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7567  
Subhankar Dey

पश्चिम बंगाल पश्चिम बंगाल WEST BENGAL

V 752937

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

Adil Das, Sub-Registrar  
Kisore, South 24 Parganas

10 MAY 2016

DEVELOPMENT

**POWER OF ATTORNEY**

18/11  
KNOW ALL MEN BY THESE PRESENTS THAT WE, (1) SMT KRISHNA CHAKRABORTY (PAN AULPC7223L) wife of Late Sibdas Chakraborty, by faith-Hindu, by occupation-House wife, by Nationality Indian residing at 120B, Raja S.C Mullick Road, P.O. Naktala, P.S.-Netaji Nagar, Kolkata-700047 (2) SMT MADHUMITA CHAKRABARTI

(GOSWAMI), (PAN ACHPC3040R), daughter of Late Sibdas Chakraborty, wife of Sri Sujit Goswami, by faith Hindu, by occupation Service, by Nationality Indian, residing at 255 N.S.C. Bose Road, Maitri Apartment, Flat no- 108, 1<sup>st</sup> Floor, P.O. Naktala, P.S-Netaji Nagar), Kolkata-700047 and (3) **SRI SOMNATH CHAKRABARTI** (PAN ATPPC4262J) son of Late Sibdas Chakraborty, by faith Hindu, By occupation Service, by Nationality Indian, residing at 120B Raja S C Mullick Road, P.O. Naktala, P.S. Netaji Nagar, Kolkata-700047 hereinafter referred to as the **PRINCIPALS/EXECUTANTS SEND GREETINGS**

That We are sole and absolute owner in respect of ALL THAT the piece and parcel of bastu land measuring about 7(seven) cottahs 14 (fourteen) chittaks 0 (zero) sqft be the little more or less together with two storied residential building standing thereon lying and situated at Mouza - Baishnabghata, Pargana - khaspur, J.L. NO-28, Touzi No-151 & 56 under Khatian No 284, Dag No-361, being Kolkata Municipal corporation premises No-120B, Raja Subodh Chandra Mullick road, Assessee no- 21-100-08-0127-0 with in Kolkata Municipal Corporation Ward No 100, previous police station Jadavpur, Present P S - Netaji Nagar, Kolkata 700047 district 24-

Parganas (south) hereinafter referred to as the "SAID PROPERTY" morefully particularly described in the **SCHEDULE** hereunder written;

That on 5<sup>th</sup> day of May '2016, We have entered into Development Agreement with **DESCON** a proprietorship firm having its office at 114/W, Raja Subodh Chandra Mullick Road "Akaash Apartment" Block 2/2, Police Station-Netaji Nagar, Kolkata-700047 for the terms and conditions contained therein and the said Development Agreement was duly registered at A.D.S.R, Alipore, Kolkata - 700027 and recorded in Book no-I, Being/Deed No:- 03115 ——— for the year 2016. That is pursuance of the above mentioned registered Development Agreement date 5<sup>th</sup> day of May, 2016. It is not possible for us to look after the construction works of the new proposed multistoried building and unable to appear before the Registration Office and/or other concern office due to our old age and suffering from various alienated diseases it will not be possible for us to look after our said property being personally present and as such We hereby appoint, nominate and constitute to **SRI SUBHANKAR DEY**, son of Late Subhas Chandra Dey, by faith Hindu by occupation-Business, residing at 114/W, Raja Subodh

*Subhankar Dey*

*Subhankar Dey*

Chandra Mullick Road "Akaash Apartment" Block 2/2, Police Station-Netaji Nagar, Kolkata-700047 also sole proprietor of **M/S. DESCON**, a Proprietorship firm, Proprietor namely **SRI SUBHANKAR DEY**, son of Late Subhas by faith-Hindu, by occupation-Business, residing at 114/W, Raja Subodh Chandra Mullick Road "Akaash Apartment" Block 2/2, Police Station-Netaji Nagar, Kolkata-700047, as our true and lawful Attorney to do the following acts, deed, things and matters in our name and on our behalf i.e. to say :-

1. To look after, supervise, manager and control all the affairs in respect of our said property, morefully and particularly described in **SCHEDULE** below in our name and on our behalf.
2. To apply for mutation of our name and assessment thereof in respect of the said property under Kolkata Municipal Corporation and B.L & L. R.O. Govt. of West Bengal upon payment of all rates,rents and taxes and to represent me in all hearings in the said offices with regard to such mutation or that of Annual Assessment or General Re-valuation and to submit all applications, petitions or objection and all sorts of plaints and

accept or receive and take delivers of the Mutation certificate, orders /s and approval of the same upon deposit of requisite fees and charges and also to prefer appeal became the tribunal by appointing Advocate's in our name and on our behalf.

