451/2020 I-872/2020

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

पश्चिमबङ्গ पश्चिम बंगाल WEST BENGAL AC 945914

24 JAN 2020

24.1.2020

1605100213

141361/2020

DEVELOPMENT POWER OF ATTORNEY

(After registered Development Agreement)

BE IT KNOWN TO ALL MEN BY THESE PRESENTS that I **SMT. SHIPRA NASKAR alias SMT. SIPRA NASKAR, PAN : AGTPN2586M, Aadhaar No. 2226 0407 2590,** wife of Sri Ajit Kumar Naskar, by Nationality - Indian, by faith - Hindu, by occupation – Housewife, residing at 77/1, Ashoke Road, P.O. Garia, P.S. Patuli, Kolkata – 700084, hereinafter called and referred to as the Executant/Principal/Land Owner, to nominate, constitute and appoint **SRI**

GAUTAM DHAR CHAUDHURI alias SRI GOUTAM DHARCHOUDHURY, PAN : ADFPD1340Q, Aadhaar No. 3361 6098 8960, son of Late Sisir Kumar Dhar Chaudhuri, by Nationality - Indian, by faith - Hindu, by occupation – Business, residing at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, the sole proprietor of **MESSRS GAUTAM DHAR CHAUDHURI,** a sole proprietorship business concern, having its office at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, as my true and lawful Attorney to look after and perform all necessary works for dealing with my property mentioned in the Schedule "A" hereunder written and accordingly I authorise him to act in my name and on my behalf to execute and perform all or any of the following acts, deeds, matters and things for the purpose enumerated below;

WHEREAS I, the Executant/Principal/Land Owner herein, Smt. Shipra Naskar is absolute lawful sole owner of **ALL THAT** piece and parcel of homestead land measuring about 5 (five) Cottahs 13 (thirteen) Chittacks 4 (four) Sq.ft. more or less and one old tiles shed with cemented flooring structure measuring about 500 Sq.ft. standing thereon, lying and situated in R.S. Dag No. 448(P) under R.S. Khatian No. 143, and R.S. Dag No. 433(P) under R.S. Khatian No. 141, of Mouza - Bademasur, J.L. No. 31, R.S. No. 17, District Collectorate Touzi Nos. 246, 1516 – 1518, under Police Station : Patuli, within A.D.S.R. Office at Alipore, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.) area, being the K.M.C. Premises No. 88, Ashoke Road, Assessee No. 31-101-02-1047-5, in the K.M.C. Ward No. 101 under Borough No. XII, P.O. Garia, Kolkata – 700084, and this property hereinafter called and referred to as the **said premises** which is morefully and particularly described in the Schedule "A" hereunder written;

AND WHEREAS I, Smt. Shipra Naskar alias Smt. Sipra Naskar, the Executant/Principal/Land Owner herein is very much desirous to construct a G+IV storied building on the aforesaid land measuring an area of 5 (five) Cottahs 13 (thirteen) Chittacks 4 (four) Sq.ft. be the same a little more or less but I have no such fund as well as experience in this matter and so I approached the

Developer concern namely **MESSRS GAUTAM DHAR CHAUDHURI,** a sole proprietorship business concern, having its office at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, represented by its sole proprietor **SRI GAUTAM DHAR CHAUDHURI alias SRI GOUTAM DHARCHOUDHURY, PAN : ADFPD1340Q,** son of Late Sisir Kumar Dhar Chaudhuri, by Nationality - Indian, by faith - Hindu, by occupation – Business, residing at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, the Attorney herein to make construction of a new G+IV storied building at his own cost;

AND WHEREAS I, Smt. Shipra Naskar alias Smt. Sipra Naskar have entered into a Development Agreement on 24/01/2020 with the aforesaid Developer concern namely **Messrs Gautam Dhar Chaudhuri,** a sole proprietorship concern, represented by its sole proprietor **Sri Gautam Dhar Chaudhuri alias Sri Goutam Dharchoudhury,** to make construction of a new G+IV storied building on the said plot of land measuring about 5 (five) Cottahs 13 (thirteen) Chittacks 4 (four) Sq.ft. be the same a little more or less at the K.M.C. Premises No. 88, Ashoke Road, P.S. Patuli, in the K.M.C. Ward No. 101, Kolkata – 700084, which is morefully and particularly described in the Schedule "A" hereunder written under some terms and condition mentioned therein and said Development Agreement has been registered in the Office of the A.D.S.R. at Alipore, South 24-Parganas and has been recorded in Book No. I, Volume No. 1605-2020, being No. 160500362, for the year of 2020;

AND WHEREAS as per aforesaid Development Agreement, I have been allocated portion in the proposed building as the **Land Owner's Allocation** which is morefully and particularly described in the **Schedule "B"** as well as the Developer has also been allocated portion in the proposed building as the **Developer's Allocation** which is morefully and particularly described in the **Schedule "C"** in the said Development Agreement dated 24/01/2020;

AND WHEREAS I, **Smt. Shipra Naskar alias Smt. Sipra Naskar,** the Executant/Principal herein, hereby appoint above said **Sri Gautam Dhar**

