

00904/19

1-00802/19



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AB 555516

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

District Sub-Registrar-V
Alipore, South 24 Parganas

29 MAR 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS, I SRI KASHIPATI GANGULY Alias SRI PULAK GANGULY son of late Nirmal Kumar Ganguly by faith Hindu , by Nationality - Indian , residing at 13, Santoshpur East Road, Kolkata-700075, P.O. & P.S-Surveypark, SEND GREETINGS .

29/03/19
13:17pm
A-42348/19

6258 - 6 MAR 2019

NO.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)
SUBHANKAR DAS
STAMP VENDOR
Alipur Police Court, Kol-27

S. B. Ghosh
Advocate
Alipur Judge's Court
Kolkata-27

[Large handwritten signature]



Pankaj kr Chowdhury
S/O Suman kr Chowdhury
219/D Picnic Garden Road
KOL - 700 39

[Handwritten signature]
District Sub-Registrar-V
Alipore, South 24 Parganas

29 MAR 2019

WHEREAS I am the Owner of the land measuring 4 Cottahs more or less being K.M.C. premises No-1810,Nayabad,Kolkata-700099,and comprised in Dag No- 143, under Khatian No -93 of Mouza Nayabad , J.L. No -25 , Touzi No- 65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas(south) more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the said property.

AND WHEREAS I intend to develop the said property by raising and/or constructing a multi-storied building thereon,

AND WHEREAS for the development of the aforesaid property by raising and/or constructing a multi-storied building on the said land measuring 4 Cottahs more or less being K.M.C. premises No-1810,Nayabad ,Kolkata-700099,and comprised in Dag No -143, under Khatian No - 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas(south) according to the plan to be sanctioned by the Kolkata Municipal Corporation .I have entered into an Agreement on 29.3 .2019 with Sri Sravan Kumar Chowdhury, s/o Late Bahadur Chowdhury , by faith Hindu, by Nationality Indian , residing at 219, Picnic Garden Road , Kolkata-700039, P.O -Tiljala, P.S. -Kasba, under certain terms and condition laid down in the said Development Agreement dated 29.3.2019 and the said agreement was registered and recorded in Book No- 1, Being No-797/19 for the year 2019 in the office of D.S.R-V, at Alipore.

AND WHEREAS in terms of the said Agreement dated 29.3.2019. I required to appoint Attorney to represent me, to do all acts and things concerning the said Development Agreement in respect of the said property more fully and particularly described in the SCHEDULE hereunder written.

NOW KNOW YE BY THESE PRESENTS I the said Sri Kashipati Ganguly Alias Sri Pulak Ganguly son of late Nirmal Kumar Ganguly do hereby and hereunder nominate, appoint and constitute said Sri Sravan Kumar Chowdhury, s/o Late Bahadur Chowdhury ,as my true and lawful ATTORNEY for me, in my name and on my behalf to do execute all or any of the following Acts, Deeds and things that is to say

1. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building Plan/s by the Kolkata Municipal Corporation in respect of the said property mentioned in the SCHEDULE hereunder and to appear and represent me before the Kolkata Municipal Corporation and all authorities viz. Building Department, Assessment Department, Collector, Water, Drainage, Assessment Department, or of any other Department/s required in the aforesaid matter and/or concern having jurisdiction over the said land/property and to sign, verify, affirm, deposit, submit as the case may be any Affidavit, Letters, Declarations, Application, Amalgamation Deed, Gift deed, plans as may be required from time to time for securing consents, certificates, clearances, sanction of the Building, including for connection, reconnection of sewerage, drainage and water connection, and all the amenities in or for any other purposes required for construction of the Building on the said land.
2. To appear and represent me before the C.E.S.C Fire Brigade authority, K.M.D.A, K.I.T, Police Authorities, competent authority, Urban Land (Ceiling and Regulation) Act, 1976, Land Acquisition and Requisition Authority and all other authorities concerned to verify, affirm, deposit, submit as the case may be and any affidavit, Declaration, letters, applications, plaints as may be required from time to time for securing consent, licence, quotas, permits, certificates and clearances for and/or in respect of the Building to be constructed on the said land.
3. To raise, build and/or construct the new building or buildings or any other development works on the land mentioned in the SCHEDULE hereunder written.
4. To enter into the said property with architects and other workers for construction and/or reconstruction of the said building and to do necessary works in connection therewith.
5. To represent, reply, apply or to file or appear before the Kolkata Municipal Corporation, to get the proposed plan sanctioned and execute the construction works properly for the completion of the proposed new building.
6. To enter into an agreement for sale and /or transfer of the Developer's

allocation mentioned in the said Agreement dated 29.03.2019 with any persons. To receive consideration money and to grant proper and effectual receipts thereof.

