



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

X 640116

admitted to registration. The  
signature sheet / sheets & the  
endorsement sheet / sheets  
attached to this document  
are the part of this document

Additional District Sub-Registrar  
Sodepur, North 24 Parganas

04 JAN 2017

## DEVELOPMENT POWER OF ATTORNEY

(after Registration of Development Agreement)

KNOW ALL MEN BY THESE PRESENTS that (1) SRI SAMIR GANGULY (PAN- BNHPG0355D), son of Late Gopal Chandra Ganguly, by Faith- Hindu, by Occupation- Business and (2) SRI SUNIL GANGOPADHYAY ALIAS SUNIL GANGULY (PAN- ANQPG7113D), son of Late Gopal Chandra Ganguly, by Faith- Hindu, by Occupation- Business, both by Nationality- Indian, both are residing

Contd...P-2.

NO. 5381. VALUE 1001.  
Date 28.12.2016.  
Sold to Sussie Gansbury,  
Address Wotumfordally, Agartala.  
Vendor P. S. Ghosh, Kal-103.

Sealdah Civil Court  
(ALOKA MUKHERJEE)



*[Faint, illegible text, possibly a stamp or official notice]*

*[Faint, illegible text]*

04 JAN 2017



Additional District Sub-Registrar  
Sodepur, North 24-Parganas

04 JAN 2017

Identifier

~~Sona Dey  
S/o Lt. Parimal Chandra Dey  
by occupation - Service,  
Subhas Nagar (Jugni Pala)  
Sodepur, Kolkata - 700110.  
Dist. North 24 Parganas.~~

Mdun ab  
Rahere



at Ushumpur Pally, P.O. Agarpara, P.S. Ghola, Dist. North 24 Parganas, Kolkata-700109, doth hereby state as follows :-

**WHEREAS** we entered into a Registered Development Agreement on 04.01.2017 executing by ourselves as the **LAND OWNERS** of the **ONE PART**, with **M/S. BASU CONSTRUCTION** having its office at 174, Rabindra Nagar, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, represented by its Proprietor **SMT. CHHABI BASU**, wife of Sri Subhamoy Basu, by Faith- Hindu, by Occupation- Business (**PAN- AIXPB6756F**, residing at 174, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, as the **DEVELOPER** of the **SECOND PART**. We have agreed to develop the said property morefully and particularly described in the First Schedule- A & B of the said registered Development Agreement dated 04.01.2017 upon the term and conditions contained in the aforesaid Development Agreement, duly registered at A.D.S.R.O. Sodepur, North 24 Parganas on 04.01.2017 and recorded in Book No. 1, being Deed No. 00040 - \_\_\_\_\_, for the year 2016.

**AND WHEREAS** as per the said agreement dated 04.01.2017 we have agreed to give a power of attorney in favour of the Developer as it may direct to enable it to get the necessary building plan sanctioned by the Panihati Municipal Authority and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

**NOW KNOW YE AND THESE PRESENTS WITNESS** that we, the Land Owners herein doth hereby nominate, constitute and appoint **SMT. CHHABI BASU**, wife of Subhamoy Basu, by Faith- Hindu, by Occupation- Business, residing at 174, Bonhooghly Govt. Colony, Post Office- Alambazar, Police Station- Baranagar, Dist. North 24 Parganas, Kolkata - 700108, Proprietor of **M/S. BASU CONSTRUCTION** having its office at 174, Rabindra Nagar, Bonhooghly Govt. Colony, P. O. Alambazar, P. S. Baranagar, Dist. North 24 Parganas, Kolkata - 700108, to be my true and lawful **ATTORNEY** to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.



1. To prepare plans for development of the said property described in the schedule hereunder written and to submit the same to the concerned authorities for obtaining approval of the same. ✓
2. To supervise the development work and to carry out and/or to get carried out through contractors, Architects and Surveyors as may be required by the said Attorney, construction of the proposed building on the said property in accordance with the plans and specifications sanctioned by the appropriate authorities. ✓
3. To carry on correspondence with and represent me before all concerned authorities in connection with the development of the said portion of the property. ✓
4. To pay various deposits to the municipality, corporation and other concerned authorities as may be necessary for the propose of carrying out the development work on the said property and construction of the structures thereon and to claim refund of such deposits paid by our said attorney and to give valid and effectual receipts in ourselves in connection with the refund of such deposits. ✓
5. To approach different authorities and office for the purpose of obtaining various permission and other service connections including water and Electricity for carrying out and completing the Development of the said property and construction of building thereon. ✓
6. To apply from time to time for modification of the building plans in respect of the building to be constructed on the said portion of the property. ✓
7. To make affidavit in our names and on ourselves before the Notary Public. ✓
8. To appear the Government Department as also the Municipality and B.L. & L.R.O. and all concerned authorities for the purpose of obtaining necessary "No-Objection Certificate" and/or permission and/or sanction in

regard to the carrying out construction of the said building and completion thereof.

