Ft	1/-	2,43,23,747/-	Width of Approach Road: 41 Ft., , Project Name :
Grand Total :				8.1079Dec	1/-	243,23,747 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	914 Sq Ft.	1/-	2,46,780/-	Structure Type: Structure
Gr. Floor, Area of floor : 914 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
S2	On Land L1	1535 Sq Ft.	1/-	10,36,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 824 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 711 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 5 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		2449 sq ft	2/-	12,82,905 /-	



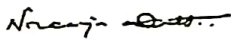
Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Smt Debjani Ghosh Wife of Shri Mukul Kumar Ghosh Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office	 15/02/2023	 LTI 15/02/2023	 15/02/2023
9A, Sarat Ghosh Garden Road, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South24-Parganas, West Bengal, India, PIN:- 700031 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: auxxxxxx6e,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/02/2023 , Admitted by: Self, Date of Admission: 15/02/2023 ,Place : Office				



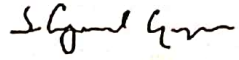
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	POINTAC DECOR 4/35A, Sahid Nagar, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031 , PAN No.:: AFxxxxxx4R,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
	Shri Nilabja Dutta (Presentant) Son of Late Narayan Chandra Dutta Date of Execution - 15/02/2023, , Admitted by: Self, Date of Admission: 15/02/2023, Place of Admission of Execution: Office	 Feb 15 2023 4:06PM	 LTI 15/02/2023	 15/02/2023
4/35A, Sahid Nagar, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: afxxxxxx4r,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : POINTAC DECOR (as proprietor)				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr SHYAMAL GAYEN Son of Late P C GAYEN SUBHAS GRAM NATUN PALLY, City:- , P.O:- SUBHASGRAM, P.S:-Sonarpur, District:-South 24-Parganas, West Bengal, India, PIN:- 700147			
Identifier Of Smt Debjani Ghosh, Shri Nilabja Dutta	15/02/2023	15/02/2023	15/02/2023

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	POINTAC DECOR-8.10792 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	POINTAC DECOR-914.00000000 Sq Ft
Transfer of property for S2		
Sl.No	From	To. with area (Name-Area)
1	Smt Debjani Ghosh	POINTAC DECOR-1535.00000000 Sq Ft

Endorsement For Deed Number : I - 160302240 / 2023

On 15-02-2023

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 15:55 hrs on 15-02-2023, at the Office of the D.S.R. - III SOUTH 24-PARGANAS by Shri Nilabja 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 2,56,06,652/-

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

Execution is admitted on 15/02/2023 by Smt Debjani Ghosh, Wife of Shri Mukul Kumar Ghosh, 9A, Sarat Ghosh Garden Road, P.O: Dhakuria, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700031, by caste Hindu, by Profession House wife

Indetified by Mr SHYAMAL GAYEN, , Son of Late P C GAYEN, SUBHAS GRAM NATUN PALLY, P.O: SUBHASGRAM Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, by caste Hindu, by profession Others

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

Execution is admitted on 15-02-2023 by Shri Nilabja Dutta, proprietor, POINTAC DECOR, 4/35A, Sahid Nagar, City:- , P.O:- Dhakuria, P.S:-Kasba, District:-South 24-Parganas, West Bengal, India, PIN:- 700031

Indetified by Mr SHYAMAL GAYEN, , Son of Late P C GAYEN, SUBHAS GRAM NATUN PALLY, P.O: SUBHASGRAM Thana: Sonarpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700147, 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 100.00/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 70600, Amount: Rs.100.00/-, Date of Purchase: 17/10/2022, Vendor name: J Chatterjee

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 70960 to 70977

being No 160302240 for the year 2023.



Dhar

Digitally signed by Debasish Dhar
Date: 2023.02.15 18:12:33 +05:30
Reason: Digital Signing of Deed.

**(Debasish Dhar) 2023/02/15 06:12:33 PM
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - III SOUTH 24-PARGANAS
West Bengal.**

(This document is digitally signed.)