7. To approve on my behalf the Draft deed/s of conveyance in respect of the Developers' Allocation mentioned in the Development Agreement dated 29.03.2019 made between the owners and the developer mentioned hereinabove.

8. To sign, execute and register any necessary documents including the sale deed/s in respect of the undivided proportionate share in the land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation as mentioned in the Development Agreement dated 29.03.2019 made between the owners and the Developer mentioned hereinabove.

9. To appear and present and/or admit execution of any deeds, documents before the Registering Authorities for the purpose of Registration of undivided share of land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation in the proposed building on the said property as mentioned in the Development Agreement dated 29.03.2019.

10. To appoint advocate or advocates, on my behalf for any suit/case in respect of my said property.

11. To apply for obtaining electricity, water, gas, telephone connection and underground cables, sewerage and drainage connection in respect of the said property.

12. To take all steps before the C.E.S.C, in the matter and in respect thereof according to Rules.

13. To do and perform everything which may be required to be done for construction of the said building on the land and for the sale, mortgage, lease or transfer of the flats and other built up space or spaces thereof in respect of Developers' portion only.

14. To pay and discharge all dues, debts and expenses including the payment of revenue, rates and taxes of the Kolkata Municipal Corporation, in respect of the said property on my behalf.

15. To issue no objection certificate/s on my behalf to any intending purchaser/s for taking house building loan from any Bank, Company, firm and other financial institutions for creation of mortgage by deposit of title deeds of the flat and undivided share or interest in the land to be purchased by such purchaser/s in respect of the Developers' Allocation.

16. To appear for and represent me in any court, Civil, Criminal, Original, Appellate, Revisional Jurisdiction, before Settlement Officer, Revenue Officers, Junior Land and Land Reforms Officer, Income Tax, Wealth Tax, Urban Land Ceiling Authority or any other Authorities.

AND GENERALLY to do execute and perform all the lawful acts, matters and things as my said Attorneys shall consider necessary in connection with the said property and in live with the objective/sprite of development agreement dated 29.03.2019 and I hereby agree that all acts deeds and things in respect of the said property lawfully done by the said Attorneys on my and behalf shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done for construction and sale of the property by virtue of this Power of Attorney.

SCHEDULE

ALL THAT piece and parcel of land measuring 4 Cottahs more or less being K.M.C.premises No-1810,Nayabad ,Kolkata- 700099,and comprised in R.S Dag No -143, under ^{R.S} Khatian No - 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas(south) and is butted and bounded by -

ON THE NORTH	:	Other land.
ON THE SOUTH	:	39 ft wide K.M.C. Road.
ON THE EAST	:	12 ft wide K.M.C. Road.
ON THE WEST	:	396, Nayabad Road.

Sparrow
Architects & Engineers

IN WITNESS WHEREOF I the Executant hereto have set and subscribed my respective hands on this 29th day of March, 2019.

WITNESSES :

1) Pankaj Kr Chowdhary
219/D P. U. Road
KOL - 700039

2) Sd Bahamaly
#hpw Judge (or)
KOL-28

Kashyap Gangul Alias
Pulak Gangul

SIGNATURE OF THE EXECUTANT

Sumanam Kr Chowdhary

SIGNATURE OF THE ATTORNEY

Drafted by me:

Subhendu Bikas Ghosh
Advocate WB/689/83

Alipore Judges Court
Kolkata - 700027

SPECIMEN FORM FOR TEN FINGERPRINTS

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Signature

Name



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
	Right Hand					

Signature

Name

*Kashipal Ganes. Alias
Pulak Ganes.*



		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
	Right Hand					

Signature

Name

Garvan Pr Choudhury

PHOTO	Left Hand					
	Right Hand					

		Thumb	1 st Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
	Right Hand					

Signature

Name



ভারতের নির্বাচন কমিশন
পরিচয় পত্র
ELECTION COMMISSION OF INDIA
IDENTITY CARD

WB/23/146/180381



নির্বাচকের নাম : শ্রবন কুমার চৌধুরী
Elector's Name : Sravan Kumar Chowdhury
পিতার নাম : বাহাদুর চৌধুরী
Father's Name : Bahadur Chowdhury
লিঙ্গ/Sex : পু/ M
জন্ম তারিখ : 17/01/1967
Date of Birth : 17/01/1967

WB/23/146/180381

ঠিকানা:
219, পিকনিক গার্ডেন রোড, কোলকাতা সিটি কর্পোরেশন, কাশবা, কোলকাতা-700039

Address:
219, PICNIC GARDEN ROAD, KOLKATA
MUNICIPAL CORPORATION, KASBA,
KOLKATA-700039

Date: 27/11/2015

149-কাশবা বিধানসভা কেন্দ্রের নির্বাচন নিয়ন্ত্রক অফিসার দ্বারা
স্বাক্ষরিত
Facsimile Signature of the Electoral
Registration Officer for
149-Kasba Constituency

কোন পরিবর্তন হলে নতুন ঠিকানা দেওয়া হলে এই কার্ড নং
সঙ্গে সঙ্গে নতুন পরিবর্তনের কারণে তথ্য দিবে এবং
অনুরোধ করতে হবে।
In case of change in address mention this Card No.
in the relevant Form for including your name in the
roll at the changed address and to obtain the card
with same number.

Sravan K Chowdhury

आयकर विभाग

INCOME TAX DEPARTMENT

SRAVAN KUMAR CHOWDHURY

BAHADUR CHOWDHURY

03/01/1967

Permanent Account Number

ADRPC4248E


Signature



भारत सरकार

GOVT. OF INDIA



06062018

Sravan kumar chowdhury

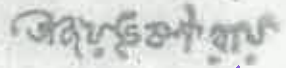

ELECTION COMMISSION OF INDIA
 ভাৰতীয় নিৰ্বাচন কমিছন

IDENTITY CARD WOT 187 109 / 306236
 পরিচয় পত্র




Elector's Name নির্বাচক নাম	Ganguly Pulak গঙ্গুলি পূলাক
Father/Mother's Name পিতামাতার নাম	Nirmal নির্মল
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১৯৯৫-০১-০১	45 ৪৫

Address
 Katikumar Majumdar Road (Part) Ward 103,
 Kasba South 24 Parganas
 কটিকুমার মজুমদার রোড (অংশ) ওয়ার্ড ১০৩,
 কসবা, দক্ষিণ ২৪ পরগনা


 Fingerprint Signature
 Electoral Registration Officer
 নির্বাচন নিবন্ধন অধিকারিক

For 108 JADAVPUR
 Assembly Constituency
 ১০৮ জাদবপুর
 বিধানসভা নির্বাচন কেন্দ্র

Place স্থান	Alipore আলিপুর
Date তারিখ	06.06.95 ০৬.০৬.৯৫

Kashipati Ganguly, Alias
 Pulak Ganguly

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

KASHIPATI GANGULY

NIRMAL KUMAR GANGULY

01/01/1950

Permanent Account Number

BHZPG9507R

Kashipati Ganguly

Signature



01/01/2013

*Kashipati - Ganguly Alias
Pulak Ganguly*





भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार
Unique Identification Authority of India
Government of India

न[मांकन क्रम/ Enrolment No.: 0000/00205/35984

To
पंकज कुमार चौधरी
Pankaj Kumar Chowdhury
C/O, Sravan Kumar Chowdhury
219/d
Picnic Garden Road
Tiljala
Near-rashbari Kathgola
Tiljala
South 24 Parganas West Bengal - 700039
9831712947

Download Date: 13/01/2018

Generation Date: 19/05/2015

Signature Not Verified
Digitally signed by Pankaj Kumar Chowdhury
Unique Identification Authority of India 03
Date: 2019.01.19 22:38:21
IST



आपका आधार क्रमांक / Your Aadhaar No. :

8634 6371 1498

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



पंकज कुमार चौधरी
Pankaj Kumar Chowdhury
जन्म तिथि/DOB: 12/07/1988
पुरुष/ MALE



8634 6371 1498

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

Address:

C/O, Sravan Kumar Chowdhury,
219/d, Picnic Garden Road, Tiljala,
Near-rashbari Kathgola, Tiljala,
South 24 Parganas,
West Bengal - 700039

पता:

C/O सरवन कुमार चौधरी, 219/डी,
पिकनिक गार्डन मार्ग, तिलजला, नज़दीक -
रशबारी (काठगोला), तिलजला, साउथ 24
परगानास,
वेस्ट बंगाल - 700039

8634 6371 1498



help@uidai.gov.in

www.uidai.gov.in

Pankaj kr Chowdhury

Major Information of the Deed

Deed No :	I-1630-00802/2019	Date of Registration	29/03/2019
Query No / Year	1630-1000082348/2019	Office where deed is registered	
Query Date	29/03/2019 1:04:40 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sk Rahaman Ali Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903731169, Status :Others		
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. 84,29,998/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article:48(g))	Rs. 53/- (Article E, E, M(b), H)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000797/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 1810, , Ward No: 109 Pin Code : 700099



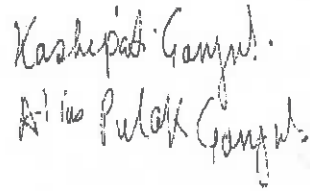
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	83,99,998/-	Width of Approach Road:39 Ft., Project Name:
Grand Total :				6.6Dec	1 /-	83,99,998 /-	

Structure Details :



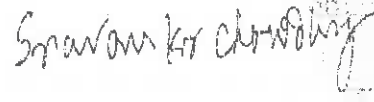
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	30,000 /-	

Major Information of the Deed :- I-1630-00802/2019-29/03/2019



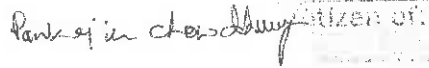
Principal Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Kashipati Ganguly, (Alias: Mr Pulak Ganguly) Son of Late Nirmal Kumar Ganguly Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
13, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHZPG9507R, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

Attorney Details :

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr Sravan Kumar Chowdhury (Presentant) Son of Late Bahadur Chowdhury Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
Son of Late Bahadur Chowdhury Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADRPC4248E, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Pankaj Kr Chowdhury Son of Mr Sravan Kumar Chowdhury 219/D, Picnic Garden Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039	 29/03/2019	 29/03/2019	 29/03/2019
Identifier Of Mr Kashipati Ganguly, Mr Sravan Kumar Chowdhury			

Major Information of the Deed :- I-1630-00802/2019-29/03/2019

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-6.6 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-100.00000000 Sq Ft

Endorsement For Deed Number : I - 163000802 / 2019

On 29-03-2019

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 13:17 hrs on 29-03-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr. Sravan Kumar Chowdhury ,Claimant.

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 84,29,998/-

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

Execution is admitted on 29/03/2019 by 1. Mr Kashipati Ganguly, Alias Mr Pulak Ganguly, Son of Late Nirmal Kumar Ganguly, 13, Santoshpur East Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others, 2. Mr Sravan Kumar Chowdhury, Son of Late Bahadur Chowdhury, 219, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN 700039, by caste Hindu, by Profession Business

Indetified by Mr Pankaj Kr Chowdhury, , , Son of Mr Sravan Kumar Chowdhury, 219/D, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

Payment of Fees


Certified that required Registration Fees payable for this document is Rs 53/- (E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/-) and Registration Fees paid by Cash Rs 53/-

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 625, Amount: Rs.100/-, Date of Purchase: 06/03/2019, Vendor name: Subhankar Das


Krishnendu Talukdar
DISTRICT SUB-REGISTRAR
OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS
South 24-Parganas, West Bengal

Major Information of the Deed :- I-1630-00802/2019-29/03/2019



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1630-2019, Page from 31260 to 31278

being No 163000802 for the year 2019.



Digitally signed by KRISHNENDU
TALUKDAR
Date: 2019.04.01 13:25:39 +05:30
Reason: Digital Signing of Deed.

(Krishnendu Talukdar) 01-04-2019 13:24:30

DISTRICT SUB-REGISTRAR

OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS

West Bengal.



(This document is digitally signed.)