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পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

V.C. NO-583/3-10-2018 1-10PM  
AA 269505

03/10/18  
5-1-268370/18

*Admit*

03 OCT 2018

**DEVELOPMENT POWER OF ATTORNEY**

**KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SRI PRADIP SHOME (PAN - AIQPS7517L) son of Late Tejendra Shome, by religion-Hindu, by nationality-Indian, by occupation- Retd. Person, and (2) SMT. SRABONI SHOME (PAN BBUPS9155A) wife of Sri Pradip Shome by religion-Hindu, by nationality-Indian, by occupation- Housewife both residing at P - 24 Tagore Park , R. N. Tagore Road ,P.O & P.S. Belghoria, Kolkata - 700 056, District North 24 Parganas, hereinafter called and referred to as the OWNERS (which term or expression shall unless excluded by or repugnant to the subject or context be deemed to mean and include their heirs, legal representatives, executors, administrators and assigns) are the sole and absolute joint owners of **ALL THAT** piece and parcel of land measuring about **7 Chittacks 22 SFT.** more or less comprised in Dag No. 6118 and land measuring **4 Cottahs 8 Chittacks 23 SFT.** more or less more or less**

SREEMAA PROPERTIES

*Sreema*

Partner

comprised in Dag No. 6119 with R.T. Shed structure measuring about 200 Sq.ft. standing thereon totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T. Shed structure measuring about 200 Sq.Ft. standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and 2641, , J.L no. 1 , R.S no. 12 , Touzi no. 173, at Mouza Ariadaha Kamarhati, within the municipal limits of Kamarhati Municipality holding no. 487/7 under ward no. 16. under the jurisdiction of A.D.S.R. Cossipore Dum Dum at present A.D.S.R. Belghoria, situated and lying at Plot No. 9, at Premises no. 4 , M. M. Feeder Road , Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas ,hereinafter referred to the **SAID PREMISES**.

**AND WHEREAS** we the above named owners herein as the owners entered into a registered Development Agreement with 1) **SHRI BISWARUP CHAKRABORTY ( PAN ACPPC8383D )** Son of Late Sunil Kumar Chakraborty, by religion-Hindu, by nationality-Indian, by occupation-Business, residing at 22/1, Mahadeb Ghosal Road, Ariadaha, Kolkata-700057, Police Station-Belghoria, District North 24 Parganas 2) **SMT. PUTUL PAUL( PAN AFQPP7342P )** Wife of Shri Tapan Kumar Paul, by religion-Hindu, by nationality-Indian, by occupation-Business residing at Plot No. 3 , 4 M.M. Feeder Road ,Post Office and Police Station-Belghoria, Kolkata-700056, District North 24 Parganas as the Developer on.02.10.2018..... and the said document was duly registered in the office of the A.D.S.R Belghoria and recorded in the Book No 1 , Volume No. 1526-2018. pages ..... to ..... , Being no. 152605315 for the year 2018.

**AND WHEREAS** due to our business and other reasons we could not look after and maintain our abovementioned property along with the Developer allocated portions properly, so we do hereby nominate, constitute and appoint **said Biswarup Chakraborty and Putul Paul, as our constituted attorney** who are to do and execute and perform of the following acts, deeds matters and things to hereunder in respect of the "**SAID PREMISES**"

1. To look after, maintain , develop and supervise the **SAID PREMISES** properly on our behalf.
2. To call at as and when necessary, all offices of the Government, the Kamarhati Municipality , Concerned BL & LRO and other authority or authorities in connection with the **SAID PREMISES** and to sign & Deposit all applications, affidavits forms, papers and all other documents to be submitted for the said purpose as our said Attorneys shall at their absolute discretion think fit and proper on my behalf
3. To appear for and represent me in all Courts, Civil or Criminal or Revenue including Labour Tribunals as also Original Revisional or appellate Courts, in any Registration offices and to sign, execute, verify and file plaints, written statements and petitions and also to present appeals in any Court and to accept services of all summons, registered letters, notices and other process of law relating to or concerning the **SAID PREMISES** or part thereof on our behalf.
4. To appoint, engage, pleaders, advocates or solicitors on our behalf whenever our said attorneys shall think proper to do so and to discharge and/or terminate their appointment.

