

12393/2022

12-12-179/22



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पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AM 787357

9-800 2778886/2022

Certified that the document is submitted to registration. The Registry Sheet and endorsement Sheet attached to the document are the part of the document.

Additional District Sub-Registrar
Chhatra, Dum Dum, 24-Parganas (West Bengal)

16 SEP 2022

**DEVELOPMENT POWER OF ATTORNEY AFTER EXECUTION
OF DEVELOPMENT AGREEMENT**

KNOW ALL MEN BY THIS I RUMA BANERJEE, (PAN - BSQPB9597L), (Aadhaar - 4132 3568 0949), wife of Shri Ranjit Banerjee, by faith - Hindu, by occupation - Housewife, residing at 15, Gorakshabasi Road, Post office and Police Station - Dum Dum, Kolkata - 700028 District - North 24-Parganas do hereby states and declare as follows :-

41264

12 SEP 2022

SOLD TO

M/s. B. S. Enterprises

ADDRESS

232 Gopaksharai Road

RS.

100/-

12 SEP 2022

KOL-28

CODE NO. (1067)
LICENCED NO.
20 & 20A / 1975

RAMIUSHREE BANERJEE
L. S. VENDOR (O/S)
HIGH COURT, KOLKATA-700 012

12 SEP 2022



Identified by

Sanjivan Das
Advocate

S/O Sri Sumit Kumar Das
14/12, Nagendra Nath Road
P.O + P.S. - Dum Dum, Kolkata -
700028, District - North 24 Parganas

Identified by
Purseta Mondal.
Daughter of - Smt Babbar Mondal.
Vill + P.O - Bhandare Khali
P.S - Hashabad.
Dist - North 24 Parganas

Adv. District Sub-Registrar
Cossipore, Dum Dum

16 SEP 2022

WHEREAS one Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori, along with her family members being displaced persons coming down from East Pakistan now Bangladesh had permanently settled in a squatters colony named as Pratapaditya Nagar Colony, and subsequently on 19th day of September 1987, the Government of West Bengal was pleased to transfer by way of gift all that piece or parcel of land of homestead or bastu land measuring 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less comprised in E.P.No.38, corresponding to C.S. Plot No. 1197 (part) of Mouza - Satgachi, J.L.No.20, Police Station-Dum Dum, Kolkata-700 028, within local limits of South Dum Dum Municipality, District - North 24 Parganas, morefully described in the First Schedule herein below in favour of Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori which was duly registered before the Additional District Registrar North 24 Parganas, Barasat District North 24 Parganas and the same was recorded in Book No. 1, Volume No. 7, Being No.457 for the year 1987 with terms and conditions clearly mentioned therein.

AND WHEREAS the Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori duly recorded her name in the Government record of rights in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158 at

Mouza - Satgachi at Premises No.36, Pratapaditya Nagar Colony (Goraksha Basi Road), P.S. Dum, Dum, Kolkata-700028, District North 24 Parganas.

AND WHEREAS while seized and possessed of the aforesaid property without any interruptions or encumbrances the said Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori died on 10th day of July, 1999 leaving behind her only son namely Ranjit Banerjee as her legal heirs and successors to success and inherit the property left by Renu Prova Barari alias Renu Proba Devi, wife of Late Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori according to Hindu Succession Act 1956.

AND WHEREAS the husband of Renu Prova Barari alias Renu Proba Devi, Ramesh Chandra Banerjee alias Ramesh Chandra Barari alias Ramesh Chandra Barori was died on 15th day of March, 1967 prior to the death of Renu Prova Barari alias Renu Proba Devi.

AND WHEREAS the only son of Renu Prova Barari alias Renu Proba Devi, namely Ranjit Banerjee seized and possessed the First Schedule Property he acquired good title, full power and absolute authority of the said property and is absolutely seized and possessed of or otherwise well and sufficiently entitled **ALL THAT** the said land with structure as standing thereon with all easement rights therein free from all encumbrances, charges,

liens, lispens, attachments, requisition, acquisition, trusts whatsoever or howsoever and is sufficiently entitled to deal with the said property specifically and more fully mentioned in the Schedule hereunder.

AND WHEREAS the said Ranjit Banerjee duly constructed a tile shed structure thereon measuring about 100 sq.ft. more or less.

AND WHEREAS the said Ranjit Banerjee is the absolute owner of the property measuring about 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No. 1197 (part), in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, within the local limits of South Dum Dum Municipality, Ward No. 24, Premises no. 36 Pratapidtya Nagar, (Goraksha Basi Road) Police Station and Post Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas.

