

3592/19

I 3327/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AA 301824

I certify that the documents admitted to registration. The signature sheet and the endorsement sheet attached with the this document are the part of this document.

C-152-12

[Handwritten Signature]

Addl District Sub Registrar
Barrackpore, 24 Pgs. (N)

11 JUL 2019

DEVELOPMENT POWER OF ATTORNEY

8158875f19

Contd...P/2

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KNOW ALL MEN BY THESE PRESENTS that **ULTRA ENTERPRISE**, represented by it's Proprietor **SRI DIBAKAR SARKAR**, PAN - BAVPS7619P, son of Late Narayan Chandra Sarkar, by faith - Hindu, by Nationality - Indian, by occupation - Business, residing at 470, "B" Block, Anandamath, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144 SEND GREETINGS .

Dibakar Sarkar

WHEREAS by a registered Developer's Agreement dated 11.07.2019 executed by myself as the Landowner of the One Part and (1) **SRI GIRISH GHOSH**, PAN - AIMPG4491P, son of Late Gora Chand Ghosh, residing at 110, S.B. Road, Kalitala, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144, (2) **SRI GAUTAM ADHIKARY**, PAN - AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jagatddal, Dist : North 24 Parganas, Pin - 743127, (3) **SRI AVIJIT PAUL**, PAN - BVDPP5326B, son of Jiban Paul, residing at Ambagan Colony, P.O. Bengal Enamel, P.S. Noapara, Dist : North 24 Parganas, Pin - 743122, (4) **SMT. PRIYANKA PAUL CHAKRABORTY**, PAN - BJSPC1111L, wife of Sri Avijit Paul, residing at Ambagan Colony, P.O. Bengal Enamel, P.S. Noapara, Dist : North 24 Parganas, Pin - 743122, (5) **SMT. JOLLY ADHIKARY**, PAN - BEJPA5118P, wife of Sri Gautam Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jadatdal, Dist : North 24 Parganas, Pin - 743127, (6) **SRI DEBABRATA GHOSH**, PAN - AOTPG6587P, son of Late Gora Chand Ghosh, residing at 110, S.B. Road, Kalitala, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144, all by faith - Hindu, by Nationality - Indian, by occupation - Business, the partners of "**LAND & BUILD DEVELOPERS**", PAN - AAHFL6708M, a Partnership Firm, having its Office at 326, Ambagan Link Road, P.O. Bengal Enamel, P.S. Noapara, Dist : North 24 Parganas, Pin - 743122, as the Developer of the Other Part I have agreed to develop the said property more fully and particularly described in the Schedule hereunder written upon the term and conditions contained in the said registered agreement, duly registered at the Office of A.D.S.R. Barrackpore on 11.07.2019, being No. (5050332) for the year 2019.

Dibakar Sarkar

[Signature]

LAND & BUILD DEVELOPERS
Carriagh Ghosh
Partners

Signature Senkar

AND WHEREAS as per the said agreement dated 11.07.2019 I have agreed to give power of attorney in favour of (1) **SRI GIRISH GHOSH**, PAN - AIMPG4491P, son of Late Gora Chand Ghosh, residing at 110, S.B. Road, Kalitala, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144, (2) **SRI GAUTAM ADHIKARY**, PAN - AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jagatddal, Dist : North 24 Parganas, Pin - 743127, both by faith - Hindu, by Nationality - Indian, by occupation - Business as they may direct to enable them to get the necessary building plan sanctioned by the North Barrackpore Municipality and to do all other acts, things necessary in connection with the Development of the said property for the proposed building scheme.

NOW KNOWN AND THESE PRESENTS WITNESS that I, the landowner herein do hereby nominate, constitute and appoint (1) **SRI GIRISH GHOSH**, PAN - AIMPG4491P, son of Late Gora Chand Ghosh, residing at 110, S.B. Road, Kalitala, P.O. Ichapur-Nawabganj, P.S.Noapara, Dist : North 24 Parganas, Pin - 743144, (2) **SRI GAUTAM ADHIKARY**, PAN - AJWPA4010D, son of Kanai Lal Adhikary, residing at 46/1, Pirtala Road, P.O. Shyamnagar, P.S. Jagatddal, Dist : North 24 Parganas, Pin - 743127, both by faith - Hindu, by Nationality - Indian, by occupation - Business, the partners of "**LAND & BUILD DEVELOPERS**", PAN - AAHFL6708M, a Partnership Firm, having its Office at 326, Ambagan Link Road, P.O. Bengal Enamel, P.S. Noapara, Dist : North 24 Parganas, Pin - 743122 to be my true and lawful attorneys to do and execute and perform all or any of the following acts, deeds, matters and things V I Z.

Signature

1. To prepare plans for development of the said property described in the Schedule hereunder written and to sign and submit the same before the Chairman of North Barrackpore Municipality for obtaining approval of the same and also to apply from time to time for modification of the building plans in respect of the building to be constructed on the said property and also to sign and submit the same before the Chairman, North Barrackpore Municipality .
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 Attorneys , 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 property .
4. To pay various deposits to the municipal corporation and other concerned authorities as may be necessary for the purpose 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 my said attorney and to give valid and effectual receipts on my behalf 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 connection including water and electricity for carrying out and completing the Development of the said property and construction of building thereon .

