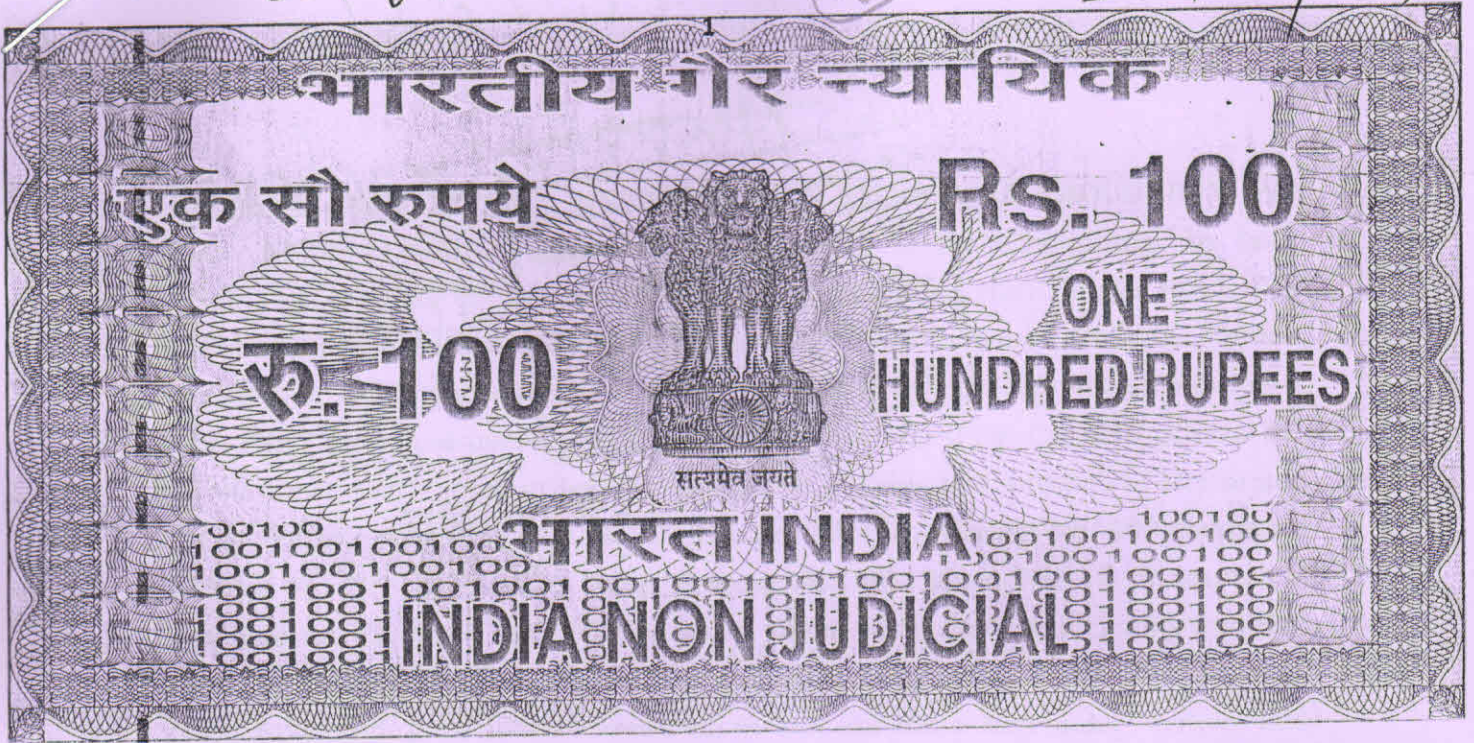


5046/19

16

I-4821/2019



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

AC 548301

23/11/19  
13.10  
248080/19  
5-1-248080/19

DEVELOPMENT POWER OF ATTORNEY

Witnessed that the development in original is registered. The signature shall and endorsement shown placed in the document as the part of the development.

