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र-03210/19



29/3/19

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

82520/19

AC 091873

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

[Signature]
 Additional District Sub-Registrar
 Karnal, New Town, North 24-Pgs

29 MAR 2019

DEVELOPMENT POWER OF
ATTORNEY
AFTER REGISTERED
DEVELOPMENT AGREEMENT

KNOW ALL MEN BY THESE
PRESENTS I, SANJIT SIKDER
[PAN NO. AUGPS4557A] &
[MOBILE NO. 87778663871], son
 of Rajendra Nath Sikdar, by faith -
 Hindu, by occupation - Business, by

202229

Pinaki Chattopadhyay
Barrister Advocate
Barasat Judges' Court
Reg. No. W/501794

Sl. No.

Name :

Address :

Rs.

Kolkata Collectorate
11, Netaji Subhas Rd.,
Kolkata-1

Date

12 MAR 2019

Amal Kr. Saha
Licensed Stamp
Vendor



Additional District Sub-Registrar
New Town, North 24 Parganas

29 MAR 2019

Prasanna Das
Advocate
Barasat

nationality - Indian, residing at Vill. Gouranganagar, Sreekrishna Pally, P.O. Gouranganagar, P.S. New Town, Kolkata - 700162, District North 24 Parganas, West Bengal, hereinafter called and referred to as the "LANDOWNER/PRINCIPAL/EXECUTANT", do hereby nominate, constitute and appoint MAA JAGADHATRI CONSTRUCTION [PAN NO. ABJFM6217D], a Partnership Firm, having its office address at 14 No. Station Road, Berhampur, P.O. & P.S. Berhampur, District - Murshidabad, Pin - 742101, West Bengal, and having its city and corresponding office at F/D-7/3, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) ANUPAMA MUKHERJEE [PAN NO. BJQPM1407H] & [MOBILE NO. 8017685033], wife of Ashis Mukhopadhyay, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at RGM-12/59, Jhowtala, Hatiara, P.O. Hatiara, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) SANJAY CHOWDHURY [PAN NO. AFSPC8362A] & [MOBILE NO. 8777020665], son of Nirmal Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/D-7/3, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, hereinafter called as the Power of Attorney Holder, as my true, authorised and lawful Attorney for me in my name on my behalf and to to exercise, execute and perform all and every/any of the acts, deeds, matters and things.

WHEREAS I am the absolute owner of ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 3 (Three) Cottahs be the same a little more or less including cemented flooring Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, lying and situated at Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 1250, Pargana - Kalikata, P.S. Rajarhat presently New Town, comprised in C.S. Dag No. 1317, R.S/L.R. Dag No. 1369, under C.S. Khatian No. 616, R.S. Khatian No. 1044, L.R Khatian No. 2095 corresponding to L.R. Khatian No. 4964, A.D.S.R.O. formerly Bidhanagar, Salt Lake City now Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, [Sreekrishna Pally, P.O. Gouranga Nagar, Kolkata - 700162], in the State of West Bengal, morefully described in the Schedule hereinafter written, hereinafter called as the "Said Property/Said Premises".

AND WHEREAS I, the Landowner herein, entered into a Registered Development Agreement in respect of the aforesaid land and morefully described in the Schedule hereinafter written, owned by me with the said MAA JAGADHATRI CONSTRUCTION [PAN NO.

ABJFM6217D], a Partnership Firm, having its office address at 14 No. Station Road, Berhampur, P.O. & P.S. Berhampur, District - Murshidabad, Pin - 742101, West Bengal, and having its city and corresponding office at F/D-7/3, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal, represented by its Partners namely (1) ANUPAMA MUKHERJEE [PAN NO. BJQPM1407H] & [MOBILE NO. 8017685033], wife of Ashis Mukhopadhyay, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at RGM-12/59, Jhowtala, Hatiara, P.O. Hatiara, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal & (2) SANJAY CHOWDHURY [PAN NO. AFSPC8362A] & [MOBILE NO. 8777020665], son of Nirmal Chowdhury, by faith - Hindu, by occupation - Business, by nationality - Indian, residing at F/D-7/3, Vidyasagar Pally, P.O. Jyangra, P.S. Baguiati, Kolkata - 700059, District North 24 Parganas, West Bengal. The said Development Agreement was registered on 29-03-2019, registered in the office of the A.D.S.R. Rajarhat, New Town, and recorded in Book No. 1, being Deed No. I-152303757 for the year 2019.