AND WHEREAS the said Ranjit Banerjee by a registered Deed of Gift, dated 2nd June, 2022 transferred the land measuring 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No. 1197 (part), in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, within the local limits of South Dum Dum Municipality, Ward No.24, Premises no.36

Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas to the present owner namely Ruma Banerjee and the said deed was registered in the office of ADSR Cossipore Dum Dum, District North 24 Parganas recorded in Book no. I, Volume No.1506-2022, pages 299436 to 299455, Being No.150607170, for the year 2022.

AND WHEREAS the Ruma Banerjee while enjoying and possessing the said landed property with Tiles Shed structure thereon as owner she decided to develop the said property by constructing a multi storied building there upon obtaining building plan from the office of the South Dum Dum Municipality, but the Owner/Vendor, having no experience and lack of sufficient money to develop the said property and owing to such difficulties the said Owner/Vendor intended to develop the said property through a recognized developer.

AND WHEREAS while enjoying and possessing the under mention schedule property the present Owner/Vendor entered into a development Agreement with **M/S. B. S ENTERPRISES**, a Proprietorship firm, having its office at 232, Goraksha Basi Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas, being represented by its Proprietor namely **SRI CHANCHAL SAHA** (PAN NO. AVHPS3694L), son of Late M. N Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 232, Goraksha Basi Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas and the

said Development Agreement was registered on 15-09-2022 and recorded in Book No. 1, Volume No. , Pages to , Being No. /2/63 for the year 2022.

Now these present I hereby appoint **M/S. B. S ENTERPRISES**, a Proprietorship firm, having its office at 232, Goraksha Basi Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas, being represented by its Proprietor namely **SRI CHANCHAL SAHA** (PAN NO. AVHPS3694L), son of Late M. N Saha, by faith - Hindu, by Nationality - Indian, by Occupation - Business, residing at 232, Goraksha Basi Road, Post Office & Police Station - Dum Dum, Kolkata - 700 028, District North 24- Parganas as my true and Law full Attorney, for me in my name and on my behalf to do and execute all me any following acts, deeds, things, that is to say.

1. To execute deed of Conveyance or Conveyances in respect of the said Premises or any part thereof, Developer allocation.
2. To sign and execute any deeds, instruments or documents for the purpose of transferring of the said premises or any part thereof to the intending purchaser/purchasers, Developer allocation.
3. To protect the possession, manage and maintain the said premises.

CHANCHAL SAHA

4. To receive from the intending purchaser or purchasers any Earnest money and or/ advance and also the balance purchase money in respect of sale THE said schedule property by cash, cheques, drafts, pay orders, and to give good, valid receipt duly signed by them on me behalf and discharges for the same which will protect the purchaser or purchasers and the attorney shall deposit the sale amount.
5. To sign and execute all other deeds, instruments and assurances which my said Attorney shall consider necessary and to enter into and/or agree to such covenants and conditions as may be required for fully effectually conveying of the said property as I could do the same myself.
6. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Additional Registrar of Assurances, District - Registrar, Sub - Registrar having authority for and to have said conveyance or conveyances registered and to do all acts, deeds and things which my said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respect as I could do the same.
7. To appear and represent me before the South Dum Dum Municipality in executing amalgamation of adjacent

lands/ site plan/construction plan etc, CALCUTTA Electric supply corporation, Authority, income Tax Department and before all other statutory AUTHORITY and local bodies as and when my said attorney consider necessary in connection with my property.

8. To pay municipal and other statutory taxes, Rates Charges in respect of the said property on behalf of me and in my names as and when the same will be due or payable.
9. To execute conveyance or conveyances in favour of the intending purchaser or purchasers on behalf of me in my name and as act deed in favour of the intending purchaser/purchasers in respect of the said property and also, to execute and register any other documents or documents in that behalf, Developer allocation.
10. To enforce, prosecute, defend and oppose all actions and other legal proceedings and /or claims and demands concerning and relating to my said premises or any part or portion thereof.
11. To appoint, engage on behalf of me any advocates, pleaders or Solicitors, whenever my said Attorney shall think fit and proper to do so in respect of the said property.