9. To do all acts, deeds, matters and things in respect of the said property for the purpose of construction and completion of the building on the said plot of land, which is morefully described in the schedule hereunder written.

10. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats to be constructed and to receive consideration from the intending purchaser/purchasers thereof and to give proper and lawful discharge for the same **SAVE AND EXCEPT** the owner allocations stated in the Development Agreement dated 04-01-2017

11. To take all necessary steps for the registration of a Housing Society of the future flat owners and for that purpose to sign and execute all necessary applications, papers and writings and represent before the appropriate authority as and when required to do so.

12. To issue letters and writings and/or undertakings as may be required from time to time by the local Municipal Authority and/or other concerned authorities for the purpose of carrying out the development work in respect of the said property as also in respect of construction work of buildings thereon.

13. To sign and execute Agreement for Sale, Sale Deed or any other deed or deeds in respect of our under mentioned schedule of property **Save and Except** the owner's allocation as stated in the Registered Development Agreement dated 04-01-2017 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalf.

14. To appear and to act in any court or any Govt. Departments or Local Municipality and to sign, execute, verify and file Plaints, Written Statements



and Petitions, Appeals, Revision and Review Petitions and accept services of all summons, notices and other process of law and to engaged Pleaders, Advocates, Solicitors and to discharge or terminate their appointments.

15. To appear and to present the Agreement for Sale, Deed of Sale or any other deed or deeds for registration and admit, execution before the Additional District Sub-Registrar, Sodepur or North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurance, Kolkata or any other authority having jurisdiction for to have the said deed or deeds registered and to do all acts, deeds and things which our said attorney shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as we could do the same ourselves **Save and Except** the owner's allocation as stated in the Registered Development Agreement dated 04.01.2017.

16. To appear for us and on our behalf in all courts of Civil and/or Criminal and to sign, execute verify present and file all Application, Complaint, Petition, Written Statement, Vakalatnama or any other documents expedient of necessary in the opinion of the said Attorney or be made signed, executed, verified presented or filed and to receive back such documents.

17. To appoint pleaders, solicitors, advocate to appear and in any court or any Govt. Departments or local Municipality and to revoke such appointments and to substitute any others in their place and stead.

18. **GENERALLY TO DO AND PERFORM** all acts, deeds, matters and things necessary and covenant for all or any of the purposes aforesaid and for giving full effect to the authorities herein before contained as fully and effectually as we could do.

Additional District Registrar  
North 24 Parganas

19. **AND WE HEREBY AGREE** to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents **AND WE HEREBY DECLARE** that we shall enforce this power of attorney within contractual period or its mutually extended period of time.

20. And we hereby declare that the powers and authorities hereby granted and irrevocable title the said property is fully and properly developed as per the agreement dated 04-01-2017 made between the Owners and Developer.

**SCHEDULE ABOVE REFERRED TO :**  
**(Description of the property)**

(A) **ALL THAT** piece and parcel of a plot of **BASTU** Land measuring **more or less 1 (one) cottah 10 (ten) chittacks 3 (three) sqft.** TOGETHERWITH all easement rights appertaining thereto, lying and situated at Dist. North 24 Parganas, P.S. Ghola, A.D.S.R.O. Sodepur, **Mouza- Osmanpur**, J.L. No.13, R.S. No. 42, E.P. No. 3, S.P. No. 18, comprised and contained in **C.S. & R.S. Dag No. 639 (P)** and corresponding **L.R. Dag No. 1422**, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 264 of **R.K.P.Deb Road**, under Ward No. 26, which is butted and bounded as under:

<b>ON THE NORTH</b>	:	House of Sri Anil Sarkar & another.
<b>ON THE SOUTH</b>	:	House of Lt. Jiban Guha.
<b>ON THE EAST</b>	:	16 feet wide R.K.P.Deb Road.
<b>ON THE WEST</b>	:	House of Land Owners.