AND WHEREAS referencing the above Registered Development Agreement, and for smooth development work, I, the Principal/Landowner herein hereby appointing the SAID ATTORNEY HOLDERS as my true authorised and lawful attorneys for my name and on my behalf to do exercise and perform all and every or any of the deeds, matters and things as mentioned hereinafter.

1. To appear and represent before the authorities of concerned Jyangra Hatiara 2 No. Gram Panchayet, N.K.D.A. Authority, B.L.&L.R.O., CESC Ltd./W.B.S.E.D.C.L., Income Tax Department Authorities, under the Town and Country Planning Act, Airport Authority of India, Assurance of Calcutta, District Registrar, Additional District Sub-Registrar, and before all other statutory and local bodies as and when necessary for the purpose of construction of new building/s and do all the needful as per the terms and conditions mentioned in the aforesaid Registered Development Agreement for allotment/ registration and sale of flats, shops, garage spaces of Developer's Allocation.
2. To apply, obtain electricity, Gas, Water, Sewerage orders and permissions from the necessary authorities as to expedient for sanction, modification and/or alteration of the development, plans and also to submit and take delivery of title deeds concerning the said premises and also other papers and documents as may be required by the necessary authorities and to appoint Engineers, Architects and other Agents and Sub-Contractor for the aforesaid purpose as the said Attorney may think fit and proper.

Sanjay Chowdhury

3. To manage and maintain the said premises including the building/s to be constructed thereon.
4. To sign, verify and file applications, forms, building plans and revised building plans for multi storied building/s, deeds, documents and papers in respect of the said premises before concerned authority or before any other statutory authorities for the purpose of maintenance, protection, preservation and construction of building/s over and above the said premises.
5. To pay all Panchayet and other Statutory Taxes, Rates and charges in respect of the said land and premises on behalf and in my name as and when the same will become due and payable.
6. To enter in to any Agreement for Sale, Memorandum of Understanding and/or any other instruments and deeds & documents in respect of sale of flat/s, units and/or car parking spaces within Developer's Allocation in the said new building/s in favour of the intending purchaser/s in terms of the said Registered Development Agreement. To take finance/ loan in their names or in the name of intending purchaser/s from any financial concern by depositing and mortgaging flat/flats/shops/garages from Developer's Allocation and to sign in the papers and documents for the said purpose on my behalf. To sign and execute and make registration of any Agreement for Sale, Memorandum of Understanding and/or Deed of Conveyance, Deed of Declaration/Deed of Rectification and/or any other instruments and documents in respect of sale of flats/s, shop/s, units and/or car parking spaces in the said new building/s in favour of the intending purchaser/s relating to Developer's Allocation as per said Registered Development Agreement. The Attorneys will sign and execute deed of amalgamation with neighbour's plot of land of the schedule property in my name and on my behalf.
7. To receive the consideration money in cash or by cheque/draft and/or any other mode from the intending purchaser or purchasers for booking of flat/s, shops/garages or units or car parking spaces relating to Developer's Allocation and to grant receipts thereof and to give full discharge to the purchaser/s as my lawful representatives.