27 NOV 2019

JBS DEVELOPERS  
Partner

Samir Kumar Roy



**KNOW ALL MEN BY THIS PRESENTS**, that I **SMT. SIKHA CHOUDHURY (PAN NO.:- AVYPN1123A)**, daughter of Sri Dharendra Kumar Choudhury, by faith-Hindu, by occupation- Housewife, residing at 61, Priya Nath Midya Road, Post Office and Police Station- Belghoria, District- North 24 Parganas, Kolkata- 700056, herein after called and referred to as the OWNER is the soic and absolute owner of **ALL THAT** piece and parcel of land measuring about 05 (Five) Cottah 7 (Chittacks), be the same a little more or less, being Plot No. 5, lying and situated at Mouza and Police Station- Belghoria, J.L. No. 3, R.S. No. 17, C.S. Khatian No. 308 comprised in Dag No. 3272 and 3275 being Holding No. 391, Ward No. 19 in respect of premises no. 22, Priya Nath Midya Road, within Kamarhati Municipality and Sub Registry Office- Cossipore, Dum-Dum within the District of North 24 Parganas, more fully and particularly described in the schedule hereunder written and hereafter referred to as the said premises is free from all encumbrances and charges.

**AND WHEREAS** I being the owner entered into a registered Development Agreement with **JBS DEVELOPERS (PAN No.: AAOFJ1911D)**, a partnership firm, having its office at D/3, Lake View Park, Kolkata- 700108, having and represented by one of the partner namely **I.SRI. SAMIR KR. ROY (PAN No.: AGJPR8408C)** son of Sri Sunil Kumar Roy, by faith- Hindu, by occupation- business, Nationality- Indian, of D/3 Lake View Park, P.S. Baranagar, P.O. I.S.I, Bonhoogly, Kolkata- 700108 , the Developer for construction" of a multistoried building on the aforesaid land on dated 27-11-2019 and the said document was duly registered in the office of the A.D.S.R Belghosia and recorded in Book No. 1, CD Volume No..... from pages.....to.....~~4819~~ being no. 4819 for the year, 2019.

**AND WHEREAS** due to my business and other reasons I could not look after and maintain Development work in the above mentioned landed property, so I do hereby nominate, constitute and appoint **I. SPJ. SAMIR KR. ROY**, son of Sri Sunil Kumar Roy, by faith- Hindu, by occupation- business, Nationality-Indian, of D/3 Lake View Park, P.S. Baranagar, P.O. I.S.I, Bonhoogly, Kolkata- 700108, one of the

JBS DEVELOPERS  
  
 Partner

partner of the said **JBS DEVELOPERS**, a partnership firm, having its office at D/3, Lake-View Park, Kolkata- 700108, is to be my true and lawful **ATTORNEYS** for myself to do and execute and perform of the following acts, deeds matters, and things to hereunder in respect of the "**SAID PROPERTY**".

1. To look after, manage, maintain, control, supervise and develop my "**SAID PREMISES**", which is morefully and particularly mentioned in the Schedule hereinbelow, on my behalf.
2. To call at as and when necessary, all offices of the Government, the Kamarhati Municipality and other authorities in connection with the "**SAID PREMISES**" and to sign all applications, affidavits forms, papers and all other documents to be submitted for the said purpose as my said Attorneys shall at their absolute discretion think fit and proper on my behalf.
3. To appear for and represent me in all Courts, Civil or Criminal or Revenue including Labour Tribunals as also Original Revisional or appellate Courts, in any Registration offices and to sign, execute, verify and file plaints, written statements and petitions and also to present appeals in any Court and to accept services of all summons, registered letters, notices and other process of law relating to or concerning the "**SAID PREMISES**" on my behalf.
4. To appoint, engage, pleaders, advocates or solicitors on my behalf whenever my said attorneys shall think proper to do so and to discharge and/or terminate his, her or their appointment,
5. To compromise, compound or withdraw cases or be non-suited or to refer to arbitration all disputes and differences arising out of the "**SAID PREMISES**" on my behalf.

JBS DEVELOPERS  
*Samir Kumar Roy*  
Partner



6. To withdraw and receive documents or money from any Court and/or offices on my behalf,
  
7. My Attorneys will be entitled to sell in respect of **Developer's allocation i.e** All flats, Commercial spaces & garage spaces along with proportionate share of impartible land and use the common amenities situated and lying at being Holding No. 391, Ward No. 19 in respect of premises no. 22, Priya Nath Middya Road, Kolkata - 700056, P. S. - Belghoria, District - North 24 Parganas, (hereinafter referred to as the "**SAID PROPERTY**"), except the owner's allocation fully mentioned in the Schedule- B in the above mentioned Development Agreement dated...27.11.2019,
  
8. To sign and execute all agreement for sale to the prospective buyers and/or purchasers of the Developer's Allocation's only in respect of the "**SAID PROPERTY**" or part thereof on my behalf as my authorized agent as also shall be entitled to receive the earnest money and/or Part payment of the consideration money or full consideration money from such prospective buyers and/or purchasers of the "**SAID PROPERTY**".
  
