

S-1827/2020

(3)

T-01666/2020



पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL

AD 693397

2634558/2020

certified that the documents submitted for registration. The signature sheet and the endorsement sheets attached with this document are the part of this document.

15 JUN 2020  
Adol District Sub Registrar  
Barrackpore 24 Pgs. (N)

DEVELOPMENT POWER  
OF ATTORNEY



Contd to ...

1/47

০৭/০৬/২০২০  
নং ৬২০ তারিখ..... মূল্য ১০০/-

স্ট্যাম্প ক্রেতার নাম.....

ঠিকানা.....

থানা..... জেলা.....

স্ট্যাম্প ভেঙারের স্বাক্ষর *Sourabh Mallick*

এ্যাডিসনাল ডিস্ট্রিক সবি রেজিস্ট্রী

অফিস-মৈত্রী ২৪ পরগণা (উঃ)

SOURABH KR. MALLICK  
Advocate  
Palta Nagar (L.P. Scheme)  
P.O.-Bengal Enamel, 24 Pgs.(N)

বি সীল

স্ট্যাম্প ভেঙারের নাম : স্বামী ৫

স্ট্যাম্পের নাম : বারাকপুর

টি.ডি. নম্বর—

স্ট্যাম্প খরিদ করা হইয়াছে ৪০০০০০/-

স্ট্যাম্প খরিদের তারিখ ০৮/০৬/২০২০



*d*

Add. Dist. Sub-Registrar  
Barrackpore North 24 Pgs

15 JUN 2020

TO ALL TO WHOM THESE PRESENTS, shall come We, 1. **SRI PRANAB GHOSH**, (PAN-AOGPG2584K) son of Sri Indubhushan Ghosh, by faith - Hindu, by nationality -Indian, by occupation- Business, residing at : 2, M.C. Garden Road, P.O. & P.S. Dum Dum, District.- North 24 Parganas, Kolkata -700030, 2. **SRI SATYAJIT ROY**, (PAN-ARPPR7324A) son of Late Parimal Chandra Roy, by faith - Hindu, by nationality -Indian, by occupation- Business, residing at : 140, Ramchandra Path, P.O. Nababganj, P.S. Noapara, District.- North 24 Parganas, Pin - 743144, 3. **SRI SANKAR DHALI**, (PAN-AHGPD7357L) son of Sri Prabhat Dhali, 4. **SRI PRABIR DEY**, (PAN-AHGPD5196K) son of Late Deben Chandra Dey, both by faith - Hindu, by nationality -Indian, by occupation- Business, both are residing at : 6 No. Scheme, Palta, P.O. Bengal Enamel, P.S. Noapara, District.- North 24 Parganas, Pin - 743122, 5. **SRI BHOLA DAS**, (PAN-BZWPD4234R) son of Late Chittaranjan Das, by faith - Hindu, by nationality -Indian, by occupation- Business, residing at : 286, Purba Ghosh Para Road, Pinkal, P.O. Shyamnagar, P.S. Noapara, District.- North 24 Parganas, Pin - 743127, 6. **SMT. SUMITRA PAUL**, (PAN-DFYPB7732E) wife of Sri Tapan Paul, by faith - Hindu, by nationality -Indian, by occupation- Housewife, residing at : 6 No. Scheme, Palta, P.O. Bengal Enamel, P.S. Noapara,

Contd to ...



- (3) -

District.- North 24 Parganas, Pin - 743122, hereinafter referred to and called as the Executants :-