8. To do all the needful according to the condition mentioned in the said Registered Development Agreement regarding negotiation, agreement/contact for sale of flats, garages, covered spaces and car parking spaces within the Developer's Allocation.
9. To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, instruments, deeds & documents and other such papers as per the terms and conditions agreed upon by both the parties in the aforesaid Development Agreement, as may be necessary for the purpose for sale of the flats/units and car parking spaces in the said building/s relating to Developer's Allocation in my said premises.
10. To commence, prosecute, enforce, defend, answer and oppose all actions, demands and other legal proceedings touching any of the matter concerning my said premises or any part or portion thereof.
11. To sign, declare and/or affirm any Complaint, Written Statement, Petition, Affidavit, Verification, Vakalatnama, Warrant of Attorney, Memo of Appeal or any other documents or papers in any proceedings relating to my said premises or in anyway connected therewith, arising out of the agreements and relating to the construction to be made in the premises.
12. That my Attorneys will take all the necessary steps before the proper Registering Officer by signing, presenting and executing proper Agreements for Sale/Deeds of Conveyance for Developer's Allocation in favour of any intending purchasers according to the condition mentioned in the aforesaid Registered Development Agreement on behalf of me.
13. For all or any of the purposes herein before stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises as per the condition mentioned in the said Registered Development Agreement.
14. The Attorney will do the aforesaid acts, deeds and things regarding development of the aforesaid land mentioned in the schedule of the said Registered Development Agreement and shall complete the multi-storied building.

For all or any of the purposes arising out of the said Registered Development Agreement and hereinbefore stated and to appear and represent me before all concerned authorities having jurisdiction over my said premises and to sign, execute and submit papers and documents relating thereto.

AND GENERALLY to act as my Attorneys in relation to all matters touching my said property and on my behalf to do all instruments, acts, natures, deeds and things as full and effectually as I could do and personally present.

AND I hereby ratify and confirm and agree or undertake the act whatsoever my said Attorney appointed under this Power shall lawfully do and causes to be done in the right of or by virtue of these presents.

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece and parcel of a demarcated plot of Bastu land measuring 3 (Three) Cottahs be the same a little more or less including cemented flooring Tiles Shed measuring 100 (One Hundred) sq.ft. more or less, lying and situated at Mouza - Ghuni, J.L. No. 23, Re. Sa. No. 232, Touzi No. 1250, Pargana - Kalikata, P.S. Rajarhat presently New Town, comprised in C.S. Dag No. 1317, R.S/L.R. Dag No. 1369, under C.S. Khatian No. 616, R.S. Khatian No. 1044, L.R Khatian No. 2095 corresponding to L.R. Khatian No. 4964, A.D.S.R.O. formerly Bidhannagar, Salt Lake City now Rajarhat, New Town, within the local limit of Jyangra Hatiara 2 No. Gram Panchayet, in the District North 24 Parganas, [Sreekrishna Pally, P.O. Gouranga Nagar, Kolkata - 700162], in the State of West Bengal. The said plot of land is butted & bounded as follows :-

ON THE NORTH	:	12 ft. Wide Road (Metal Road) [Sreekrishna Pally].
ON THE SOUTH	:	10 ft. Wide Road.
ON THE EAST	:	Land of Pulin Halder & Shikha Halder.
ON THE WEST	:	12 ft. Wide Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals on the 29th day of March 2019 (Two Thousand Nineteen) in presence of witnesses.

SIGNED, SEALED AND DELIVERED

by the parties at Kolkata

in the presence of

1. Pradip Chandra Mandal
BF-82, Rabindra Pally
Krishnapur, West-101

2. Honaj Kumar Sarker
Vil+10 - Ekdanga Nagar
P.C. - NILEBARA
VOL-162

Sanjit Sikder
Sanjit Sikder

Landowner/Principal

Anupama Mukherjee
Anupama Mukherjee

Drafted By:

For Prati Chattopadhyay & Associates,

Advocates,

Sangita Apartment, Ground Floor,

Teghoria Main Road,

Kolkata - 700 157.

Ph.: 2570 8471.

Composed By:

Gopa Dasgupta,

Teghoria Main Road,

Kolkata - 700 157.

Sanjay Chowdhury

Sanjay Chowdhury

Partners of

Maa Jagadhatri Construction

Attorney

SIGNATURE OF THE
PRESENTANT /
EXECUTANT / SELLER /
BUYER / CLAIMANT
WITH PHOTO

UNDER RULES 44A OF THE I.R. ACT 1908
N.B. L.H. BOX-SMALL TO THUMB PRINTS
R.H. BOX-THUMB TO SMALL PRINTS

	L.H.					
	R.H.					