(B) **ALL THAT** piece and parcel of a plot of **BASTU** Land measuring **more or less 2 (two) cottahs 7 (seven) chittacks 8 (eight) sqft.** TOGETHERWITH **more or less 300 sqft. tile shed structure** standing thereon, appertaining to Dist. North 24 Parganas, P.S. Ghola, A.D.S.R.O. Sodepur, **MOUZA- OSMANPUR**, J.L. 13, being E.P. No. 3A, S.P. No. 18/1, comprised and contained in **C.S. & R.S. Dag No. 639 (P)** and corresponding **L.R. Dag No. 1422**, within the jurisdiction of Panihati Municipality, being Municipal Holding No. 265 of **R.K.P.Deb Road**, under Ward No. 26, which is butted and bounded as under:

<b>ON THE NORTH</b>	:	6 feet wide colony road.
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**ON THE SOUTH** : E.P.No. 4.  
**ON THE EAST** : House of Sri Anil Sarker & another and E.P. No. 3.  
**ON THE WEST** : Pond.

Total Land area measuring more or less 4 (four) Cottahs 1 (one) Chittack 11 (eleven) Sqft. togetherwith more or less 300 sqft. tite shed standing thereon.

IN WITNESSES WHEREOF, we have hereunto put our respective hands and seals on 04<sup>th</sup> day of January 2017.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF :



Signature of the Executants.

Witnesses :

1. Subhamy Bony  
134/1 Rabindranagar  
Cal - 700/08

2. Sona Dey ③ Mulu Kel  
Subhas Nagar Rahare  
Sodepur,  
Kolkata - 700/10.

BASU CONSTRUCTION  
Chhabi Basu  
Proprietor

Drafted and prepared by :

Rumki Dey  
(RUMKI DEY) Advocate,  
Ushampur Sadhur Bagan,  
Agarpara, Kolkata- 109.  
Enrolment No.F/773/645/2012

Typed by :

Amal Kumar Dey  
(Amal Kumar Dey)







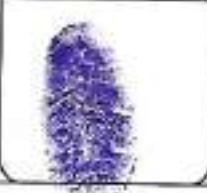



Subhash Nagar, Sodepur,  
Kolkata-110.



# SPECIMEN FORM FOR TEN FINGER PRINTS

1. NAME \_\_\_\_\_











Signature :- *Samir Jambhary*

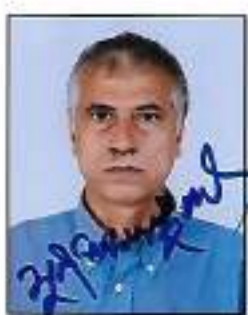
LITTLE	RING	MIDDLE	FOUR	THUM
				
Left Hand				
THUM	FOUR	MIDDLE	RING	LITTLE
				
Right Hand				



2. NAME \_\_\_\_\_











Signature :- *Pratik Jambhary*

LITTLE	RING	MIDDLE	FOUR	THUM
				
Left Hand				
THUM	FOUR	MIDDLE	RING	LITTLE
				
Right Hand				



3. NAME \_\_\_\_\_

Signature :- *Chhabi Basu*

LITTLE	RING	MIDDLE	FOUR	THUM
				
Left Hand				
THUM	FOUR	MIDDLE	RING	LITTLE
				
Right Hand				



### Major Information of the Deed

Deed No :	I-1524-00049/2017	Date of Registration	04/01/2017
Que. / No / Year	1524-1000003504/2017	Office where deed is registered	
Query Date	04/01/2017 1:06:08 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sukumar Sil Sealdah Civil Court, Thana : Entaly, District : Kolkata, WEST BENGAL, Mobile No. : 9830291553, 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. 20,00,000/-	Rs. 33,01,252/-		
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]- 152400042/2017 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: R.K.P.Deb Road, Mouza: Ochhmanpur

Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1422		Bastu	Bastu	4 Katha 1 Chatak 11 Sq Ft	19,50,000/-	32,11,252/-	Width of Approach Road: 16 Ft., Adjacent to Metal Road,
<b>Grand Total :</b>					<b>6.7283Dec</b>	<b>19,50,000 /-</b>	<b>32,11,252 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	300 Sq Ft.	50,000/-	90,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 300 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>300 sq ft</b>	<b>50,000 /-</b>	<b>90,000 /-</b>	

### Principal Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Fingerprint	Signature
	<b>Mr Samir Ganguly</b> Son of Late Gopal Chandra Ganguly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office			
		04/01/2017	LTI 04/01/2017	04/01/2017



Ushumpur Pally, P.O:- Agarpura, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. BNHPG0355D, Status :Individual

2	Name	Photo	Fingerprint	Signature
	<b>Mr Sunil Ganguly, (Alias: Sunil Gangopadhyay)</b> Son of Late Gopal Chandra Ganguly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office			
		04/01/2017	LTI 04/01/2017	04/01/2017

Ushumpur Pally, P.O:- Agarpura, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANQPG7113D, Status :Individual