12. To appear for and represent us before any Officers, Collector, Magistrate, Judge and in all Government Officers, Municipality in all things relating to the said property to protect me interest over the said property.
13. To appear for and represent me in all the courts, civil, Criminal or revenues, Original Revisional or Appellate and sign execute verify and file plaints, Vakalatnama written statements and petitions and also to present appeals in any Court and to accept service of all summons, notices and other process of law.
14. To sign, verify and file applicants for execution of decree or order of any Court, declare and/or affirm any Plaint, written statement, Petition, Affidavit, Verification, Vokalatnama, memo of appeal or any other documents and papers in any proceeding concerning to the said premises.
15. To withdraw and receive documents or moneys from any Court Office either in execution of decree or otherwise and to do all the acts that may be necessary in connection with any such cases.
16. To do all acts and deeds and to obtain all necessary permission clearance from the appropriate authority or authorities for sale of the said property or portion thereof.

17. To collect advance or part payment or full consideration from the intending purchasers of flats/along will the proportionate share of land on my behalf except the portions which will be kept reserved for me as per said agreement, and the said Attorney shall appropriate the sale proceeds.
18. To advertise in different newspapers and display hording in different places, engage Agency or agencies for selling of flats/along with the proportionate share of land in out/by him as the said Attorney shall think fit and proper.
19. And generally to do, execute and perform any other acts, deed, matter or thing whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to me property or me concern as fully and effectually as I, myself, could do the same if I personally present.

And I do hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the law in, that behalf hereinbefore contained, shall lawfully do, execute or perform in exercises of the authorities and liberties hereby conferred upon, under and by virtue of this deed.

THE SCHEDULE ABOVE REFERRED TO LAND

ALL THAT piece or parcel of land with structure, measuring an area about 3 (Three) Cottahs 8 (Eight) Chittack 22.50 (Twenty two point fifty) sq. ft. more or less with title shed structure measuring about 100 sq.ft. more or less (physical measurement 3 Cottahs 8 Chittacks 22.50 sq.ft) of Mouza - Satgachi, J.L.No.20, in E.P.No.38, corresponding to C.S. Plot No.1197 (part), in R.S. Dag No. 3739 and in L.R. Dag No.3762, L.R. Khatian Nos.4599 and 5158, Local limits of South Dum Dum Municipality, Ward No. 24, Premises no.36, Pratapidtya Nagar, (Goraksha Basi Road) Police Station and Post Office - Dum Dum, Sub Registry Office Cossipore Dum Dum, Kolkata-700028, District - North 24 Parganas, which is butted and bounded as follows:-

ON THE NORTH : Goraksha Basi Road;

ON THE SOUTH : Park (Municipal);

ON THE EAST : E.P. No. 37 (Deepmala Apartment);

ON THE WEST : Road and Park;

Approach Road 16 feet.

IN WITNESS WHEREOF the parties have set and subscribed their respective hands on 16th day of September 2022 (Two Thousand and Twenty Two);

**SIGNED, SEALED AND DELIVERED
BY THE OWNERS AND DEVELOPER**

In the presence of :

WITNESSES :-

1) Ranjit Banerjee
15, GOROKSHAN BASI ROAD
DUM DUM - 700028

2) A. Chatterjee
130, G. B. Rd.
KOL - 28

Ruma Banerjee
SIGNATURE OF THE
VENDOR/OWNER

M/s. B. S. ENTERPRISES

Chiranjit Banerjee
Proprietor

SIGNATURE OF THE ATTORNEY























Drafted by me :

Santanu Das

Advocate
High Court, Calcutta.

WB 4488/1999

SPECIMEN FORM FOR TEN FINGERPRINTS

					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
					
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					
	Little	Ring	Middle	Fore	Thumb
	(Left Hand)				
	Thumb	Fore	Middle	Ring	Little
(Right Hand)					

Ruma

Chandu Singh

Major Information of the Deed

Deed No :	I-1506-12179/2022	Date of Registration	16/09/2022
Query No /Year	1506-8002778886/2022	Office where deed is registered	
Query Date	16/09/2022 12:48:43 PM	A.D.S.R. COSSIPORE DUMDUM, District: North 24-Parganas	
Applicant Name, Address & Other Details	Santanu Das Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001, Mobile No. : 9831317910, Status :Advocate		
Transaction	Additional Transaction		
[3138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
Stampduty Paid(SD)	Rs. 51,11,325/-		
Rs. 100/- (Article:48(g))	Registration Fee Paid		
Remarks	Rs. 21/- (Article:E, E)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 150612163/2022 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P S:- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Satgachi, Premises No: 36, Ward No: 024 Pin Code : 700028

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
1	LR-3782	LR-4599	Bastu	Bastu	3 Katha 8 Chatak 22.5 Sq Ft		50,85,000/-	Width of Approach Road: 16 Ft., Project Name :
Grand Total :					5.8266Dec	0/-	50,85,000/-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
1	On Land L1	100 Sq Ft	0/-	26,325/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	0/-	26,325/-	