SREEMAA PROPERTIES



Partner

5. To compromise, compound or withdraw cases or be non-suited or to refer to arbitration all disputes and differences arising out of the **SAID PREMISES** on our behalf.
6. To withdraw and received documents or money from any Court and/or offices on our behalf.
7. Our Attorneys entitled to sell in respect of **ALL the constructed areas excepting owner's allocated portions morefilly and particularly mentioned in the abovementioned Development Agreement.**

All Flats and portions, along with proportionate share of the Land and use the common amenities situated and lying at Plot No. 9 , 4 , M. M. Feeder Road , Kolkata -700 056 , Police Station- Belghoria, District North 24 Parganas ( hereinafter referred to as the " **SAID PROPERTY** ")

9. To sign and execute all agreement for sale to the prospective buyers and/or purchasers of the " **SAID PROPERTY** " of part thereof on my behalf as my authorized agent as also shall be entitled to receive the earnest money and /or part payment of the consideration money or full consideration money from such prospective buyers and / or purchasers of the " **SAID PROPERTY** "

10. To receive from the intending purchaser or purchasers any earnest money and / or advances and also the balance of purchase money , and to give good , valid receipt and discharge for the same which will protect the purchaser or purchasers on our behalf.

11. Upon such receipt as aforesaid in my names and as my act and deed to sign, execute and deliver any conveyance and conveyances of the " **SAID PROPERTY** " in favour of the said purchaser or purchasers or their nominee or nominee's assignee or assignees on our behalf.

12. To sign and execute all others deeds, instruments and assurances which they will consider necessary and to entire in to and / or agree to such covenants and conditions as may be required for fully and effectually conveying the said property as we could do myself, if personally present . In connection with" **SAID PROPERTY** "

13. To present any such conveyance or conveyances for registration, to admit execution and receipt of consideration before the sub- registrar, District Registrar and Register of Assurances and to do all acts, deeds and things which our said attorney shall consider necessary for conveying the " **SAID PROPETY** " to the said purchaser or purchasers as fully and effectually in all respect as I could do the same ourselves.

14. This power of Attorney shall remain strictly restricted only with regard to the " **SAID PROPERTY** "

Be it expressly stated that this power of Attorney is being granted in favour of the said attorneys without any consideration and no interest or right of the attorneys is created of the said property which is the subject matter of this Power of Attorney.

**SREEMAA PROPERTIES**

*[Handwritten Signature]*

**Partner**

**SCHEDULE REFERRED TO ABOVE**  
**( DESCRIPTION OF THE ENTIRE PROPERTY )**

ALL THAT piece and parcel of land measuring about 7 Chittacks 22 SFT. more or less comprised in Dag No. 6118 and land measuring 4 Cottahs 8 Chittacks 23 SFT. more or less comprised in Dag No. 6119 with R.T. Shed structure measuring about 200 Sq.ft. standing thereon along with the right of common passage adjoining thereto, totaling the Land measuring about 5 Cottahs 0 Chittack 0 Sq.Ft. more or less together with R.T. Shed structure standing thereon comprised in Dag nos. 6118 and 6119 under Khatian nos. 1356 and 2641, , J.L no. 1 , R.S no. 12 , Touzi no. 173, at Mouza Ariadaha Kamarhati, within the municipal limits of Kamarhati Municipality holding no. 487/7 under ward no. 16, under the jurisdiction of A.D.S.R. Cossipore Dum Dum at present A.D.S.R. Belghoria, situated and lying at Plot No. 9, at Premises no. 4 , M. M. Feeder Road , Post Office and Police Station Belghoria, Kolkata-700056, Dist : North 24 Parganas, butted and bounded in the manners following :-

ON THE NORTH :- By plot no. 8.

ON THE SOUTH :- By Plot no. 10.

ON THE EAST :- By 23 feet wide Road.

ON THE WEST :- By Property in Part of Dag no. 6105.

**IN WITNESS WHEREOF** the parties hereto set and subscribed their hands and seal on the ~~31~~<sup>31</sup> day of October 2018.

**WITNESSES:**

1. Sandipan Bera  
Barrackpore Court
2. Anubam Bera  
10, Mahadeb Ganga Road  
Kolkata.

Pradip Shome  
Srabani Shome.

Signature of the Principals

Bimal Chatterjee

Rohit Paul

Signature of the Attorneys

**DRAFTED & PREPARED BY ME.**

Sandipan Bera  
**(SANDIPAN BERA)**  
**ADVOCATE**  
**BARRACKPORE COURT**  
**ENROLLMENT NO. W.B-618/2007**

**GREEMAA PROPERTIES**

Bimal Chatterjee  
**Partner**



Government of West Bengal

Directorate of Registration & Stamp Revenue

FORM-1564

Miscellaneous Receipt

Visit Commission Case No / Year	1526000583/2018	Date of Application	03/10/2018
Query No / Year	15261000268372/2018		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Applicant Name of QueryNo	Mr Sandipan Bera		
Stampduty Payable	Rs.70/-		
Registration Fees Payable	Rs.21/-		
Applicant Name of the Visit Commission	Mr Sandipan Bera		
Applicant Address	belgharia		
Place of Commission	22/1, Mahadeb Ghosal Road, P.O:- ARIADAHA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700057		
Expected Date and Time of Commission	03/10/2018 12:00 PM		
Fee Details	J1: 250/-, J2: 250/-, PTA-J(2): 0/-, Total Fees Paid: 500/-		
Remarks			