3	Name	Photo	Fingerprint	Signature
	<b>Mr Samir Ganhuly</b> Son of Late Gopal CH Gangly Executed by: Self, Date of Execution: 04/01/2017 , Admitted by: Self, Date of Admission: 04/01/2017 ,Place : Office			
		04/01/2017	LTI 04/01/2017	04/01/2017

Ushumpur Pallu, Agharpara, P.O:- Agharpara, P.S:- Ghola, District:-North 24-Parganas, West Bengal, India, PIN - 700109 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ANQPG7113D, Status :Individual

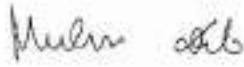
#### Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature
1	<b>Basu Construction</b> 174, Rabindra Nagar, Bonhoogly Govt Colony, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108 Status :Organization

#### Representative Details :

SI No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> <b>Mrs Chhabi Basu</b>                      Wife of Shri Subhamoy Basu                      Date of Execution - 04/01/2017, , Admitted by: Self, Date of Admission: 04/01/2017, Place of Admission of Execution: Office                 </td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td>04/01/2017</td> <td>LTI 04/01/2017</td> <td>04/01/2017</td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	<b>Mrs Chhabi Basu</b> Wife of Shri Subhamoy Basu Date of Execution - 04/01/2017, , Admitted by: Self, Date of Admission: 04/01/2017, Place of Admission of Execution: Office					04/01/2017	LTI 04/01/2017	04/01/2017
Name	Photo	Finger Print	Signature										
<b>Mrs Chhabi Basu</b> Wife of Shri Subhamoy Basu Date of Execution - 04/01/2017, , Admitted by: Self, Date of Admission: 04/01/2017, Place of Admission of Execution: Office													
	04/01/2017	LTI 04/01/2017	04/01/2017										
	174, Bonhoogly Govt Colony, P.O:- Alambazar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700108, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AIXPB6756F, Status: Representative, Representative of : Basu Construction												

**Identifier Details :**

Name & address	
Mr Madan Deb Son of Late M Deb Rahara P.O:- Rahara, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700118, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, Identifier Of Mr Samir Ganguly, Mr Sunil Ganguly, Mrs Chhabi Basu, Mr Samir Ganhuly	
	04/01/2017

**Transfer of property for L1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Ganguly	Basu Construction-3.36417 Dec
2	Mr Sunil Ganguly	Basu Construction-3.36417 Dec

**Transfer of property for S1**

Sl.No	From	To. with area (Name-Area)
1	Mr Samir Ganguly	Basu Construction-150 Sq Ft
2	Mr Sunil Ganguly	Basu Construction-150 Sq Ft

**Endorsement For Deed Number : I - 152400049 / 2017**

On 04-01-2017

**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 13:39 hrs on 04-01-2017, at the Office of the A.D.S.R. SODEPUR by Mr Samir Ganguly one of the Executants.

**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 33,01,252/-

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

Execution is admitted on 04/01/2017 by 1. Mr Samir Ganguly, Son of Late Gopal Chandra Ganguly, Ushumpur Pally, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 2. Mr Sunil Ganguly, Alias Sunil Gangopadhyay, Son of Late Gopal Chandra Ganguly, Ushumpur Pally, P.O: Agarpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business, 3. Mr Samir Ganhuly, Son of Late Gopal CH Gangly, Ushumpur Pailu, Agharpara, P.O: Agharpara, Thana: Ghola, , North 24-Parganas, WEST BENGAL, India, PIN - 700109, by caste Hindu, by Profession Business

Indetified by Mr Madan Deb, , Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by Profession Business

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

Execution is admitted on 04-01-2017 by Mrs Chhabi Basu





Indefied by Mr Madan Deb, , Son of Late M Deb, Rahara, P.O: Rahara, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN - 700118, by caste Hindu, by profession Business

#### Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- ( E = Rs 21/- ) and Registration Fees paid ~y 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 5381, Amount: Rs.100/-, Date of Purchase: 28/12/2016, Vendor name: A Mukherjee

*Maitreyee Ghosh*

**Maitreyee Ghosh**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. SODEPUR**  
**North 24-Parganas, West Bengal**

09/01/2017 Query No:-15241000003504 / 2017 Deed No :I - 152400049 / 2017, Document is digitally signed.

Page 14 of 15



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2017, Page from 2840 to 2854  
being No 152400049 for the year 2017.



Digitally signed by MAITREYEE GHOSH  
Date: 2017.01.09 15:59:16 +05:30  
Reason: Digital Signing of Deed.

*Maitreyee Ghosh.*

(Maitreyee Ghosh) 09/01/2017 15:59:14  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. SODEPUR  
West Bengal.

(This document is digitally signed.)

