

843/20 .

8 - I - 894 / 2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AC 937033

returned that the document is admitted to registration, the signature sheets and the endorsement sheets attached with this document are part of this document.

District Sub-Registrar-IV
Allpore, South 24-Pgs.

26 FEB. 2020

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that We, (1) SRI SAMARJIT BHOWMICK, (PAN- ADAPB9436C) son of Late Nani Gopal Bhowmik, by faith Hindu, Indian, by occupation-Business, residing at 1/42, Vivek Nagar, P.O.Santoshpur, P.S.Survey Park, Kolkata-700075 (3) SRI DULAL CHOWDHURY, (PAN-ACRPC7176N), son of Late Hiralal Chowdhury, by faith-Hindu, Indian, by occupation-Business, residing at 91/A, Purbachal Road, P.O.Haltu, P.S.Garfa, Kolkata-700078, hereinafter referred to as the PRINCIPALS send Greetings.

58 - 16/1/2020
100/-
Alok G. A.
Alipore Police Const - Vol - 27
Tapan Kumar Das

TAPAN K. DAS
Assistant Stamp Officer
Alipore Police Const - Vol - 27



District Sub-Registrar-IV
Alipore, South 24-Pas.

19 FEB 2020

Dhon Saha
Alipore Police
out Vol-27

WHEREAS by a Deed of Sale, dated 06.03.1997, registered at D.S.R.- III, Alipore and recorded in Book No.I, Volume No.65, page from 383 to 396, Deed No.2588 for the year 1997, the Owners herein purchased ALL THAT land measuring 12 Cottah 8 Chittak be the same a little more or less, situated at Mouza-Kasba, J.L.No.13, Pargana-Kalikata, R.S. No.233, Touzi No.145, comprised in Dag No.4130 & 4131, appertaining to C.S. Khatian No.1171 corresponding to R.S. Khatian No.1613, now within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, from the then lawful owners Sri Pramila Sarkar, wife of Late Jatindra Nath Sarkar, 2) Sri Manas Sarkar, 3) Sri Tapas Sarkar, both sons of late Jatindra Nath Sarkar, 4) Smt. Nipa Biswas, wife of Sri Ananda Kr. Biswas, 5) Smt. Chitra Pal, wife of Sri Subrata Pal, 6) Sri Manindra Nath Sarkar, son of late Ram Chandra Sarkar.

AND WHEREAS being the owners of the said land, the owners herein mutated their names in the office of the Kolkata Municipal Corporation in respect of the said land, which has since been known and numbered as Municipal Premises No.91/A, Purbachal Road, Assessee No.31-106-17-1743-6 and also recorded their names in the District Settlement office (B.L. & L.R.O) in respect of the said land as well as converted the said land into homestead land, vide Case No.43/15,R.S.L No.49/15, & 42/15, R.S.L No.50/15.

AND WHEREAS thus the owners herein jointly became the owners of total land measuring 12 Cottah 8 Chittak 0 sq.ft. be the same a more or less, more fully described in the First Schedule hereunder written, having unfettered right, title and interest thereto and free from all encumbrances.

AND WHEREAS the owners herein entered into an agreement for development, dated 14.03.2018 registered with Office of the District Sub Registrar-III, Alipore, recorded in Book No.I, Volume No.1603-2018, page 31679 to 31706, Being No.160301070 for the year 2018 with the Developer, **M/S. R.S. CONSTRUCTION**, a Proprietorship firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata – 700078, represented by its Proprietor **SRI RANA SAFUI**, son of Sri Bibhupada Safui, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata–700075, since deceased, for construction of a G+IV storied building, on the land measuring 12 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with 200 sq.ft. Asbestos shed structure standing thereon, situated at Mouza-Kasba, J.L.No.13, Pargana-Kalikata, R.S. No.233, Touzi No.145, comprised in Dag No.4130 & 4131, appertaining to C.S.Khatian No.1171 corresponding to R.S. Khatian No.1613, being Municipal Premises No.91/A, Purbachal Road, Assessee No.31-106-17-1743-6, having its postal address-15/1A, Jheel Road, Bank Plot, Kolkata-700075, now within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, under certain terms and conditions therein.

