

13076/15

I-12419/1



पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

that the document is admitted for registration. The Signature sheet and the endorsement sheets attached with this document are the part of this document.

AC 542414

401
112/18
252721

✓
Addl. District Sub-Registrar
Behala, South 24 Parganas

- 3 DEC 2019

DEVELOPMENT POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT I SMT. CHHAYA SINHA PAN : AJXPS5881R, Aadhaar No. 4744 2025 9262 , wife of Late Shib Narayan Sinha, by faith - Hindu, Nationality - Indian, by Occupation : Housewife, residing at 445/N, Ho-Chi Minh Sarani, Post Office : Sarsuna, Police Station : Behala now Parnasree, Kolkata - 700061, West Bengal, hereinafter called and referred to as the PRINCIPAL/EXECUTANT:

D.S.R

694450

11 NOV 2019

Rs.....Date.....

Name:- ARJUN GOPE, Advocate

Address:- Alipur Police Court, Kol-27

Vendor:-.....

I. CHAKRABORTY

6B, Dr. Rajendra Prasad Sarani
Kolkata-700 004



Amr ko. Syamal
A. dr.
Alipore Judge's Court
Kol-27

A.D.S.R. Behala
DEC 2019
Dist.- South 24 Parg

Major Information of the Deed

Deed No :	I-1607-12419/2019	Date of Registration	03/12/2019
Query No / Year	1607-1000252721/2019	Office where deed is registered	
Query Date	03/12/2019 12:27:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas	
Applicant Name, Address & Other Details	Anup Kumar Syamal Alipore Judges Court,Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007293526, 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. 60,00,000/-	Rs. 61,60,835/-		
Stampduty 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]:- 160712411/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (East India Pharmaceutical – Kethopole (Premises located NOT on Ho-Chi-Min Sarani) Ward-127,128) , , Premises No: 445, , Ward No: 128 Pin Code : 700061

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 6 Chatak 20 Sq Ft	52,00,000/-	52,83,335/-	Width of Approach Road: 12 Ft. , , Project Name :
Grand Total :				7.2646Dec	52,00,000 /-	52,83,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	8,00,000/-	8,77,500/-	Structure Type: Structure
<p>Gr. Floor, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p> <p>Floor No: 1, Area of floor : 600 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete</p>					
Total :		1200 sq ft	8,00,000 /-	8,77,500 /-	

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 542414, Amount: Rs.100/-, Date of Purchase: 11/11/2019, Vendor name: I Chakraborty

Sandip Biswas

Sandip Biswas
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
South 24-Parganas, West Bengal



Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

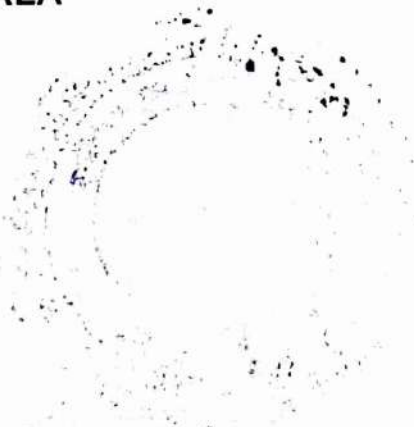
Volume number 1607-2019, Page from 397828 to 397848
being No 160712419 for the year 2019.



Digitally signed by SANDIP BISWAS
Date: 2019.12.04 16:12:21 +05:30
Reason: Digital Signing of Deed.

Sandip Biswas

(Sandip Biswas) 2019/12/04 04:12:21 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. BEHALA
West Bengal.



(This document is digitally signed.)

WHEREAS the said executants **CHHAYA SINGHA**, herein entered into an Agreement of Development with **M/S. B.G. CONSTRUCTION**, a Proprietorship firm, having its registered office at 9/2, Beni Master Lane, Post Office – Sarsuna, Police Station : Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), represented by its proprietor **SRI BISWANATH GUHA**, PAN No. AFKPG5698F, son of Late Nitya Ranjan Guha, by Nationality -Indian, by faith - Hindu, by occupation - Business, residing at 9/2, Beni Master Lane, Post Office - Sarsuna, Police Station - Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), West Bengal, terms and conditions incorporated in the said Agreement of Development. The development agreement was executed and registered on 03.12.2019 in the office of the ADSR, Behala, 24 Pgs South, recorded in Book No. 1, being Srl. No. 1607013071 / 2019 Being Deed No. 1-160712411 for year 2019.