**WHEREAS** the Land owner herein being the owner of the Shali Land measuring 6 Cottah 8 Chittack 32 Sft. be the same or a little more or less out of 17 Decimals, comprised in R.S. Dag no. 6668, L.R. Dag No.11055 & Bastu Land measuring 1 Cottah 12 Chittack 17 Sft. be the same or little more or less out of 36 Decimals, comprised in R.S. Dag no. 6669, L.R. Dag No.11056, thus total land measuring 8 Cottah 5 Chittack 4 Sft., demarcated as Plot No. 'B' which is lying and situated at - Mouza - Ichapur, J.L. No. 3, Touzi No. 617, under L.R. Khatian Nos. 19987, 20268, 20032, 20123, 20189, 20192 within the limits of North Barrackpore Municipality, Ward No. 11 (old) 9 (new), P.S.- Noapara, Dist.- North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore by virtue of registered Deed of Sale being No. 2553, recorded in Book No. I, C.D. Volume No. 14, written in pages from 2096 to 2123 and the same was registered at D.S.R.-I, Barasat, North 24 Parganas on 04/04/2014 from Subodh Chandra Paul and others.

**AND WHEREAS** after purchasing the same the land Owners

*Contd to ...*



3/97

- (4) -

herein became the joint owner of the same and they have been seizing possessing and enjoying the same with joint right title and interest without any disturbances from any corner whatsoever till date.

AND WHEREAS the land owners herein are desirous of developing a plot of land measuring 8 Cottah 5 Chittack 4 Sft. by constructing a Multi storied (G+4) building in accordance with the building and such they submitted a sketched plan in North Barrackpore Municipality and the same was sanctioned vide sanctioned plan No. 507/2017-2018 from North Barrackpore Municipality.

AND WHEREAS we being the owners of the said property entered into a development agreement dated /0 /2020, Book No. I, Volume No.1505-2020, and the same was registered at A.D.S.R.O. Barrackpore Being No. 150501663/2020 with "A.I.M. CONSTRUCTION", (PAN-ABJFA2558D), a Partnership Firm, having its registered office at - Santinagar, Palta, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas, Pin - 743122, represented by its Partners namely (1) SRI MRINAL KANTI ADHIKARI, (PAN - AJAPA3758L), son of Late Meghlal Adhikari, residing at Shanti Nagar, Palta, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas,

Contd to ...



4/4)

- (5) -

Pin - 743122, (2) **SRI MOLAY KUMAR CHAKROBORTY**, (PAN - ACTPC5881E), son of Late Usharanjan Chakraborty, residing at - J.R.R. Road, East Kalianiwas, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700122 and (3) **MRS. CHANDANA CHAKRABORTY**, (PAN-ALYPC9210F), wife of Sri Molay Kumar Chakraborty, residing at J.R.R. Road, East Kalianibas, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700122 and (4) **MRS. RINITA ADHIKARY (DEY)**, (PAN-BTMPA8074L), wife of Mrinal Kanti Adhikary, residing at 1583, Santi Nagar Colony, North Barrackpore, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas, Pin - 743122, all are by faith : Hindu, by Nationality - Indian, by Occupation - Business, in respect of a plot of land measuring 06 (six) decimal which has been morefully described in the Schedule written hereunder for development and construction of a Multi storied building over the said premises.

**NOW KNOW ALL MEN BY THESE PRESENTS THAT** We, the aforesaid Executants hereof, do hereby nominate, authorise, constitute and appoint in our place "**A.I.M. CONSTRUCTION**", (PAN-ABJFA2558D), a Partnership Firm, having its registered office



5/4)

- (6) -

at - Santinagar, Palta, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas, Pin - 743122, represented by its Partners namely **(1) SRI MRINAL KANTI ADHIKARI**, (PAN - AJAPA3758L), son of Late Meghlal Adhikari, residing at Shanti Nagar, Palta, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas, Pin - 743122, **(2) SRI MOLAY KUMAR CHAKROBORTY**, (PAN - ACTPC5881E), son of Late Usharanjan Chakraborty, residing at - J.R.R. Road, East Kalianiwas, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700122 and **(3) MRS. CHANDANA CHAKRABORTY**, (PAN-ALYPC9210F), wife of Sri Molay Kumar Chakraborty, residing at J.R.R. Road, East Kalianibas, Barrackpore, P.O. Nona Chandanpukur, P.S. Titagarh, District - North 24 Parganas, Kolkata - 700122 and **(4) MRS. RINITA ADHIKARY (DEY)**, (PAN-BTMPA8074L), wife of Mrinal Kanti Adhikary, residing at 1583, Santi Nagar Colony, North Barrackpore, P.O. Bengal Enamel, P.S. Noapara, District - North 24 Parganas, Pin - 743122, all are by faith : Hindu, by Nationality - Indian, by Occupation - Business, as our true and lawful **ATTORNEY** for ourselves and in our name and on our behalf to do, execute and perform all or any of the following acts, deeds, things relating to our said property that is to say :-