6. To appear before the Government departments as also for the Municipal Corporation 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 .

7. To appear before the office of the B.L. & L.R.O for mutation in the name of the landowner and to sign all documents and to submit before the concerned authorities for mutation and also to collect mutation certificate from the concerned authorities on my behalf .

8. 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 .

9. To negotiate on terms and enter into agreement for sale or otherwise to deal with and dispose of the several flats and shops to be constructed and to receive consideration from the intending purchasers thereof and to give proper and lawful discharge from the same SAVE EXCEPT the owner's allocation stated in the agreement dated 11.07.2019.

10. To sign and execute Sale Deed and Agreement for Sale or any other deed or deeds in respect of our under mentioned schedule property SAVE AND EXCEPT the owner's allocation stated in the agreement dated 11.07.2019 and also to receive consideration money from the intending purchaser or purchasers and also to give valid receipt thereof on our behalves .

Deben Santra

Deben Santra

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LAND & BUILD DEVELOPERS

Gurukul Goshal

Partners

11. To appear and to act in 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 .

12. To appear and to present the sale deed and agreement for sale or any other deed or deeds for registration and admit execution before the Additional District Sub-Registrar , Barrackpore , North 24 Parganas and District Registrar, North 24 Parganas, Barasat or Registrar of Assurances , 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 my said attorneys shall consider necessary for conveying my under mentioned schedule of property as fully and effectually as I could do the same myself save and except the owner's allocation .

13. 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 building thereon .

14. 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 .

15. 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 I could do .

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

17. That by both the parties i.e. Landowner and Developer consent the said Development Power of Attorney will be jointly cancelled .

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Bastu land measuring 4 (four) Cottahs along with 2377 Sq. ft. two storied pucca building standing thereon, identified as Plot No. "4" , lying and situated at Mouza Ichapur, J.L. No. 3, Re. Su. No. 89, Touzi No. 617, comprised and contained in R.S. Dag No. 6300/6860, corresponding to L.R. Dag No. 9561, under Maliki Khatian No. 2057 , R.S. Khatian No. 2063, corresponding to L.R. Khatian No. 22770, within the local limits of North Barrackpore Municipality at Ward No. 11, Holding No. 254 of Old Ambagan Link Road , under the jurisdiction of A.D.S.R.O. Barrackpore , P.S. Noapara, Dist : North 24 Parganas. This property is butted and bounded by

ON THE NORTH : 6' - 0" wide Common Passage .

ON THE SOUTH : 7' - 7" wide Municipal Road .

ON THE EAST : 15' - 6" wide Municipal Road thereafter
9' - 6" wide Municipal Road .

ON THE WEST : Property of Basanti Sarkar .

IN WITNESS WHEREOF I have subscribe my signs , seals and signatures on

..11th.. the day of July....., 2019.

Witness :-

1. Subir K. Biswas
66. H.P. Paul. Street.
9 Chapur, Nawabganj
24 Pgs (N) Pin - 743144

2. Bijay Banerjee
Patna

For ULTRA ENTERPRISE

Debarati Senkon.
Proprietor

Signature of the Executant

we have gone through the contents
of this power and ready to act
accordingly .

LAND & BUILD DEVELOPERS

Aditya Chakraborty
Partners

LAND & BUILD DEVELOPERS

Gautam Adhikary
Partners

SIGNATURE OF ATTORNEYS

Drafted by :

Swapan Kumar Ghosh.

(Sri Swapan Kumar Ghosh)
Advocate

Barrackpore Court
Enrl. No. WB/1589/1995

Typed By :

Jyoti Sanka Mandal
(Jyoti Sanka Mandal)

Major Information of the Deed

Major Information of the Deed

| | | | |
|---|---|--|------------|
| Deed No.: | I-1505-03327/2019 | Date of Registration: | 11/07/2019 |
| Query No./Year: | 1505-1000158875/2019 | Office where deed is registered: | |
| Query Date: | 11/07/2019 1:34:42 PM | A.D.S.R. BARRACKPORE, District North 24-Parganas | |
| Applicant Name, Address & Other Details: | Swapan Kumar Ghosh Bkp Court, Thana : Barrackpore; District : North 24-Parganas, Mobile No. : 9339753355, Status : Advocate | | |
| Transaction: | Additional Transaction | | |
| [0138] Sale, Development Power of Attorney after Registered Development Agreement | [4305] Other than form No. 10/2007 Declaration [No. of Declaration : 2] | | |
| Set Forth value | Market Value | | |
| Rs. 50,00,000/- | Rs. 50,82,750/- | | |
| Stampduty Paid(SD) | Registration Fee Paid | | |
| Rs. 100/- (Article:4B(g)) | Rs. 21/- (Article:E, E) | | |
| Remarks | Development Power of Attorney after Registered Development Agreement of [Deed No/Year):- 150503321/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assesment slip.(Urban area) | | |