Anupama Mukherjee
ATTESTED :- Anupama Mukherjee

	L.H.					
	R.H.					

Sanjay Chaudhary
ATTESTED :- Sanjay Chaudhary

	L.H.					
	R.H.					

Sanjit Sirota
ATTESTED :- Sanjit Sirota

	L.H.					
	R.H.					

ATTESTED :-

आयकर विभाग

INCOME TAX DEPARTMENT

SANJAY CHOWDHURY

Tax P.A. CHOWDHURY

26/06/1973

AFSPCB362A

Sanjay Ch

Signature



भारत सरकार

GOVT. OF INDIA



Sanjay Chaudhry



Anupama Mukherjee



Sangh Sindh



Major Information of the Deed

Deed No :	I-1523-03810/2019	Date of Registration	29/03/2019
Query No / Year	1523-1000082520/2019	Office where deed is registered	
Query Date	29/03/2019 1:59:43 PM	A.D.S.R. RAJARHAT, District: North 24-Parganas	
Applicant Name, Address & Other Details	P CHATTOPADHYAY TEGHORIA, Thana : Baguiati, District : North 24-Parganas, WEST BENGAL, Mobile No. 9830061809, 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. 27,03,000/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 46(g))	Rs. 21/- (Article E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]- 152303757/2019		

Land Details :

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700162



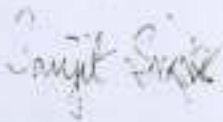
Sch No	Plot Number	Khatian Number	Land Use Proposed	Use ROR	Area of Land	Set Forth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1369	LR-4964	Bastu	Bastu	3 Katha	1/-	26,73,000/-	Width of Approach Road: 12 Ft. Adjacent to Metal Road, Project Name
Grand Total :					4.95Dec	1/-	26,73,000 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Set forth 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-1523-03810/2019-29/03/2019



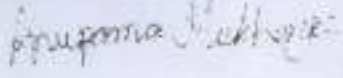
Typal Details :

No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mr SANJIT SIKDER Son of Mr RAJENDRA NATH SIKDAR Executed by: Self, Date of Execution: 29/03/2019 Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office			
		29/03/2019	LT 29/03/2019	29/03/2019
GOURANGA NAGAR ,SRIKRISHNA PALLY, P.O:- GOURANGANAGAR, P.S:- New Town, District:-North 24-Parganas, West Bengal, India, PIN - 700162 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AUGPS4557A, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				



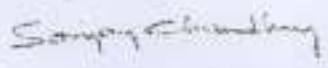
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	MAA JAGADHATRI CONSTRUCTION F/D 7/3 VIDIYASAGAR PALLY, P.O:- JAYANGRA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059 , PAN No. : ABJFM6217D, Status :Organization, Executed by: Representative



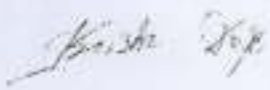
Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	Mrs ANUPAMA - MUKHERJEE Wife of Mr ASHIS MUKHOPADHYAY Date of Execution - 29/03/2019, , Admitted by: Self, Date of Admission: 29/03/2019, Place of Admission of Execution: Office			
		Mar 29 2019 4:02PM	LT 29/03/2019	29/03/2019
RGM 12/59 JHOWTALA HATIARA, P.O:- HATIARA, P.S:- Baguiati, District:-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. : BJQPM1407H Status : Representative, Representative of : MAA JAGADHATRI CONSTRUCTION (as PARTNER)				