Contd to ...



6/4)

- 1) To appear and represent us before the authorities of the North Barrackpore Municipality, Electricity Authority, B.L. & L.R.O. and before all other Statutory and Local Bodies as and when necessary for the purpose of construction of a new building over and above our said premises and to execute the Agreement for sale or to sign any other documents relating to the Flats/Shops and Spaces of the proposed Multi storied Building to be constructed as per sanction building plan duly sanctioned by the North Barrackpore Municipality over the said premises, in our names and on our behalf as per Development Agreement executed between us and the Developer on 15/06/2020.
- 2) To defend possession, manage and maintain the said premises including the building to be constructed thereon.
- 3) To sign, verify and file applications, forms, building plans, documents and papers in respect of our said premises before the North Barrackpore Municipality or before any other statutory authorities for the purpose of demolition of old structure, maintenance, protection, preservation and construction of a Multi storied building over and above the said premises.



Contd to ...





- 4) To receive the consideration money in part or full in cash or by cheque/draft from the intending purchaser(s) for sale or booking flats/shops/garages/units or spaces and to grant receipt therefore in our names and give full discharge to the purchaser(s) as our lawful representative in respect of Developer's Allocated area.
  
- 5) To execute and/or negotiate and/or enter into any agreement for sale of the flats/shops/garages/units or spaces in the said new building on our behalf and as our lawful authorised representative and to accept consideration money therefore and entitled to nominate the intending purchaser(s) for sale, transfer and/or lease in respect of the proportionate, undivided share of land of the said premises and to execute Deed of Sale of the flat/shop/garages/units or spaces in favour of the intending purchaser(s) on our behalf in respect of Developer's Allocated area.
  
- 6) To instruct the Advocate/Lawyer for preparing and/or drafting such agreements, deeds of Conveyance/Deed of Sale, documents and other such papers as may be necessary for the purpose of booking and/or sale of the flats/shops/garages/units or spaces in the said building over and above our said premises.



Contd to ...



8/47

7) To commence, prosecute, enforce, defend, answer and oppose all actions demands and other legal proceedings touching us of the matter concerning our said premises or any part or portion thereof.

8) To sign, declare and/or affirm any plaint, written statement, petition, affidavit, verification, vakalatnama, warrant of attorney, Memo of Appeal or any other documents or papers in any proceedings relating to our said premises or in any way connected therewith.

9) For all or any of the purpose herein before stated and to appear and represent us before all concerned authorities having jurisdiction over our said premises and to sign, execute and submit papers and documents relating thereto.

10) To sign in the form or forms and/or any other documents or documents which will be required by the C.E.S.C. authority for granting/obtaining new transformer within the said proposed Multi storied building and new electric meters in the flats and shops/ commercial space of the said propose Multi storied building.



Contd to ...



9/47

11) That our said attorney will deliver the possession of our allocated Flats i.e. our allocated area in the said multi storied building which is described in the Second Schedule of Development Agreement before delivering the possession to the intending purchaser(s) in respect of Developer's Allocated area of Third Schedule except Loan cases.

**AND GENERALLY** to acts, deed and things in our names of ourselves and We, the Executants do hereby agree to ratify and confirm all and whatsoever other act or acts, deed and things that our said ATTORNEY shall lawfully do or execute or perform or cause to be done in or about the said premises as aforesaid keeping us free from all encumbrances relating thereto.