Land Details :

District: North 24-Parganas, P.S.- Noapara, Municipality: NORTH BARRACKPORE, Road: Old Ambagan Link Road, Mouza: Ichapur, Ward No: 11, Holding No:254 Pin Code : 743144

| 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 | RS-8300/6860 | RS-2063 | Bastu | Bastu | 4 Katha | 33,00,000/- | 33,00,000/- | Width of Approach Road: 18 Ft, Adjacent to Metal Road, Project Name : |
| Grand Total : | | | | | 6.6Dec | 33,00,000 /- | 33,00,000 /- | |

Structure Details :

| Sch No | Structure Details | Area of Structure | Setforth Value (In Rs.) | Market value (In Rs.) | Other Details |
|--|-------------------|-------------------|-------------------------|-----------------------|---------------------------|
| S1 | On Land L1 | 2377 Sq Ft. | 17,00,000/- | 17,82,750/- | Structure Type: Structure |
| Gr. Floor; Area of floor : 1212 Sq Ft., Residential Use; Cemented Floor; Age of Structure : 0 Year; Floor Type : Pucca, Extent of Completion: Complete | | | | | |
| Floor No: 1; Area of floor : 1165 Sq Ft., Residential Use; Cemented Floor; Age of Structure : 0 Year; Floor Type : Pucca, Extent of Completion: Complete | | | | | |
| Total : | | 2377 sq ft | 17,00,000 /- | 17,82,750 /- | 2377 sq ft |







Principal Details :



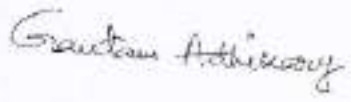
| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Ultra Enterprise. 470 B Block Anandamath, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN:- 743144, PAN No.:: BAVPS7619P, Status :Organization, Executed by: Representative, Executed by: Representative |

Attorney Details :

| Sl No | Name,Address,Photo,Finger print and Signature |
|-------|---|
| 1 | Land And Build Developers 326 Ambagan Link Road, P.O:- Bengal Enamel, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743122, PAN No.:: AAHFL6708M, Status :Organization, Executed by: Representative |

Representative Details :

| Sl No | Name,Address,Photo,Finger print and Signature | | | |
|-------|---|--|--|--|
| | Name | Photo | Finger Print | Signature |
| 1 | Shri Dibakar Sarkar (Presentant) Son of Late Narayan Chandra Sarkar - Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office |  <small>Jul 11 2019 2:03PM</small> |  <small>LTI 11/07/2019</small> |  <small>11/07/2019</small> |
| | , 470 B Block Anandamath, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: BAVPS7619P Status : Representative, Representative of : Ultra Enterprise (as proprietor) | | | |
| 2 | Shri Girish Ghosh Son of Late Gora Chand Ghosh Date of Execution - 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution: Office- |  <small>Jul 11 2019 2:04PM</small> |  <small>LTI 11/07/2019</small> |  <small>11/07/2019</small> |
| | , 110 S B Road Kalitala, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AIMPG4491P Status : Representative, Representative of : Land And Build Developers (as partner) | | | |

| Name | Photo | Finger Print | Signature |
|---|--|---|--|
| Shri Gautam Adhikary Son of Shri Kamal Lal Adhikary Date of Execution :- 11/07/2019, , Admitted by: Self, Date of Admission: 11/07/2019, Place of Admission of Execution :- Office |  <small>Jul 11 2019 2:04PM</small> |  <small>L1 11/07/2019</small> |  <small>11/07/2019</small> |
| , 46/1 Pirtala Road, P.O:- Shyamnagar, P.S:- Jagaddal, District:-North 24-Parganas, West Bengal, India, PIN - 743127, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AJWPA4010D Status : Representative, Representative of : Land And Build Developers (as partner) | | | |

Identifier Details :

| Name | Photo | Finger Print | Signature |
|---|--|--|--|
| Shri Subir Kumar Biswas Son of Late Sidheswar Biswas 66 H.D Pal Street, P.O:- Ichapur Nawabganj, P.S:- Noapara, District:-North 24-Parganas, West Bengal, India, PIN - 743144 |  <small>11/07/2019</small> |  <small>11/07/2019</small> |  <small>11/07/2019</small> |
| Identifier Of Shri Dibakar Sarkar, Shri Girish Ghosh, Shri Gautam Adhikary | | | |

Transfer of property for L1

| Sl.No | From | To. with area (Name-Area) |
|-----------------------------|------------------|---|
| 1 | Ultra Enterprise | Land And Build Developers-6.6 Dec |
| Transfer of property for S1 | | |
| Sl.No | From | To. with area (Name-Area) |
| 1 | Ultra Enterprise | Land And Build Developers-2377.00000000 Sq Ft |

Endorsement For Deed Number : I - 150503327 / 2019

On 11-07-2019

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 1354 Rs on 11-07-2019, at the Office of the A.D.S.R. BARRACKPORE by Shri Dibakar Sarkar.

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 50,82,750/-