AND WHEREAS as per the terms and conditions of the Agreement of Development, the owner of the said property as above i.e. the Executants herein decided to appoint **M/S. B.G. CONSTRUCTION**, a Proprietorship firm, having its registered office at 9/2, Beni Master Lane, Post Office – Sarsuna, Police Station : Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), represented by its proprietor **SRI BISWANATH GUHA**, PAN No. AFKPG5698F, son of Late Nitya Ranjan Guha, by Nationality -Indian, by faith - Hindu, by occupation - Business, residing at 9/2, Beni Master Lane, Post Office - Sarsuna, Police Station - Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), West Bengal, as her **constituted Attorney**, who will do all acts, deeds, matters and things in respect of the development work of the said

property by way of constructing a new building/buildings upon the said property as per the building plan to be sanctioned by the Kolkata Municipal Corporation in pursuance of the said Agreement of Development.

NOW KNOW ALL BY THESE PRESENTS that, I the Executants herein above, do hereby nominate and constitute the said **M/S. B.G. CONSTRUCTION**, a Proprietorship firm, having its registered office at 9/2, Beni Master Lane, Post Office – Sarsuna, P.S. - Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), represented by its proprietor **SRI BISWANATH GUHA**, PAN No. AFKPG5698F, son of Late Nitya Ranjan Guha, by Nationality - Indian, by faith - Hindu, by occupation - Business, residing at 9/2, Beni Master Lane, Post Office - Sarsuna, Police Station - Behala at present Parnasree, Kolkata - 700061, District : 24 Parganas (South), West Bengal, as my true and lawful **ATTORNEY** for me, in my name and on my behalf to do, execute and perform or cause to be done, execute and perform the following acts, deeds, matters and things in respect of the Property described in the **SCHEDULE** written hereunder.

1. To appoint Plan-maker or Architects, to prepare a building plan/plans for construction of building/buildings on the said property and to sign on my behalf on the plan/plans and all drawings, sketches, maps and all other relevant documents, declarations, deed of gift in favour of the KMC as would be necessary for such sanction and to submit the same before KMC for sanction. To deposit sanction fees and other fees for alteration, amendment, modification and/or to resubmit the same before the competent authorities of KMC for sanction in my

name and on my behalf and to collect and receive such building plan/plans after sanction from KMC.

2. To represent me, sign and apply for mutation and conversion at offices like B.L. and L.R.O, any public and or government, semi government authorities, authorities under land revenue code, municipal acts, urban land (ceiling and regulation) act 1976 and other provisions of all relevant laws and its departments and to do all acts, deeds, matters and things including an application and undertaking, pay tax, rents and any other statutory imposition in any manner whatsoever in my name and on my behalf, writings as maybe required for the purpose of development of the said property.
3. To execute and sign any affidavit, verification, petition, objection, application to the govt. offices in my name and on my behalf relating to my schedule property as my attorney thinks fit and proper.
4. To appear and present ourselves and act on my behalf in all court or courts, civil and criminal, revenue or in the registration office or any other Government authority or Department whatsoever in respect of my property.
5. To appear for and represent me before the Board of Revenue, Collector of any District, Sub-Divisional Officer, any Magistrate, Judge Munsiff and in all government office/s, Kolkata Municipal Corporation, Income Tax Office and in any Co-operative Society Ltd. in all matters and things relating to my estate or its affairs and to institute any Suits and other legal proceedings and to appoint advocate, solicitor for the purpose of Court cases in my name and on my behalf and to sign any plaint, pleadings, Vakalatnama, objection, and to adduce evidence whatsoever before any Court/s.

6. To appear for and represent on my behalf before the C.E.S.C authorities including any statutory body or authorities, Government or Semi-Government concern or concerns for getting the electricity connection in the proposed project on my behalf and also sign necessary documents.
7. To apply for and obtain temporary or permanent connection of water, drainage, sewage, electricity and power to the said building required for the use and enjoyment of the building and also obtain occupancy certificate and to sign on all such applications/forms and document as shall be required for the above purposed.
8. To negotiate and settle terms with the intending buyers / purchasers, for sale and/or transfer the property under Developer's allocation in the proposed building.
9. To receive consideration money, sale proceeds and/or any money in connection with the Development Agreement from the prospective buyers and/or person or persons in respect of the **Developer's allocation** in the proposed building and to grant proper and effectual receipt thereof.
10. To enter into agreement of sale and or transfer of flats, unit and car parking space out of Developer's allocation mentioned in the Development Agreement with such intending purchaser/purchasers and to receive advance/earnest money and payment by issuing receipts thereof.
11. To sign, execute and register necessary deed/s, documents, agreement, conveyance or conveyances including the Sale Deed in

respect of flats, shops, garage and to present any such conveyance or conveyances deeds for registration, to admit execution and receipt of consideration before the Sub-Registrar or Registrar having authority for and to have said conveyance registered in favour of the intending purchaser/s and to do all acts, deeds and things in respect of the proportionate undivided share in the said land along with the building consisting of several flats/shops/garages and/or service area in respect of the **Developer's allocation** in the proposed building or part thereof as the case may be, as if I personally present.