**SCHEDULE REFERRED TO ABOVE**

(Description of the total property)

**ALL THAT** piece and parcel of **Shali** Land measuring 6 (six) Cottah 8 (eight) Chittack 32 (thirty two) Sft. be the same or a little more or less out of 17 Decimals, comprised in R.S. Dag no. 6668, L.R. Dag No.11055 (eleven thousand fifty five) & another **Bastu** Land measuring 1 (one) Cottah 12 (twelve) Chittack 17 (seventeen) Sft. be the same or little more or less out of 36 Decimals, comprised in R.S.



Contd to ...



20/1/22

-(11)-

Dag no. 6669, L.R. Dag No. 11056 (eleven thousand fifty six), thus total land measuring 8 (eight) Cottah 5 (five) Chittack 4 (four) Sft., demarcated as Plot No. 'B' which is lying and situated at - Mouza - Ichapur, J.L. No. 3, Touzi No. 617, under L.R. Khatian Nos. 19987, 20268, 20032, 20123, 20189, 20192 within the limits of North Barrackpore Municipality, Holding No. 30/8, Ward No. 11 (old) 9 (new), P.S.- Noapara, Dist.- North 24 Parganas and under the Jurisdiction of A.D.S.R.O. Barrackpore which is butted and bounded by as follows :-

ON THE NORTH : 35'-6" wide Sreedhar Banshidhar Road.  
ON THE SOUTH : Owner's Land.  
ON THE EAST : 16'-0" wide Common Passage.  
ON THE WEST : Owner's Land.



Contd to ...



11/47

IN WITNESSES WHERE OF We the Executants hereof do hereunto set and subscribe our respective hands, signatures and seal in presence of the witnesses and delivered on this 15<sup>th</sup> day of June 2020.

SIGNED, SEALED AND DELIVERED

Witnessess :-

1) S. K. Mallik  
Advocate.

2) Ranjan Sarkar  
BUP

Sankar  
Sabyasit Roy,  
Sankar Sheli  
Prabir Das  
Asha Das  
Sumitra Paul.

Signature of the Executants

Drafted by :-

Sourabh K. Mallik,  
Advocate

Barrackpore Court

WB/254/08

Typed by :-

Tuhin Roy Chowdhury

Barrackpore, 24 Pgs(N).

Dr. Kanti Adhikary  
Molay Kumar Chakroborty  
Chandana Chakroborty  
Rinita Adhikary Das

Signature of the Attorney



# DISTRICT NORTH 24 PARGANAS

\*\* OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM

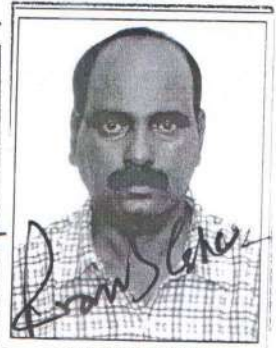
STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Prabir Dey



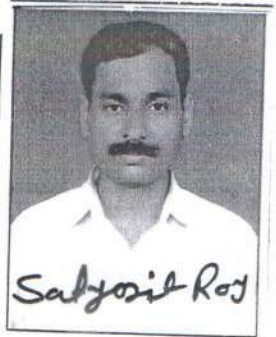
RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Satyajit Roy



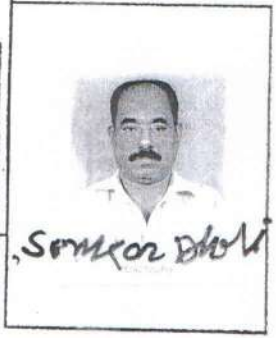
RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME SANKAR DHALI

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Sankar Dhali



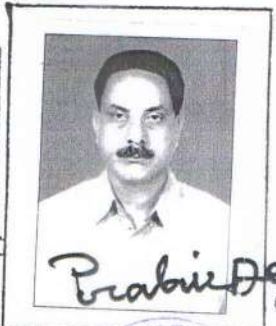
RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME.....