9. To receive from the intending purchaser or purchasers any earnest money and/or advance or advances and also the balance of purchase money, and to give good, valid receipt and discharge for the same which will protect the purchaser or purchasers on my behalf in respect of the Developer Allocation.
  
10. Upon such receipt as aforesaid in my name and as my act and deed to sign, execute and deliver any conveyance and conveyances of the "**SAID PROPERTY**" in favour of the said purchaser or purchasers or his/her/their nominee or nominee's assignee or assignees on my behalf.

JBS DEVELOPERS  
*Samin Kumar Roy*  
Partner

11. To sign and execute all other deeds, instruments and assurances in respect of the Developer's Allocation which they will consider necessary and to enter in to and/or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as I could do myself, if personally present, in connection with "SAID PROPERTY".
12. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the Sub-Registrar, District-Registrar and Registrar of Assurances and to do all acts, deeds and things which my said attorneys shall consider necessary for conveying the Developer's Allocation of the "SAID PROPERTY" to the said purchaser or purchasers as fully and effectually in all respects as I could do the same myself.
13. This power of Attorney shall remain strictly restricted only with regard to the Developer's Allocation of the "SAID PREMISES". Be it noted that this power of Attorney is being granted in favour of the said attorneys without any consideration and no interest or right of the attorney is created of the properties which is the subject matter of this Power of Attorney,

**THE SCHEDULE ABOVE REFERRED TO**

**(Description of the Property)**

**ALL THAT** piece and parcel of land measuring about 05 (Five) Cottah 7 (Chittacks), be the same a little more or less, being Plot No. 5, lying and situated at Mouza and Police Station- Belghoria, J.L. No. 3, R.S. No. 17, C.S. Khatian No. 308 comprised in Dag No. 3272 and 3275 being Holding No. 391, Ward No. 19 in respect of premises no. 22, Priya Nath Middy Road, within Kamarhati Municipality and Sub Registry Office- Cossipore, Dum-Dum, <sup>Presently Belghoria.</sup> within the District of North 24 Parganas, together with rights of easements facilities and amenities annexed thereto, which is butted and bounded as follows:

Sikha Choudhury

JBS DEVELOPERS  
*Samin Kumar Ray*  
 Partner



- ON THE NORTH** :- by the Plot No. 7 owner Sri D.P. Banerjee.
- ON THE SOUTH** :- 6' Ft. wide common passage and C.S. Dag No. 3274.
- ON THE EAST** :- by the Plot No. 3 owner Sri Sunil Bhattacharyya and 6' Ft.  
wide common passage
- ON THE WEST** :- 10' Ft. wide common passage.

**IN WITNESS WHEREOF** the **PARTIES** have put their respective signature on the day, month and year first above written. Executed on 27.11.2019.

**SIGNED SEALED & DELIVERED** by the

**PARTIES** at Kolkata in the Presence of:-

**WITNESSES:**

1. *Bishnu Kanta Choudhury*  
61, Prigya Nalk Midhyan Rd.  
Belghoria Kol-700056

*Sikha Choudhury*

Signature of the **PRINCIPAL**

2. *Pranay Kumar Das*  
Michael. Berafi  
KOL-57

We hereby accept the Power of Attorney

*Samin Kumar Roy*

Signature of the **DEVELOPER**

**Drafted by and Prepared**

**in the Office of:-**

*Asisita San Choudhury*  
**ADVOCATE.**

**HIGH COURT CALCUTTA**

**WB 1941/2011**

## Major Information of the Deed

Deed No :	I-1526-04821/2019	Date of Registration	27/11/2019
Query No / Year	1526-1000248080/2019	Office where deed is registered	
Query Date	27/11/2019 1:01:04 PM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Pranoy Kumar Das Thana : Airport, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9330161092, Status : Solicitor firm		
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. 3/-	Rs. 66,45,002/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 21/- (Article:E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152604819/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: Priyanath Midya street, Mouza: Belghoria, Premises No: 22, , Ward No: 19, Holding No:391 Pin Code : 700056