Gautam Dhar Chaudhuri

LTI of Sipra Naskar
by the pen of Amit Kumar Naskar

Chaudhuri alias Sri Goutam Dharchoudhury, son of Late Sisir Kumar Dhar Chaudhuri, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at E/46, Baghajatin, P.O. Baghajatin, P.S. Patuli, Kolkata – 700086, the sole proprietor of said developer concern namely **Messrs Gautam Dhar Chaudhuri,** as my Constituted Attorney and accordingly I do hereby nominate, constitute and appoint him as my true and lawful Attorney in my name and on my behalf to execute and perform all the following acts, deeds, matters and things in respect of the **said premises** hereunder written, that is to say:

1. To develop, construct, manage and look after, control and supervise the management, development and construction work and also to administer the **said premises** in my name and on my behalf in all respects.

2. To sign, execute, verify and to file plaints, written statements and objection and all other petitions and also to present appeals and to file new cases, in future in any courts, tribunals, forums, offices, competent authorities, if required and to accept services of all letters, summons, notices and other process of law, in my name and on my behalf regarding the **said premises**.

3. To appear in all cases, pending and to be filed in future, in connection with the **said premises** on my behalf and represent me in all cases in all courts, tribunals, forums, offices, competent authorities for doing all the necessary works as and when required under law.

4. To appear and represent me in all Courts, Civil, Criminal, Revenue, Original, Revisional or Appellate or Writ jurisdiction of the concerned High Court, B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, Kolkata Municipal Corporation Office, Electric Supply Authority or Office, Rent Control Office, CESC, and any other competent authority or authorities for the **said premises**.

5. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before the B.L.&L.R. Office, D.L.R. Office, Land Acquisition Department, Urban Land Ceiling Department, and any competent authority or authorities for mutation and conversion of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

6. To execute, carry into effect and perform all works on my behalf in respect of the **said premises** as well as to make necessary representations including filing of applications and appear before Assessors and Collectors of the K.M.C. and other concerned authorities in regard to mutation and fixation of ratable value in respect of the **said premises** and/or any portion thereof by the Assessor and Collector of the Corporation.

7. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications and plans required for approval of building plan, revised building plan, modify building plan, regularise building plan, completion plan, drainage/sewerage connection from the Kolkata Municipal Corporation (K.M.C.) authority and other competent authorities and for that above said purpose my Constituted Attorney shall appear before the Court, the Kolkata Municipal Corporation, Registry Offices, Notary Publics and other competent authorities.

8. To sign, execute, registry, notary and prepare all papers, documents, deeds, indemnity bonds, declarations, affidavits, undertaking, applications, plans and registered deed/documents including declaration, boundary declaration, gift deed to the K.M.C., strip of land, gift deed of corner plot to the K.M.C., etc. for sanction building plan, revised building plan, modify building plan, regularise building plan, any type of deviation occur, before starting and/or during construction of the proposed building in the **said premises** and to appear before the Kolkata Municipal Corporation for further approval from the Kolkata Municipal

Corporation authority and do all signature for getting approval of completion certificate from the Kolkata Municipal Corporation.

9. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans, etc. required for obtain water connection from the Kolkata Municipal Corporation at the **said premises**.

10. To sign all papers, documents, undertaking, application, indemnity bonds, declarations, affidavits, plans etc. required for inside and outside drainage and sewerage system and connection with the Kolkata Municipal Corporation drainage and sewerage system for the **said premises**.

11. To make necessary representations to the C.E.S.C. and other concerned authorities for obtaining electric power/connection for the proposed building at the **said premises**.

12. To perform all formalities and necessary works and sign and execute all things, instruments, applications, affidavits, undertakings, bonds, declarations, etc. for the **said premises** as and when required.

13. To sign, registry and execute all deeds, things, instruments, applications, affidavits, declarations which my said Attorney consider necessary for fully and effectually dispose of the rights and interest of the **said premises** only in respect of the **Developer's Allocation**.

14. To appoint and engage Advocate, LBS, Engineer, Architect, specialised persons, etc. on my behalf, whenever my said Attorney shall think fit and proper, in respect of the **said premises.**

15. To do and take every acts and legal steps for maintain peace keeping and to ensure no breach of peace at over and around the **said premises**.

16. To make General Dairy, F.I.R, Complaint to Police Authority and/or Administrative Authority or Authorities or any Competent Authority for secures my legal rights on the **said premises.**

17. To negotiate all such terms and to agree to sell the **Developer's Allocation** or any part of it to any intending purchaser/purchasers and at such price which my said Attorney in his discretion thinks fit and proper and to agree upon and to enter into any agreement and/or agreements and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease for such sale, transfer or sales and/or any transfer deed(s) and/or any other agreements and/or to cancel and/or repudiate the same and to sign, execute and registry all agreements, agreement for sale and/or agreements for sale and/or sale deed(s) and/or deed(s) of conveyance, deeds of mortgage, deeds of lease in respect of the said **Developer's Allocation** and appear before the registry office(s) and present the same and receive the earnest money and/or consideration money for the said **Developer's Allocation** or any part of it, as per the said Development Agreement dated 24/01/2020.

