

6646

I-06370/2017



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

Y 778375

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

original

Additional District Sub-Registrar
Sodepur, North 24 Parganas
07 DEC 2017

DEVELOPMENT GENERAL POWER OF ATTORNEY AFTER
REGISTERED DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that We, 1. SRI NILRATAN BANERJEE (PAN : BDWPB7482B), 2. SRI SWAPAN KUMAR BANERJEE (PAN: ADRPB2465J), 3. SRI TAPAN KUMAR BANERJEE (PAN : ADQPB4746F), All Son of Late Bhagabati Charan Banerjee, All by Occupation Retired, All by Faith Hindu, All by Nationality Indian, All Residing at Holding No.73, 80 and 81, H.B.Town Road No.4, Scheme Plot No.152, P.O.Sodepur, P.S. Khardah, District North 24 Parganas, Kolkata-700 110, do hereby SEND GREETINGS.

We are joint owner of **ALL THAT** piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq. ft. more or less together with one storied pucca Structure measuring about 800 sq ft little more or less(Cement flooring, 20 years old) standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.152, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.846 at present 846/2509 and 846/2510 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 62(old) 73, 80 and 81(New) of H.B.Town Road No.4, within the local limits of the Panihati Municipality. Ward No.31(new) 20(old), under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, with right to take electric line, tap water line, Gas line, Telephone line, drains etc connections through under and above common passage together with all sorts of easement rights and amenities attached hereto, as morefully and particularly described in the schedule hereunder written

AND WHEREAS as the owners are not getting any time due to personal problems desires to construct over property stated in the schedule hereunder given where the owners and their family can live under roof and the developer(**B U D D H A J I T REALITY** (PAN: AARFB5238Q), a Partnership firm having its office at 28/3, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036) by its authorized partner herein is a well established & reputed building contractor having practical knowledge & experience of construction of multi-storied building and sound financial position to build multi-storied building having self sufficient and/or self contained residential flats/apartments, as such the owner and the developer hereto have been mutually settled to build a multi storied building over the schedule property and enter into registered development agreement which registered at Additional District Sub Registrar, Sodepur and recorded in Book No. 1, Volume No.1524-2017. Being/ Deed no.152406363 - for the year 2017.

AND WHEREAS We are personally unable to attend day to day affairs of the old house and land as and when necessary for the purposes herein after mentioned, hence We do nominate, appoint and constitute **MR. AVIJIT SAHA** (PAN: CFIPS 8983R) Son of Sri Basudev Saha, by Faith Hindu, By

Handwritten notes:
K. D. Saha - Banerjee
Sudhanu Kumar Banerjee
Tapankumar Banerjee

Occupation Business, by Nationality Indian, Residing at 39, Joy Narayan Banerjee Lane, P.S. & P.O. Baranagar, Kolkata-700 036, as our true and lawful Attorney (hereinafter referred to as the said Attorney).

Our Said attorney shall do the following acts, deeds and things on our behalf and in our name, that is to say:-

1. To enter into the land and defend possession of the said property to manage and administer the said property and every part thereof.
2. To manage, control and supervise the said property belonging to us.
3. To prepare, sign, apply and execute all plan, papers and documents and represent me before the Panihati Municipal Authority, Building Deptt., Assessment Deptt., and Collection Deptt. Water Deptt, Drainage Deptt etc in connection with the aforesaid and below scheduled land and property at premises/ Holding No.73, 80 and 81 ,H.B.Town Road No.4, Scheme Plot No.152, P.O.Sodepur,P.S. Khardah,District North 24, Parganas,Kolkata- 700 110.
4. To submit or deposit necessary fees or charges to the Panihati Municipality,C.E.S.C., Fire Brigade authorities, police authorities, competent authorities, under Urban Land (ceiling & Regulation) Act 1976, and other competent authorities having jurisdiction over the said property as required for securing any permit, certificate, consent, licence or all claims as may be deemed fit by our said Attorney.
5. To negotiate on all terms and to agree to and enter into and conclude any agreement or agreements for transfer and conveyance deed viz. sale in respect of the said Developer's allocation property which is more fully and particularly described in the Third Schedule Registered Development Agreement, to any person/transferee at such price which said Attorney in their absolute discretion thinks proper and/or to cancel or repudiate the same.
6. To receive from such intending person/transferee any earnest money and/or advance or advances and also balance of purchase money and to give good, valid receipt and discharge for the same which will protect the transferee from Developer's Allocation.