AND WHEREAS during the period of the said Development Agreement, the said Proprietor **RANA SAFUI** died intestate on 18.09.2019 leaving behind his wife Smt. Kanika Safui, two daughters Miss Kriti Safui and Miss Reeti Safui and mother Smt. Sabita Safui as his only legal heirs and successor.

AND WHEREAS after the death of said Rana Safui, the said Smt. Kanika Safui, Smt. Sabita Safui are not willing to be the Partner of the said Firm M/s. R.S. Construction and they nominated said Miss Kriti

Safui and Miss Reeti Safui as the Partners of the said firm, as the substitute of deceased Proprietor Rana Safui.

Kriti Safui

AND WHEREAS the owners/principals herein further entered into an agreement for development, dated ~~19.02.2020~~ registered in the office of D.S.R.-IV, Alipore, vide Book No.I, Volume No.1604-2020, Being No.00.774....., for the year 2020, with the Developer namely **R.S. CONSTRUCTION**, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business, and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, in respect of the said land as mentioned in the Schedule hereunder written under certain terms and conditions contained therein.

AND WHEREAS among other terms and conditions in the said Development Agreement, it is mutually settled and agreed by and between the Owners/Principals herein and the Developer, that the Owners herein will be entitled to get ALL THAT 50% of the proposed G+IV storied building, comprised in entire First floor & Third floor and 50% of the car parking spaces along with shop/office space if permissible of the proposed G+IV storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building, out of which

owner no.1 Sri Samarjit Bhowmick shall be allotted entire First floor and 25% of shop and car parking space and Owner no.2 Sri Dulal Chowdhury shall be allotted entire Third floor and 25% of shop and car parking space and Developer will get the remaining 50% of the proposed G+IV storied building, comprised in entire Second floor & Fourth floor and 50% of the car parking spaces along 50 % with shop/ office space if permissible of the proposed G+IV storied building together with undivided proportionate share in the said land with right to use and use the common areas and facilities to be provided in the said building together with undivided proportionate share in the land with right to use and enjoy the common areas and facilities to be provided in the proposed building.

AND WHEREAS for the purpose of construction of the proposed G+IV storied building on the said land and to sell and/or transfer of the said Developers' allocation of the proposed building together with undivided proportionate share in the land, and to appear before any office and places, the Owners/Principals herein do hereby nominate, constitute, authorise and appoint the said Developer **R.S. CONSTRUCTION**, a Partnership firm, having its office at 210, Garfa Main Road, P.O. Haltu, P.S. Garfa, Kolkata-700078, represented by its Partners namely (1) **MISS KRITI SAFUI**, (PAN-ERYPS3339M & Aadhar No.4153 9728 9840), daughter of Late Rana Safui, by faith-Hindu, Nationality-Indian, by occupation-Business, and (2) **MISS REETI SAFUI** (PAN-JKLPS3714P & Aadhar No.24662972 3566), daughter of Late Rana Safui, by faith Hindu, by occupation-Business, residing at 101/3, Garfa Main Road, P.O. Santoshpur, P.S. Survey Park, Kolkata-700075, as our true and lawful Attorney to do and execute inter alia the following acts, deeds and things.

- 1 On our behalf to make sign and verify all applications or objection to the appropriate authorities for obtaining any licence, permission, or consent etc. required by law in connection with the construction of the said G+IV storied building on the Schedule mentioned land.
- 2 To execute, sign and prepare building plan or plans and submit the same to the building Department, The Kolkata Municipal Corporation upon signing and executing his name on the said plan or plans on our behalf and in our names and obtained the same from the Kolkata Municipal Corporation on payment of all fees and charges thereto.
- 3 To execute, sign and prepare the internal and external plan or plans for sewerage, drainage and submit the same to the Drainage Department, The Kolkata Municipal Corporation and sign and execute on the said plan or plans in my name and on our behalf and obtain the same from the Kolkata Municipal Corporation upon payment of all fees, charges etc.
- 4 To execute, sign and prepare any revise and/or modify plan for any deviation in the construction (if any would be made) and shall submit the same to the Kolkata Municipal Corporation, Building Department for regularisation and also appear before the K.M.C. Building Tribunal for hearing and obtain the same from the Kolkata Municipal Corporation, Building Department, on our behalf and in our names and also get Completion Certificate of the Building from the Kolkata Municipal Corporation.
- 5 To apply for and obtain connection of electric line, meter and/or sub-meter if necessary and to obtain low/high tension electricity in the said building and premises.