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Prabir Dey



RIGHT HAND FINGER PRINT



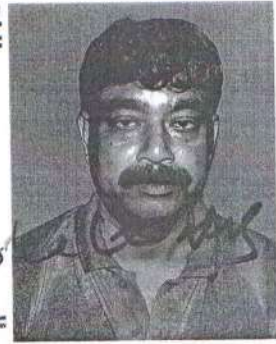
DISTRICT NORTH 24 PARGANAS

\*\*OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMD

1.

Name ..... BHOLA DAS .....

Status : Presentant



LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Bhola Das

Signature of the Presentant

2.

Name .....

Status : Presentant / Executant / Claimant Attorney /  
Principal / Guardian / Testator



12(24816)Pp

LEFT HAND FINGER PRINTS

LITTLE	RING	MIDDLE	FORE	THUMB

RIGHT HAND FINGER PRINTS

THUMB	FORE	MIDDLE	RING	LITTLE

All the above finger prints are of the above named person and attested the said person.

Sumitra Paul

Signature of the Presentant / Executant / Claimant Attorney / Principal / Guardian / Testator



**DISTRICT NORTH 24 PARGANAS**

\*\* OFFICE OF THE A.D.S.R.O. (B.K.P.) / NAIHATI / D.S.R. BARASAT / COSSIPORE, DUMDUM

STATUS : PRESENTANT

LEFT HAND FINGER PRINT NAME MRINAL KANTI ADHIKARY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Mrinal Kanti Adhikary



18(40530a)Pp

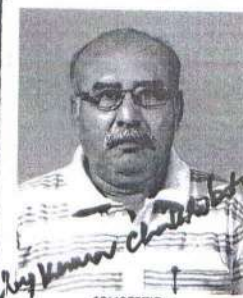
RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME MOLAY KUMAR CHAKROBORTY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Molay Kumar Chakroborty



18(40537)Pp

RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME CHANDANA CHAKROBORTY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Chandana Chakroborty



RIGHT HAND FINGER PRINT

LEFT HAND FINGER PRINT NAME RINITA ADHIKARY DEY

LITTLE	RING	MIDDLE	FORE	THUMB

THUMB	FORE	MIDDLE	RING	LITTLE

SIGNATURE Rinita Adhikary Dey



17(36984c)Pp

RIGHT HAND FINGER PRINT





आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

परमाणु खाता संख्या  
Permanent Account Number Card  
AUGPG2584K

नाम  
PRONOB GHOSH

पते का पता  
INDURHUSAN CHD. SH.

10/08/1973

Harish Ghosh  
Signature



*Handwritten signature*

Scanned by CamScanner





ELECTION COMMISSION OF INDIA

ভারতের নির্বাচন কমিশন

IDENTITY CARD WB/19/132/165209

পরিচয় পত্র



Elector's Name : ROY SATYAJIT

নির্বাচকের নাম : রায় সত্যজিৎ

Father/Mother

Husband's Name : PARIMAL

পিতা/মাতা/স্বামীর নাম : পরিমল

Sex : M

লিঙ্গ : পুরুষ

Age as on 1.1.1995 : 19

১৯৯৫-০১-০১ এর বয়স : ১৯

Satyajit Roy





Satyajit Roy.



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANKAR DHALI

PRABHAT DHALI

10/01/1971  
Permanent Account Number

AHGPD7357L

*Sankar Dhali*  
Signature



*Sankar Dhali*

*In case this card is lost / found, kindly inform / return to:*

Income Tax PAN Services Unit, UHISI  
Plot No. 3, Sector 11, CBD Belapur,  
Navi Mumbai - 400 614.

यह कार्ड खो जाने पर कृपया सूचित करें/लौटायें :

आयकर पैन सेवा यूनिट, UHISI

प्लॉट नं: ३, सेक्टर ११, सी.बी.डी. बेलपुर,

नवी मुंबई-४०० ६१४.