AND GENERALLY to do all other acts and also to conduct all matters which may arise in near future in respect of the **said premises** mentioned hereunder.

AND I do hereby agree to ratify and confirm all acts, deeds, matters, steps, petitions, applications and things lawfully done by my said Attorney which shall be constructed as acts, deeds, matters, steps, petitions, applications and things, done to all intents and purposes which I could do if personally present.

AND I the Principal do hereby agree to ratify and confirm all acts and whatever my said Attorney shall do, execute or perform or cause to be done, executed and performed in exercise of the Power of Attorney hereunder conferred upon or otherwise expressed or intended.

THE SCHEDULE "A" REFERRED TO ABOVE

(Description of the **said land/said premises**)

ALL THAT piece and parcel of homestead land measuring about 5 (five) Cottahs 13 (thirteen) Chittacks 4 (four) Sq.ft. more or less and one old tiles shed with cemented flooring structure measuring about 500 Sq.ft. standing thereon, where proposed building will be constructed, lying and situated in R.S. Dag No. 448(P) under R.S. Khatian No. 143, and R.S. Dag No. 433(P) under R.S. Khatian No. 141, of Mouza - Bademasur, J.L. No. 31, R.S. No. 17, District Collectorate Touzi Nos. 246, 1516 – 1518, under Police Station : Patuli, within A.D.S.R. Office at Alipore, District : South 24-Parganas, also within jurisdiction of the Kolkata Municipal Corporation (K.M.C.) area, being the K.M.C. Premises No. 88, Ashoke Road, Assessee No. 31-101-02-1047-5, in the K.M.C. Ward No. 101 under Borough No. XII, P.O. Garia, Kolkata – 700084, together with all easement rights therein, including right of egress and ingress and right to take water connection, swear and drainage connection, electric, gas, telephone line connection, etc. over and beneath the adjacent roads and the entire property is butted and bounded by as follows :

ON THE NORTH : 77/1, Ashoke Road, Kolkata - 700084;

ON THE SOUTH : 70/71, Ashoke Road and 77/1/1, Ashoke Road, Kolkata - 84;

ON THE EAST : 8' feet wide black top Road maintained by the K.M.C.;

ON THE WEST : 16' feet wide black top Road maintained by the K.M.C.

LTI of Sipra Haskar
by the pen of Ajit Kumar Haskar

Saikat Dhar Chowdhury

IN WITNESSES WHEREOF the parties have hereto set and subscribed their hands and signatures on 24th day of January, Two Thousand and Twenty (2020).

SIGNED, SEALED AND DELIVERED IN KOLKATA in presence of the following

WITNESSES:

1. Ajit Kumar Naskar
77/1 Ashok Road
Cal = 84

LTI of Sipra Naskar
by the pen of Ajit Kumar Naskar

Signature of the Land Owner/ Principal/Executant

2. Purnendu Shekhar Naskar
77/1 Ashok Road
Kol - 700084.

M/s. GOUTAM DHAR CHAUDHURI

Proprietor

Signature of the Attorney /Developer

Prepared as per instruction by the parties herein :

WB/753/202

Surya Prasad Datta Roy
Advocate
Alipore Judges' Court.
Kolkata – 700 027.

On 24-01-2020

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 13:20 hrs on 24-01-2020, at the Office of the A.D.S.R. ALIPORE by Shri GOUTAM DHARCHOUDHURY Alias Shri GAUTAM DHAR CHAUDHURI,.

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 1,14,68,443/-

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

Execution is admitted on 24/01/2020 by Smt SIPRA NASKAR, Alias Smt SHIPRA NASKAR, Wife of Shri Ajit Kumar Naskar, 77/1, Ashoke Road, P.O: Garia, Thana: Patuli, , South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by Profession House wife

Indetified by Mr AJIT KUMAR NASKAR, , , Son of Late LALIT MOHAN NASKAR, 77/1, ASHOK ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

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

Execution is admitted on 24-01-2020 by Shri GOUTAM DHARCHOUDHURY, , Shri GAUTAM DHAR CHAUDHURI Proprietor, MESSRS GAUTAM DHAR CHAUDHURI, E/46, Baghajatin, P.O:- Baghajatin, P.S:- Patuli, District:-South 24 -Parganas, West Bengal, India, PIN - 700086

Indetified by Mr AJIT KUMAR NASKAR, , , Son of Late LALIT MOHAN NASKAR, 77/1, ASHOK ROAD, P.O: GARIA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700084, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 7/- (E = Rs 7/-) and Registration Fees paid by Cash Rs 7/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp
1. Stamp: Type: Impressed, Serial no 16940, Amount: Rs.100/-, Date of Purchase: 22/01/2020, Vendor name: Samiran Das

Talukdar

Sukanya Talukdar
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ALIPORE
South 24-Parganas, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1605-2020, Page from 19368 to 19388

being No 160500372 for the year 2020.

Digitally signed by SUKANYA TALUKDAR
Date: 2020.02.03 17:05:19 +05:30
Reason: Digital Signing of Deed.

(Sukanya Talukdar) 2020/02/03 05:05:19 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ALIPORE

West Bengal.

(This document is digitally signed.)