No	Name of the Applicant	Category	Finger Print	Signature with date
1	M. SANDIPAN CHANDABORTY 22/1 Mahadeb Ghosal Road, P.O. ARIADAHA, P.S.- Belgharia, District:-North 24 Parganas, West Bengal, India, PIN - 700057	Attorney		 3-10-18

SREEMAA PROPERTIES

Partner

## Major Information of the Deed

Deed No :	I-1526-05370/2018	Date of Registration	03/10/2018
Query No / Year	1526-1000268370/2018	Office where deed is registered	
Query Date	03/10/2018 10:45:50 AM	A.D.S.R. Belghoria, District: North 24-Parganas	
Applicant Name, Address & Other Details	Sandupan Bera Barrackpur, Thana : Barrackpore, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9088533889, 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. 3/-	Rs. 77,60,000/-		
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]:- 152605315/2018 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: North 24-Parganas, P.S:- Belgharia, Municipality: ARIADHA KAMARHATI, Road: M.M. Feeder Road, Mouza: Belghoria, Premises No. 4, Ward No: 16, Holding No:487/7

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-6118	RS-1356	Bastu	Danga	7 Chatak 22 Sq Ft	1/-	7,48,889/-	Property is on Road
L2	RS-6119	RS-2641	Bastu	Bastu	4 Katha 5 Chatak 23 Sq Ft	1/-	69,51,111/-	Property is on Road
<b>TOTAL :</b>					<b>7.9406Dec</b>	<b>2 /-</b>	<b>77,00,000 /-</b>	
<b>Grand Total :</b>					<b>7.9406Dec</b>	<b>2 /-</b>	<b>77,00,000 /-</b>	

### Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1, L2	200 Sq Ft.	1/-	60,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 200 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>200 sq ft</b>	<b>1 /-</b>	<b>60,000 /-</b>	

**SREEMAA PROPERTIES**

Partner

Major Information of the Deed :- I-1526-05370/2018-03/10/2018

**Principal Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr PRADIP SHOME</b>                      Son of Late Tejendra Shome P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Male, By Caste: Hindu, Occupation: Retired Person, Citizen of: India, PAN No.:: AIQPS7517L, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence</p>
2	<p><b>Mrs SRABONI SHOME</b>                      Wife of Mr Pradip Shome At P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O:- BELGHORIA, P.S:- Belgharia, District:-North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: BBUPS9155A, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence</p>

**Attorney Details :**

Sl No	Name,Address,Photo,Finger print and Signature
1	<p><b>Mr BISWARUP CHAKRABORTY (Presentant )</b>                      Son of Late Sunil Kumar Chakraborty 22/1, Mahadeb Ghosal Road, P.O:- ARIADHA, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700057 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACPPC8383D, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence</p>
2	<p><b>Mrs PUTUL PAUL</b>                      Wife of Mr Tapan Kumar Paul Plot No. 3 , 4 M.M. Feeder Road, P.O:- BELGHORIA, P.S:- Belgharia, District:- North 24-Parganas, West Bengal, India, PIN - 700056 Sex: Female, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AFQPP7342P, Status :Individual, Executed by: Self, Date of Execution: 03/10/2018                      , Admitted by: Self, Date of Admission: 03/10/2018 ,Place : Pvt. Residence</p>

**Identifier Details :**

Name & address
<p>Mr Sandipan Bera                      Son of Mr P Bera                      Barrakpore, P.O:- Barrakpore, P.S:- Barrakpore, District:-North 24-Parganas, West Bengal, India, PIN - 700120, Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India, , Identifier Of Mr PRADIP SHOME, Mrs SRABONI SHOME, Mr BISWARUP CHAKRABORTY, Mrs PUTUL PAUL</p>