7. To present any such conveyance or conveyances for registration to admit execute and receipt or consideration before the Registration Authority for and to have the said conveyance registered and to do all act, deeds, and things which our said attorney shall consider necessary for conveying the said property to the said purchaser or purchasers as fully and effectually in all respects which We could do ourselves.
8. To give possession of the said property to the purchaser or purchasers by handing over vacant possession and execute possession certificate in favour of the purchaser or purchasers.
9. Upon such receipt as aforesaid in our names and as our act and deed to sign execute and deliver any conveyance or conveyances of the said immovable property in favour of such transferee or his/her nominee or assignee.
10. To sign and execute all other deeds/instruments and assurances before registering Authority which our said attorney shall consider necessary and to enter into and/or agree to such covenant and condition as may be required fully and effectually conveying the said property (Developer's Allocation only) as we could do if personally present.
11. To appear before Notary Public, Registrar of Assurances, District Registrar and Sub-Registrar of Assurances, Magistrate and other Offices Authority/ies having jurisdiction over the property and to acknowledge and present for registration except owner's Allocation which is more fully and particularly described in the Second Schedule Registered Development Agreement before Registrar/Assurances and do and perform all deeds, documents, instruments and writings, executed or signed by our Attorney on our behalf in respect of the said property or part of it by virtue of these Power herein conferred upon and received consideration money as more fully and effectually in all respect we could do the same ourselves.
12. To institute any suit and/or proceeding, prosecute enforce or resist any suit or other action or proceeding, appeal in any court having jurisdiction over the said property in its Civil, Criminal, Revenue or before Tribunal or Arbitration, Income Tax whether be and on our behalf against us for that

our said Attorney is also empowered and/or authorised to execute Vakalatnama, sign, verify, plaints, written statements, petitions, applications affidavits and other pleadings or other that may be required for protecting our said property.

That this Power of Attorney is being granted in favour of the said Attorney who should hereby obtain or have Power to make Construction, Development work on the said property.

AND We do hereby agree to ratify and confirm all and whatever all act or acts our said Attorney shall lawfully do execute or perform or cause to be done executed or performed in connection with the transfer of the said property under and by virtue of this deed notwithstanding no express power on that behalf is hereunder provided.

THE SCHEDULE ABOVE REFERRED TO

(Description of entire existing property)

ALL THAT piece and parcel of land meassuage tenement hereditaments and premises by measurement an area of 5 (Five) Cottahs 0 (Zero) Chittacks 0 (Zero) Sq. ft. more or less together with one storied pucca Structure measuring about 800 sq ft little more or less(Cement flooring, 20 years old) standing thereon lying and situate in Mouza - Sodepur, Touzi No.178, Sodepur Development Scheme Plot No.152, R.S. No.45 J.L. No. 8 comprised in R.S. Dag no.846 at present 846/2509 and 846/2510 under R.S. Khatian No.941, Police station - Khardah, District : North 24 Parganas, being Holding No. 62(old) 73, 80 and 81(New) of H.B.Town Road No.4, within the local limits of the Panihati Municipality, Ward No.31(new) 20(old), under A.D.S.R. Barrackpore now Sodepur and District Registrar Barasat, which is butted and bounded in the manner as follows :

ON THE NORTH : By House of Smt. Chaya Rani Chakraborty;
ON THE SOUTH : By House of Smt. Anila Bhattacharjee
ON THE EAST : H.B. Town Road No.,4 (On Road)
ON THE WEST : Scheme Plot No.144

IN WITNESS WHEREOF We, the executants hereto put our hand and seal
this 07th day of December, 2017 in present of Witnesses.

SIGNED AND DELIVERED

In the presence of :

1. *Asein Kumar Das*
Advocate.

1. *Milratun Banerjee*

2. *Suspan Kumar Banerjee*

3. *Tapan Kumar Banerjee*

2. *Buddhadeb Mukherjee*
6. old post office st
104-1

Drafted By.

EXECUTANTS

BUDDHAJIT REALITY

Anisat Saha
Partner

Signature of power of

Attorney holder.

Goutam Chakraborty

Goutam Chakraborty

Advocate

High Court, Calcutta.

WB/1415/1999

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

Name of the
Agents/Vendors/
Developers/
Presentants



					L. H.
Little		Middle (Left hand)	Fore	Thumb	
					R. H.
	Fore	Middle (Right Hand)	Ring	Little	



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













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

SPECIMEN FORM FOR TEN FINGER PRINTS(G.C)

Name of the
Contractors/Vendors/
Developers/
Presentants



 Little	 Ring	 Middle (Left hand)	 Fore	 Thumb	L
					H
 Thumb	 Fore	 Middle (Right Hand)	 Ring	 Little	R
					H
(Empty)	(Empty)	(Empty)	(Empty)	(Empty)	
(Empty)	(Empty)	(Empty)	(Empty)	(Empty)	
(Empty)	(Empty)	(Empty)	(Empty)	(Empty)	
(Empty)	(Empty)	(Empty)	(Empty)	(Empty)	