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-3272	LR-308	Bastu	Bastu	3 Katha	1/-	36,00,001/-	Width of Approach Road: 10 Ft., , Project Name :
L2	LR-3275	LR-308	Bastu	Bastu	2 Katha 7 Chatak	1/-	29,25,001/-	Width of Approach Road: 10 Ft., , Project Name :
		<b>TOTAL :</b>			<b>8.9719Dec</b>	<b>2 /-</b>	<b>65,25,002 /-</b>	
		<b>Grand Total :</b>			<b>8.9719Dec</b>	<b>2 /-</b>	<b>65,25,002 /-</b>	




### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	400 Sq Ft.	1/-	1,20,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 400 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>400 sq ft</b>	<b>1 /-</b>	<b>1,20,000 /-</b>	

JBS DEVELOPERS  
  
 Partner






**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Smt Sikha Choudhury</b> Daugther of Mr Dharendra Kumar Choudhury Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office	 <small>27/11/2019</small>	 <small>LTI 27/11/2019</small>	 <small>27/11/2019</small>
61 Priya Nath Midya Road, P.O:- Belgharia, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AVYPN1123A,Aadhaar No Not Provided, Status :Individual, Executed by: Self, Date of Execution: 27/11/2019 , Admitted by: Self, Date of Admission: 27/11/2019 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	<b>Jbs Developers</b> D/3 Lake View Park, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 , PAN No.:: AAOFJ1911D,Aadhaar No Not Provided, Status :Organization, Executed by: Representative			




**Representative Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Shri Samir Kumar Roy (Presentant)</b> Son of Shri Sunil Kumar Roy Date of Execution - 27/11/2019, , Admitted by: Self, Date of Admission: 27/11/2019, Place of Admission of Execution: Office	 <small>Nov 27 2019 1:21PM</small>	 <small>LTI 27/11/2019</small>	 <small>27/11/2019</small>
D/3 Lake View Park, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGJPR8408C,Aadhaar No Not Provided Status : Representative, Representative of : Jbs Developers (as partner)				

JBS DEVELOPERS  
*Samir Kumar Roy*  
 Partner



**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pranoy Kumar Das</b> Son of Late G Das Nilachal, P.O:- Birati, P.S:- Airport, District:-North 24-Parganas, West Bengal, India, PIN - 700051			
	27/11/2019	27/11/2019	27/11/2019

Identifier Of Smt Sikha Choudhury, Shri Samir Kumar Roy

Transfer of property for L1		
SI.No	From	To. with area (Name-Area)
1	Smt Sikha Choudhury	Jbs Developers-4.95 Dec
Transfer of property for L2		
SI.No	From	To. with area (Name-Area)
1	Smt Sikha Choudhury	Jbs Developers-4.02187 Dec
Transfer of property for S1		
SI.No	From	To. with area (Name-Area)
1	Smt Sikha Choudhury	Jbs Developers-400.00000000 Sq Ft

**Endorsement For Deed Number : I - 152604821 / 2019****On 27-11-2019****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 13:14 hrs on 27-11-2019, at the Office of the A.D.S.R. Belghoria by Shri Samir Kumar Roy .

**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 66,45,002/-

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

Execution is admitted on 27/11/2019 by Smt Sikha Choudhury, Daughter of Mr Dharendra Kumar Choudhury, 61 Priya Nath Midya Road, P.O: Belgharia, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife

Indetified by Mr Pranoy Kumar Das, , , Son of Late G Das, Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

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

Execution is admitted on 27-11-2019 by Shri Samir Kumar Roy, partner, Jbs Developers, D/3 Lake View Park, P.O:- I S I, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108

Indetified by Mr Pranoy Kumar Das, , , Son of Late G Das, Nilachal, P.O: Birati, Thana: Airport, , North 24-Parganas, WEST BENGAL, India, PIN - 700051, by caste Hindu, by profession Business

JBS DEVELOPERS  
  
 Partner

**Payment of Fees**

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

**Payment of Stamp Duty**

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-  
Description of Stamp

1. Stamp: Type: Impressed, Serial no 142081, Amount: Rs.100/-, Date of Purchase: 25/11/2019, Vendor name: S Chatterjee



**Saikat Patra**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

JBS DEVELOPERS  
*Samir Kumar Roy*  
Partner



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2019, Page from 159241 to 159259  
being No 152604821 for the year 2019.



Digitally signed by SAIKAT PATRA  
Date: 2019.11.27 17:41:27 +05:30  
Reason: Digital Signing of Deed.

*Saikat Patra*

(Saikat Patra) 27-11-2019 17:40:45  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

(This document is digitally signed.)