Major Information of the Deed :- I-1523-03810/2019-29/03/2019

Name	Photo	Finger Print	Signature
Mr SANJAY CHOWDHURY (Presentant) Son of Mr NIRMAL CHOWDHURY Date of Execution - 29/03/2019, Admitted by: Self, Date of Admission: 29/03/2019, Place of Admission of Execution: Office			
	Mar 29 2019 4:00PM	L1 29/03/2019	29/03/2019
F/D 7/3 VIDIYASAGAR PALLY, P.O.- JAYANGRA, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of India, PAN No AFSPC8362A Status: Representative, Representative of: MAA JAGADHATRI CONSTRUCTION (as PARTNER)			

Identifier Details :

Name	Photo	Finger Print	Signature
Mr KRISHNA DAS Son of Late H DAS PD 7 ARJUNPUR, P.O.- ARJUNPUR, P.S.- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700159			
	29/03/2019	29/03/2019	29/03/2019

Identifier Of Mr SANJIT SIKDER, Mrs ANUPAMA MUKHERJEE, Mr SANJAY CHOWDHURY

Transfer of property for L1

Sl.No	From	To, with area (Name-Area)
1	Mr SANJIT SIKDER	MAA JAGADHATRI CONSTRUCTION-4.95 Dec

Transfer of property for S1

Sl.No	From	To, with area (Name-Area)
1	Mr SANJIT SIKDER	MAA JAGADHATRI CONSTRUCTION-100.00000000 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Rajarhat, Gram Panchayat: JANGRAHATIARA-II, Mouza: Ghuni Pin Code : 700162

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1369, LR Khatian No - 4964	Owner: সঞ্জিত সিকদার, Gurdian: রাজেন্দ্রনাথ, Address: নিজ, Classification: শালি, Area: 0.05000000 Acre.	Owner Name not selected by applicant.

Endorsement For Deed Number : I - 152303810 / 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

Major Information of the Deed : I-1523-03810/2019-29/03/2019

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

Presented for registration at 15:36 hrs on 29-03-2019, at the Office of the A.D.S.R. RAJARHAT by Mr. SANJAY CHOWDHURY.

Certificate of Market Value (WB PUW rules of 2004)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 27,03,000/-

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

Execution is admitted on 29/03/2019 by Mr SANJIT SIKDER, Son of Mr RAJENDRA NATH SIKDAR, GOURANGA NAGAR, SRIKRISHNA PALLY, P.O: GOURANGANAGAR, Thana: New Town, , North 24-Parganas, WEST BENGAL, India: PIN - 700162 by caste Hindu, by Profession Business

Identified by Mr KRISHNA DAS, Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas WEST BENGAL, India: PIN - 700159 by caste Hindu by profession Advocate

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

Execution is admitted on 29-03-2019 by Mrs ANUPAMA MUKHERJEE, PARTNER, MAA JAGADHATRI CONSTRUCTION, F/D 7/3 VIDIASAGAR PALLY, P.O - JAYANGRA, P.S - Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, by caste Hindu, by profession Advocate

Execution is admitted on 29-03-2019 by Mr SANJAY CHOWDHURY, PARTNER, MAA JAGADHATRI CONSTRUCTION, F/D 7/3 VIDIASAGAR PALLY, P.O:- JAYANGRA, P.S:- Baguiati, District-North 24-Parganas, West Bengal, India, PIN - 700059

Identified by Mr KRISHNA DAS, , Son of Late H DAS, PD 7 ARJUNPUR, P.O: ARJUNPUR, Thana: Baguiati, , North 24-Parganas, WEST BENGAL, India, PIN - 700159, 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 Impressed, Serial no 202229, Amount: Rs 100/-, Date of Purchase 12/03/2019, Vendor name: A K Saha

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

Major Information of the Deed :- I-1523-03810/2019-29/03/2019

ate of Registration under section 60 and Rule 69.

stered in Book - I

lume number 1523-2019, Page from 144018 to 144037
eing No 152303810 for the year 2019.



Digitally signed by DEBAJYOTI
BANDHYOPADHYAY
Date: 2019.04.02 16:10:22 +05:30
Reason: Digital Signing of Deed.

(Debajyoti Bandyopadhyay) 02-04-2019 4:09:57 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. RAJARHAT
West Bengal.

(This document is digitally signed.)