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADRPB2465J



नाम /NAME

SWAPAN KUMAR BANERJEE

पिता का नाम // FATHER'S NAME

BHAGAWATI CHARAN BANERJEE

जन्म तिथि /DATE OF BIRTH

03-08-1946

हस्ताक्षर /SIGNATURE

आयकर आगुत, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग
INCOME TAX DEPARTMENT

NILRATAN BANERJEE

BHAGABATICHARAN BANERJEE

10/07/1941

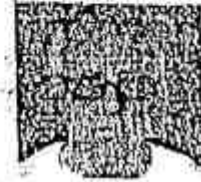
Permanent Account Number

BDWPB7482B

Nilratan Banerjee

Signature

भारत सरकार
GOVT. OF INDIA



12052011

इस कार्ड का भारत / पात्र पर कृपया सूचित करें / लौटायें

आयकर में इस कार्ड का उपयोग करें

जोसममालाज साफापर बनम

भारत टेलिफोन एक्सचेंज के पासदीक

बानेर, पुणे - 411 045

If this card is lost / someone's lost card is found,
please inform / return to:-

Income Tax PAN Services Unit, NSDL

3rd Floor, Sapphire Chambers,

Near Baner Telephone Exchange,

Baner, Pune - 411 045

Tel: 91 20 2721 8080 / 2721 8081

e-mail: info@nsdl.gov.in

स्थायी लेखा संख्या

/PERMANENT ACCOUNT NUMBER

ADQPB4746F



नाम /NAME

TAPAN KUMAR BANERJEE

पिता का नाम /FATHER'S NAME

BHAGABATI CHARAN BANERJEE

जन्म तिथि /DATE OF BIRTH

02-09-1950

हस्ताक्षर /SIGNATURE

CB Banerjee

आयकर आयुक्त, प.ब. - XI

COMMISSIONER OF INCOME-TAX, W.B. - XI

आयकर विभाग

INCOME TAX DEPARTMENT

AVIJIT SAHA

BASUDEV SAHA

20/07/1979

Permanent Account Number

CFIRS8983R

AVIJIT SAHA

Signature



भारत सरकार
GOVT. OF INDIA



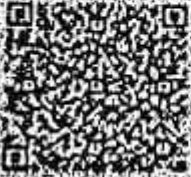
19072013

AVIJIT SAHA

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AARFB5238Q

नाम / Name
BUDDHAJIT REALITY

निगमन / अंशदायीता तिथि
Date of Incorporation / Formation
01/09/2016

16032017

Major Information of the Deed

Deed No./Year	I-1524-06370/2017	Date of Registration	07/12/2017
Deed No./Year	1524-1000402902/2017	Office where deed is registered	
Query Date	07/12/2017 12:19:18 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	G Chakraborty High Court, Thana : Hare Street, District : Kolkata, WEST BENGAL, Mobile No. : 9830291553, Status : Advocate		
Urban Section	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Sale Price/Value	Market Value		
Rs. 2/-	Rs. 1,06,04,998/-		
Stamp Duty 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]:- 152406363/2017 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip. (Urban area)		

Land Details :



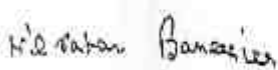
District: North 24-Parganas, P.S:- Khardaha, Municipality: PANIHATI, Road: H. B. Town No.05, Mouza: SODEPUR.
Holding No: 73 80 81, 73 80 81

Sch. No.	Plot Number	Khatian Number	Land Use Proposed	Land Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	RS-846/2509	RS-941	Bastu	Bastu	5 Katha	1/-	1,02,49,998/-	Property is on Road Adjacent to Metal Road.
Grand Total :					8.25Dec	1/-	102,49,998 /-	

Structure Details :




Sch. No.	Structure Details	Area of Structure	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
S1	On Land L1	800 Sq Ft.	1/-	5,55,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 800 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 20 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		800 sq ft	1/-	5,55,000 /-	

Principal Details :




Sr. No.	Name	Address	Photo	Finger print	Signature
1	Mr Nilratan Banerjee (Presentant) Son of Late Bhagabati Charan Banerjee Executed by: Self, Date of Execution: 07/12/2017 Admitted by: Self, Date of Admission: 07/12/2017, Place : Office				
			07/12/2017	LTI 07/12/2017	07/12/2017

12/12/2017 Query No:-15241000402902 / 2017 Deed No :- 152406370 / 2017, Document is digitally signed.
Query No: 1524-1-000402902 of 2017

73,80 And 81, H B Town Road No.4, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: BDWPB7482B, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017
 Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office

Name	Photo	Finger/Print	Signature
Mr Swapan Kumar Banerjee Son of Late Bhagabati Charan Banerjee Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office			 07/12/2017

73,80 And 81, H B Town Road No.4, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADRPB2465J, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017
 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office

Name	Photo	Finger/Print	Signature
Mr Tapan Kumar Banerjee Son of Late Bhagabati Charan Banerjee Executed by: Self, Date of Execution: 07/12/2017 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office			 07/12/2017