12. The Developers will be bound to deliver Owners allocation as described in the said Development Agreement mentioned therein and thereafter the Developer shall be entitled to transfer/convey only Developer's allocation by sale, gift, lease or by any other lawful means as prescribed in the law of transfer of property act. To apply for and obtain completion certificate from the Kolkata Municipal Corporation.

13. And generally to do all acts, deeds and things in connection with the aforesaid property or any part thereof and for better exercise of the Authorities herein contained which I could have lawfully done under my own hands and seals, if I personally present.

And I, hereby ratify and confirm all or whatsoever others lawful act or acts my said attorney shall lawfully do, execute or perform or cause to be done, executed or performed in connection with the sale of the flats/units under Developer's allocation in the said proposed building to be constructed by the Developer on and upon my Scheduled land thereto as per the Development Agreement under and by virtue of this presents.

SCHEDULE "A" ABOVE REFERRED TO:
(DESCRIPTION OF THE PROPERTY OF THE OWNER)

ALL THAT piece and parcel of bastu land measuring **4(four) cottahs 6(six) chittaks 20(twenty) square feet** together with two storied cement flooring pucca building measuring **600 square feet in each floor** lying and situated Mouza : Parui, Pargana: Balia, collectorate Touji No. 351, J.L. No. 3, R.S. No. 80, under Khatian No. 866 under L.R. Khatian No. 1419 under R.S and L.R. Dag No. 2958, Police Station: formerly Behala at present Parnasree, Kolkata-700061, in the District of 24 Parganas (South), Additional District Sub-Registrar at Behala, District Sub-Registrar at Alipore, within the then South Suburban Municipality at present the Kolkata Municipal Corporation (S.S. Unit) in Ward No. 128, being premises No.445, **Ho-Chi-Minh Sarani**, Assessee No. 41-128-11-0565-0, together with all easement right on paths and passage and all other rights, benefits facilities, privileges and appurtenances etc. attached thereto, Zone: East India Pharmaceuticals to Kethopole, premises not on Ho-Chi-Minh Sarani, the same is butted and bounded by :-

ON THE NORTH : Land of Lakshmi Dutta ;

ON THE SOUTH : Property of Dag No. 2959 ;

ON THE EAST : **12 feet wide KMC Road** ;

ON THE WEST : Property of Dag No. 2957;

IN WITNESS WHEREOF we have signed this Development Power of Attorney at on this 3rd day of December, 2019.

SIGNED, SEALED & DELIVERED

by the PARTIES at Kolkata in the presence of:

B. G. CONSTRUCTION

Biswanath Guha
Proprietor

Chhaya Sinha

Specimen Signature of the Attorney

EXECUTANTS

WITNESSES:

1.. Rakul Sinha.
Sof. Nr. S.N. Sinha.
43A/B, Nabalia Borahood.
Kolkata - 700008.

2. Anup kumar Syamal
Adv.

Drafted by :-

Anup kumar Syamal
(Anup Kumar Syamal)

Advocate,

Alipore Judges' Court,

Kolkata : 700027.



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

Name CHHAYA SINHA

Signature Chhaya Sinha



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

Name BISWANATH GUHA

Signature Biswanath Guha

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

Name

Signature

PAN
ou



Government of West Bengal
Directorate of Registration & Stamp Revenue

e-Assessment Slip

Query No / Year	1607-1000252721/2019	Office where deed will be registered
Query Date	03/12/2019 12:27:42 PM	A.D.S.R. BEHALA, District: South 24-Parganas
Applicant Name, Address & Other Details	Anup Kumar Syamal Alipore Judges Court, Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9007293526, Status : Advocate	
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement	Additional Transaction [4305] Other than Immovable Property, Declaration [No of Declaration : 2]
Set Forth value	Rs. 60,00,000/-	Market Value Rs. 61,60,835/-
Total Stamp Duty Payable(SD)	Rs. 70/- (Article:48(g))	Total Registration Fee Payable Rs. 21/- (Article.E, E)
Mutation Fee Payable	Expected date of Presentation of Deed	Amount of Stamp Duty to be Paid by Non Judicial Stamp Rs. 100/-
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 160712411/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)	

Land Details :

District: South 24-Parganas, P.S:- Behala, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Ho - Chi - Min Sarani, Road Zone : (East India Pharmaceutical -- Kethopole (Premises located NOT on Ho-Chi-Min Sarani) Ward-127,128) , , Premises No: 445, , Ward No: 128 Pin Code : 700061

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Grand Total :				7.2646Dec	52,00,000 /-	52,83,335 /-	

Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	1200 Sq Ft.	8,00,000/-	8,77,500/-	Structure Type: Structure
Gr. Floor, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Floor No: 1, Area of floor : 600 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		1200 sq ft	8,00,000 /-	8,77,500 /-	

Principal Details :