Principal Details :-

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Smt Ruma Banerjee Wife of Shri Ranjit Banerjee Executed by: Self, Date of Execution: 16/09/2022 Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office			
	16/09/2022	LTI 16/09/2022		16/09/2022
15, Gorakshabasi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BSxxxxxx7L, Aadhaar No: 41xxxxxxxx0949, Status :Individual, Executed by: Self, Date of Execution: 16/09/2022 , Admitted by: Self, Date of Admission: 16/09/2022 ,Place : Office				

Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	MESSERS B S ENTERPRISES 232, Goraksha Basi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028 , PAN No.:: AVxxxxxx4L,Aadhaar No Not Provided by UIDAI, Status Organization, Executed by: Representative			

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
	Name	Photo	Finger Print	Signature
	Shri Chanchal Saha (Presentant) Son of Late M N Saha Date of Execution - 16/09/2022, , Admitted by: Self, Date of Admission: 16/09/2022, Place of Admission of Execution: Office			
	Sep-16-2022 1:44PM	LTI 16/09/2022		16/09/2022
232, Goraksha Basi Road, City:- Not Specified, P.O:- Dum Dum, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700028, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AVxxxxxx4L,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : MESSERS B S ENTERPRISES (as Proprietor)				

Applicant Details :

Name	Photo	Finger Print	Signature
Uspita Mondal Da. Officer of Sachin Mondal Vill: Bhander Khali, City: P.O. Bhander Khali, P.S. - Harinagar, District-North 24- Parganas, West Bengal, India, PIN- 743429			
	16/09/2022	16/09/2022	16/09/2022
witness Of Smt Ruma Banerjee, Shri Chanchal Saha			

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Ruma Banerjee	MESSERS B S ENTERPRISES-5.82656 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Ruma Banerjee	MESSERS B S ENTERPRISES-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Dum Dum, Municipality: SOUTH DUM DUM, Road: Gorakshabasi Road, Mouza: Singur, Premises No: 36, Ward No: 024 Pin Code: 700028

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 3762, LR Khatian No:- 4599	Owner:স্বামী বিলাসচন্দ্র বসু, Gurdian:স্বামী বিলাসচন্দ্র বসু, Address:সিঙ্গুর, Classification:স্বামী, Area:0.00830000 Acre,	Owner Name not selected by applicant.

on 16-09-2022

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 1956

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

Presented for registration at 12:45 hrs on 16-09-2022, at the Office of the A.D.S.R. COSSIPORE DUMDUM by Shri Chanchal Saha.

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 21,00,000/-

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

Execution is admitted on 16/09/2022 by Smt Ruma Banerjee, Wife of Shri Ranjit Banerjee, 15, Gorakshabasi Road, P.O. Dum Dum, Thana: Dum Dum, , North 24-Parganas, WEST BENGAL, India, PIN - 700028, by caste Hindu, by Profession House wife

Identified by Puspita Mondal, , Daughter of Bablu Mondal, Vill Bhandar Khali, P.O: Bhandar Khali, Thana: Hasnabad, , North 24-Parganas, WEST BENGAL, India, PIN - 743439, by caste Hindu, by profession Others

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

Execution is admitted on 16-09-2022 by Shri Chanchal Saha, Proprietor, MESSERS B S ENTERPRISES, 232, Goraksha Basi Road, City:- Not Specified, P.O:- Dum Dum, P.S:- Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN - 700028

Identified by Puspita Mondal, , Daughter of Bablu Mondal, Vill Bhandar Khali, P.O: Bhandar Khali, Thana: Hasnabad, , North 24-Parganas, WEST BENGAL, India, PIN - 743439, by caste Hindu, by profession Others

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21,000/- (E = Rs 21,000/-) and Registration Fees paid by Cash Rs 21,000/-

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 41264, Amount: Rs.100.00/-, Date of Purchase: 13/09/2022, Vendor name: A

Chaurjee

Kaustava Dey

**Kaustava Dey
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE
DUMDUM**

North 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1506-2022, Page from 460840 to 460858
being No 150612179 for the year 2022.



Kaustava Dey

Digitally signed by KAUSTAVA DEY
Date: 2022.10.11 15:56:28 +05:30
Reason: Digital Signing of Deed.

(Kaustava Dey) 2022/10/11 03:56:28 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. COSSIPORE DUMDUM
West Bengal.

(This document is digitally signed.)