- 6 To negotiate for sale, transfer, lease, mortgage the Developers' Allocation of the proposed G+IV storied building to be constructed on the Schedule mentioned land with any person, firm, association, financial Institution at such rate my said Attorney shall deem fit and proper.
- 7 Our Attorney shall be entitled to inter into agreement for sale in respect of the flats and spaces out of Developers' allocation of the proposed building together with undivided proportionate share in the land with the intending purchaser or purchasers upon acceptance of advance and earnest money under the terms and conditions mutually settled by and between the said Attorney and the intending purchaser.
- 8 To execute and register the deeds of sale in favour of the intending purchaser or purchasers in respect of the flat or flats or spaces out of the Developers' allocation together with undivided proportionate share of the schedule mentioned land with all facilities and amenities to be attached thereto and to present the said deed or deeds before any Registering authority within the territory of Indian Union, either District Sub-Registrar, Addl. Dist. Sub-Registrar and Registrar of Assurances, and admit execution thereof and to have the said deed or deeds registered on receipt of the full consideration money thereof under certain terms and conditions as may be mutually agreed and settled by our Attorney and the said intending purchaser and to grant valid receipt and discharge thereof for the same and to sign and execute and verify all such deeds and documents for and on our behalf.
- 9 To commence, prosecute, defend all suits, actions, applications reference or other proceeding in any Court of law or before any

proper authority and to appoint Advocate and/or any other authority, and also to sign and verify and affirm all plans, written statements, petitions accounts, inventories applications or other documents and papers that may be necessary in this regard.

10 To sign and acknowledge all registered or insured letter notice, summons and to receive delivery of the same in the said property.

AND GENERALLY to do all other acts, deeds and things which will be required in connection with the management and sale and transfer of the flats and spaces out of Developers' allocation of the proposed multi-storied building to be constructed on the schedule mentioned land and all acts, deeds by our said Attorney shall be taken as our acts deeds and things as We were personally present and done the same ourselves.

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

SCHEDULE ABOVE REFERRED TO

ALL THAT a piece and parcel of the ^{Bastu} land measuring 12 Cottah 8 Chittak 0 sq.ft. be the same a little more or less, together with 200 sq.ft. Asbestos shed structure, ^{concrete floor} standing thereon, situated at Mouza-Kasba, J.L. No. 13, Pargana - Kalikata, R.S. No.233, Touzi No.145, comprised in Dag No.4130 & 4131, appertaining to C.S. Khatian No.1171 corresponding to R.S. Khatian No.1613, being Municipal Premises No.91/A, Purbachal Road, Assessee No.31-106-17-1743-6, now within the limits of the Kolkata Municipal Corporation, Ward No.106, under P.S. formerly Tollygunge then Kasba now Garfa, Sub-Registry/A.D.S.R. at Sealdah, in the District of south 24-Parganas, together with all easements rights and appurtenances thereto, being butted and bounded as follows:-

On the North : Land of others,

Kavita Saha

On the South : K.M.C. Road,, (Purbachal Road)

On the East : Land of others,

On the West : Common Passage.

IN WITNESSES WHEREOF We, the Principal named above, have hereunto set and subscribed our hands and signatures on the ~~19th~~ Day of ~~February~~ 2020.

SIGNED & DELIVERED

In presence of:-

1 Gallaconda Das.
34 Hospital Road

(1) Samrajit Bhowmik
(2) Dulal Chowdhury.

2. Pinku Saha
Bachchan
Bachchan

Principal












This power is accepted by us.