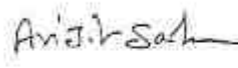
73,80 And 81, H B Town Road No.4, P.O:- Sodepore, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700110 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: ADQPB4746F, Status :Individual, Executed by: Self, Date of Execution: 07/12/2017
 , Admitted by: Self, Date of Admission: 07/12/2017 ,Place : Office

Attorney Details :


Sl. No.	Name	Address	Photo	Finger/Print	Signature
1	BUDDHAJIT REALITY	28/3, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036 , PAN No.:: AARFB5238Q, Status :Organization, Executed by: Representative			



Representative Details :

Name Address Photo Finger print and Signature			
Name	Photo	Finger Print	Signature
Mr Avijit Saha Son of Mr Basudeb Saha Date of Execution - 07/12/2017, , Admitted by: Self, Date of Admission: 07/12/2017, Place of Admission of Execution: Office			
	Dec 7 2017 12:53PM	LT 07/12/2017	07/12/2017
39, Joy Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN - 700036, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: CFIPS8983R Status : Representative, Representative of : BUDDHAJIT REALITY (as partner and attorney)			

Identifier Details :

Name & address	
Mr Goutam Chakraborty Son of Mr T P Chakraborty High Court, P.O:- G P O, P.S:- Hare Street, District:-Kolkata, West Bengal, India, PIN - 700001, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr Nilratan Banerjee, Mr Swapan Kumar Banerjee, Mr Tapan Kumar Banerjee, Mr Avijit Saha	07/12/2017
	

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Mr Nilratan Banerjee	BUDDHAJIT REALITY-2.75 Dec
2	Mr Swapan Kumar Banerjee	BUDDHAJIT REALITY-2.75 Dec
3	Mr Tapan Kumar Banerjee	BUDDHAJIT REALITY-2.75 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Mr Nilratan Banerjee	BUDDHAJIT REALITY-266.66666700 Sq Ft
2	Mr Swapan Kumar Banerjee	BUDDHAJIT REALITY-266.66666700 Sq Ft
3	Mr Tapan Kumar Banerjee	BUDDHAJIT REALITY-266.66666700 Sq Ft



Admissibility (Rule 43, W.B. Registration Rules, 1962)

Under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A. Article number
Stamp Act 1899.

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

Admitted for registration at 12:45 hrs on 07-12-2017, at the Office of the A.D.S.R. SODEPUR by Mr Nilratan
one of the Executants.

Ascertainment of Market Value (WB RUVI Rules of 2001)

Verified that the market value of this property which is the subject matter of the deed has been assessed at Rs
05,04,998/-

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

Execution is admitted on 07/12/2017 by 1. Mr Nilratan Banerjee, Son of Late Bhagabati Charan Banerjee, 73,80 An
81, H B Town Road No.4, P.O: Sodepore, Thana: Khardaha, , North 24-Parganas, WEST BENGAL, India, PIN -
700110, by caste Hindu, by Profession Retired Person, 2. Mr Swapan Kumar Banerjee, Son of Late Bhagabati
BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person, 3. Mr Tapan Kumar Banerjee, Son of
Late Bhagabati Charan Banerjee, 73,80 And 81, H B Town Road No.4, P.O: Sodepore, Thana: Khardaha, , North 24-
Parganas, WEST BENGAL, India, PIN - 700110, by caste Hindu, by Profession Retired Person
Indetified by Mr Goutam Chakraborty, , Son of Mr T P Chakraborty, High Court, P.O: G P O, Thana: Hare Street, ,
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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

Execution is admitted on 07-12-2017 by Mr Avijit Saha, partner and attorney, BUDDHAJIT REALTY, 28/3, Joy
Narayan Banerjee Lane, P.O:- Baranagar, P.S:- Baranagar, District:-North 24-Parganas, West Bengal, India, PIN -
700036

Indetified by Mr Goutam Chakraborty, , Son of Mr T P Chakraborty, High Court, P.O: G P O, Thana: Hare Street, ,
Kolkata, WEST BENGAL, India, PIN - 700001, by caste Hindu, by profession Advocate

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: Court Fees, Amount: Rs.10/-
2. Stamp: Type: Impressed, Serial no 59942, Amount: Rs.100/-, Date of Purchase: 07/11/2017, Vendor name: A K Maity

Maitreyee Ghosh

Maitreyee Ghosh

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



Category of Registration under section 60 and Rule 69.
Registered in Book - I
Volume number 1524-2017, Page from 185570 to 185590
being No 152406370 for the year 2017.



Digitally signed by Maitreyee Ghosh
Date: 2017.12.12 11:27:22 +05:30
Reason: Digital Signing of Deed.

Maitreyee Ghosh.

(Maitreyee Ghosh) 12-12-2017 11:25:46
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)