SI No	Name & address	Status	Execution Admission Details :
1	Smt Chhaya Sinha Wife of Late Shib Narayan Sinha 445/N, Ho-Chi Minh Sarani, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.: AJXPS5881R, Aadhaar No. 47xxxxxxxx9262. Status : Individual, Executed by: Self . To be Admitted by: Self	Individual	Executed by: Self . To be Admitted by: Self

Attorney Details :

SI No	Name & address	Status	Execution Admission Details :
1	B G Construction 9/2, Beni Master Lane, P.O:- Sarsuna, P.S:- Behala, District - South 24-Parganas, West Bengal, India, PIN - 700061 PAN No.: AFKPG5698F, Aadhaar No Not Provided by UIDAI. Status : Organization, Executed by: Representative	Organization	Executed by: Representative

Representative Details :

SI No	Name & Address	Representative of
1	Mr Biswanath Guha Son of Late Nitya Ranjan Guha 9/2, Beni Master Lane, P.O:- Sarsuna, P.S:- Behala, District:-South 24-Parganas, West Bengal, India, PIN - 700061 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.: AFKPG5698F, Aadhaar No: 92xxxxxxxx5477	B G Construction (as Proprietor)

Identifier Details :

Name & address

Mr Anup Kumar Syamal
Son of Mr K. N. Syamal
Alipore Judges Court, P.O:- Alipore, P.S:- Alipore, District:-South 24-Parganas, West Bengal, India, PIN - 700027, Sex:
Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Smt Chhaya Sinha, Mr Biswanath Guha

Transfer of property for L1

SI.No	From	To. with area (Name-Area)
1	Smt Chhaya Sinha	B G Construction-3.63229 Dec
2		B G Construction-3.63229 Dec

Transfer of property for S1

SI.No	From	To. with area (Name-Area)
1	Smt Chhaya Sinha	B G Construction-600.00000000 Sq Ft
2		B G Construction-600.00000000 Sq Ft

If the given information are found incorrect, then the assessment made stands invalid.

Query is valid for 30 days (i.e. upto 02-01-2020) for e-Payment. Assessed market value & Query is valid for 30 days.(i.e. upto 02-01-2020)

Standard User charge of Rs. 240/-(Rupees Two hundred forty) only includes all taxes per document upto 17 (seventeen) pages and Rs 7/- (Rupees seven) only for each additional page will be applicable.

e-Payment of Stamp Duty and Registration Fees can be made if Stamp Duty or Registration Fees payable is more than Rs. 5000/-.

e-Payment is compulsory if Stamp Duty payable is more than Rs.10,000/- or Registration Fees payable is more than 5,000/- or both w.e.f 2nd May 2017.

Web-based e-Assessment report is provisional one and subjected to final verification by the concerned Registering Officer.

Quoting of PAN of Seller and Buyer is a must when the market value of the property exceeds Rs. 10 lac (Income Tax Act, 1961). If the party concerned does not have a PAN, he/she has to submit a declaration in form no. 60 together with all particulars as required

Rs 50/- (Rupees fifty) only will be charged from the Applicant for issuing of this e-Assessment Slip if the property under transaction situates in Municipality/Municipal Corporation/Notified Area.

Mutation fees are also collected if stamp duty and registration fees are paid electronically i.e. through GRIPS. If those are not paid through GRIPS then mutation fee are required to be paid at the concerned BLLRO office.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

CHHAYA SINHA
SATYA CHARAN SINHA

02/08/1945
Permanent Account Number
AJXPS5881R

Chhaya Sinha
Signature



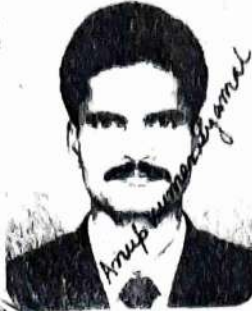
In case this card is lost / found, kindly inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
New Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, यू टी आई सी एस एल,
प्लॉट नं. 3, सेक्टर 11, नवी मुंबई,
नवी मुंबई - 400 614.



BAR COUNCIL OF INDIA
 (STATUTORY BODY UNDER THE ADVOCATES ACT, 1961)
 2 & 3, KRANJAJGAR ROY ROAD, CALCUTTA-700 001
 PHONE: 248-8866/7238

IDENTITY CARD



Name

ANUP KUMAR SYAMAL Advocate

Father's/Husband's Name

KHAGENDRA NATH SYAMAL

CHAIRMAN EX-COMMITTEE

CHAIRMAN

Card No..... B-1418

Address Recorded on the Roll..... 1/14, Kalipore, ...
 Sakuntala Park, Calcutta-700 061.

Present Address Do.

Enrolment No F/427/122/2000.

Date of Enrolment 09.03.2000 Date of Birth 31.12.72

Date

Secretary/Assistant Secretary