R. S. CONSTRUCTION
Keeti Safui Partner
Reeti Safui Partner












Attorney

Drafted by:-

Ally Seferi
Advocate, F46/99
Alipore Police Court,
Kolkata -700 027.

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					











Name... SAMAYJIT BHOWMICK
 Signature... Samayjit Bhowmick

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... DULAL CHOWDHURY
 Signature... Dulal Chowdhury

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... KRITI SAFUI
 Signature... Kriti Safui

		Thumb	1st finger	middle finger	ring finger	small finger
	left hand					
	right hand					

Name... REETI SAFUI
 Signature... Reeti Safui



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1604-1000321490/2020	Office where deed will be registered
Query Date	19/02/2020 2:45:05 PM	D.S.R. - IV SOUTH 24-PARGANAS, District: South 24-Parganas
Applicant Name, Address & Other Details	Alok Safui Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9830828274, 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. 2/-	Rs. 4,48,14,992/-	
Total Stamp Duty Payable(SD)	Total Registration Fee Payable	
Rs. 70/- (Article:48(g))	Rs. 53/- (Article:E, E, M(b), H)	
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp
		Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160400774/2020 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: Purbachal Road, , Premises No: 91 A, , Ward No: 106 Pin Code : 700078

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	12 Katha 8 Chatak	1/-	4,47,54,992/-	Property is on Road , Project Name :
Grand Total :				20.625Dec	1 /-	447,54,992 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		200 sq ft	1 /-	60,000 /-	



Query No: 1604-1-000321490 of 2020, Printed
On : Feb 19 2020 3:05PM, Generated from
Registration office

AS- 1 of 3

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Shri Samarjit Bhownick Son of Late Nani Gopal Bhowmick 1/42, Vivek Nagar, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADAPB9436C,Aadhaar No Not Provided, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 19/02/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 19/02/2020
2	Shri Dulal Chowdhury Son of Late Hiralal Chowdhury, Purbachal Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACRPC7176N,Aadhaar No Not Provided, Status :Individual, Executed by: Self , To be Admitted by: Self, Date of Execution: 19/02/2020	Individual	Executed by: Self , To be Admitted by: Self, Date of Execution: 19/02/2020

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	R S Construction 210, Garfa Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 , PAN No.:: ERYPS3339M,Aadhaar No Not Provided, Status :Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Miss Kriti Safui Daughter of Late Rana Safui 101/3, Garfa Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ERYPS3339M,Aadhaar No Not Provided	R S Construction (as partners)
2	Miss Reeti Safui (Presentant) Daughter of Late Rana Safui 101/3, Garfa Main Road, P.O:- Haltu, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700078 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: JKLPS3714P,Aadhaar No Not Provided	R S Construction (as partners)

Identifier Details :

Name & address
Mr Alok Safui Son of Mr Sanat Safui A P Court, P.O:- Alipore, P.S:- Alipore, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Shri Samarjit Bhownick, Shri Dulal Chowdhury, Miss Kriti Safui, Miss Reeti Safui



Query No: 1604-1-000321490 of 2020. Printed
On : Feb 19 2020 3:05PM. Generated from
Registration office

AS- 2 of 3

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Shri Samarjit Bhownick	R S Construction-10 3125 Dec
2	Shri Dulal Chowdhury	R S Construction-10 3125 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Shri Samarjit Bhownick	R S Construction-100.00000000 Sq Ft
2	Shri Dulal Chowdhury	R S Construction-100.00000000 Sq Ft

Note:


1. If the given information are found incorrect, then the assessment made stands invalid.
2. Query is valid for 30 days (i.e. upto 20-03-2020) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 20-03-2020)
3. Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.
4. e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.
5. e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.
6. Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.
7. Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/sho has to submit a declaration in form no. 60 together with all particulars as required
8. Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.
9. Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.



Query No: 1604-1-000321490 of 2020, Printed
On Feb 19 2020 3:05PM, Generated from
Registration office

AS- 3 of 3




District Sub-Registrar-IV
Alipore, South 24-PGs.

19 FEB 2020