**SREEMAA PROPERTIES**

**Partner**

Major Information of the Deed :- I-1526-05370/2018-03/10/2018

Transfer of property for L1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-0.193073 Dec,Mrs PUTUL PAUL-0.193073 Dec
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-0.193073 Dec,Mrs PUTUL PAUL-0.193073 Dec
Transfer of property for L2		
Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-1.79208 Dec,Mrs PUTUL PAUL-1.79208 Dec
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-1.79208 Dec,Mrs PUTUL PAUL-1.79208 Dec
Transfer of property for S1		
Sl.No	From	To. with area (Name-Area)
1	Mr PRADIP SHOME	Mr BISWARUP CHAKRABORTY-50.00000000 Sq Ft,Mrs PUTUL PAUL-50.00000000 Sq Ft
2	Mrs SRABONI SHOME	Mr BISWARUP CHAKRABORTY-50.00000000 Sq Ft,Mrs PUTUL PAUL-50.00000000 Sq Ft

Owner and Land or Building Details as received from KMC :				
Sch. No.	Property Identification by KMC	Registered Deed Details	Owner Details of Property	Land or Building Details

**Endorsement For Deed Number : I - 152605370 / 2018**

**On 03-10-2018**

**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 13:10 hrs on 03-10-2018, at the Private residence by Mr BISWARUP CHAKRABORTY , one of the Claimants.

**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 77,60,000/-

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

Execution is admitted on 03/10/2018 by 1. Mr PRADIP SHOME, Son of Late Tejendra Shome, P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Retired Person, 2. Mrs SRABONI SHOME, Wife of Mr Pradip Shome, At P – 24 Tagore Park , Dr. R. N. Tagore Road, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession House wife, 3. Mr BISWARUP CHAKRABORTY, Son of Late Sunil Kumar Chakraborty, 22/1, Mahadeb Ghosal Road, P.O: ARIADHA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700057, by caste Hindu, by Profession Business, 4. Mrs PUTUL PAUL, Wife of Mr Tapan Kumar Paul, Plot No. 3 , 4 M.M. Feeder Road, P.O: BELGHORIA, Thana: Belgharia, , North 24-Parganas, WEST BENGAL, India, PIN - 700056, by caste Hindu, by Profession Business

Indetified by Mr Sandipan Bera, , , Son of Mr P Bera, Barrakpore, P.O: Barrakpore, Thana: Barrackpore, , North 24-Parganas, WEST BENGAL, India, PIN - 700120, by caste Hindu, by profession Advocate

Major Information of the Deed :- I-1526-05370/2018-03/10/2018

**SREEMAA PROPERTIES**



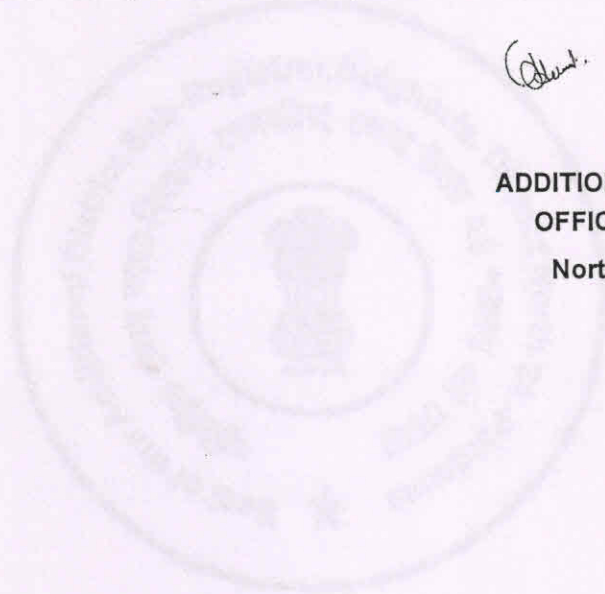
**Payment of Fees**

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 219, Amount: Rs.100/-, Date of Purchase: 01/10/2018, Vendor name: Ranjita Pal



*(Handwritten signature)*

**Anupam Halder**  
**ADDITIONAL DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE A.D.S.R. Belghoria**  
**North 24-Parganas, West Bengal**

**SREEMAA PROPERTIES**

Digitally signed by SAIKAT PATRA  
Date: 2018.10.09 16:40:30  
Reason: Digital Signing of Deed.

(Saikat Patra) 10/9/2018 5:30:53 PM  
ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. Belghoria  
West Bengal.

SREEMAA PROPERTIES

Major Information of the Deed :- I-1526-05370/2018-03/10/2018 (digitally signed.)

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1526-2018, Page from 150630 to 150649

being No 152605370 for the year 2018.



Digitally signed by SAIKAT PATRA

Date: 2018.10.09 17:31:46 +05:30

Reason: Digital Signing of Deed.

*Saikat*

(Saikat Patra) 10/9/2018 5:30:53 PM

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. Belghoria

West Bengal.

**SREEMAA PROPERTIES**

Partner

(This document is digitally signed.)