3. To settle all disputes, if any, with Nagarik Committee or any other local or statutory authority including Police Station, Fire Brigade also to bring electric connection from CESC, water, drainage and sewerage connections from the office of the Kolkata Municipal Corporation for the said premises, more fully and particularly described in **SCHEDULE** below upon deposit of requisite fees in our name and on our behalf.
4. To enter into Agreement/s for Sale with the interested party/ parties in respect of the said property and/or developer's allocation or any part thereof upon receipt of the entire consideration or part thereof.
5. To sign and execute any Deed of Conveyance/s in respect of Developer's allocation whatsoever and present the same for registration upon receipt of the entire consideration amount/price whatsoever from the Purchaser/s and for that

purpose to appear before the concern Registrar on our behalf. Sale proceeds should be deposited in our Attorney's Bank Account and the executants/principals have no concern therewith.

6. To execute and present for registration all deed of documents in respect of Developer's allocation and gift any land or part of any land of from the schedule property in favor of the Kolkata Municipal Corporation and/or boundary declaration in our name and on our behalf.
7. To sign and apply for and obtain the Sanction Building plan and further alteration and addition or modifications and or revised the sanction building plan in respect of the said proposed building from Kolkata Municipal Corporation Building Department as our said Attorney may require in accordance with law.
8. To appear before every legal proceedings which may be initiated by or against us and to sign all complaints, petitions, applications, verifications, swear affidavits, written statements, objection, memo of appeal and adduce evidence in every Court of Law and

to submit and withdraw all documents and to receive awards / compensation on my behalf and to appoint Advocate /s or Agent /s on our behalf by signing Vakalatnama .

9. To deal with the correspondence with the CESC for obtaining the connection and other incidental requirements which may be required for the purpose of the aforesaid property and in that event our said Attorney shall have absolute right to sign all letters, applications undertakings terms and conditions may be time to time to through necessary or as may be required by the concerned authority.
10. To represent us in every Private, Public or Undertakings Offices including the office of the Kolkata Municipal Corporation, Kolkata Improvement Trust, Kolkata Metropolitan Development Authority, Registration Officers, Police Stations, Income Tax, etc. and to submit all application by signing the same on our behalf.
11. Be it expressly stated that this Power of Attorney create, constitute, assure all kind of transfer or employment or making profit in favor of the Attorney.

12. To appoint agents, staff, building contractor, Mistry settle remuneration and other terms of office and to dismiss/discharge or suspend them on our behalf.
13. Construction of Multi-storied building in accordance with the Sanction Building Plan shall be done by our Attorney in the Schedule below property on behalf of us.

**AND GENERALLY** to do all other acts, deeds and things in respect of our said property, morefully and particularly described in **SCHEDULE** below in our name and on our behalf.

**AND I**, hereby ratify and confirm and agree to ratify and confirm the acts to be done by my said Attorney and same shall be construed as the acts done by us being personally present.

**BE IT STATED HERE** that right, title and interest is being conferred in respect of the developer's allocation upon the Attorney by this General Power of Attorney.



**THE SCHEDULE ABOVE REFERRED TO**  
**(Description of the said Property)**

**ALL THAT** the piece and parcel of bastu land measuring about 7(seven) cottahs 14 (fourteen) chittaks 0 (zero) square feet be the little more or less together with two storied residential building standing thereon lying and situated at Mouza - Baishnabghata, Pargana - Khaspur, J.L. NO-28, Touzi No-151 & 56 under Khatian No 284, Dag No-361, being Kolkata Municipal corporation premises No-120B, Raja Subodh Chandra Mullick road, Assesse no- 21-100-08-0127-0 with in KMC Ward No 100 previous police station Jadavpur, present P.S. - Netaji Nagar, Kolkata 700047 district 24 Parganas (south) butted and bounded in the following manner :

**ON THE SOUTH** : House of Subrata Bhattacharya and Others

**ON THE NORTH** : House of P.K.Gupta and Others.

**ON THE EAST** : 16' wide KMC Road.

**ON THE WEST** : House of Mr.Bashak and Others.

IN WITNESS WHEREOF I, the Principal herein put my signature on this the 6<sup>th</sup> day of May 2016 (Two thousand Sixteen)

SIGNED, SEALED AND DELIVERED by  
the withinnamed parties at Kolkata in  
the presence of :-

**WITNESSES:-**

1. Narencha Yadav  
S/O - M. Yadav  
10, Santi Nagar Colony  
KOL - 40.

1) Krishna Chakrabarti

2) Madhumita Chakrabarti

3) Soumitra Chakrabarti

2. Nandita Dey  
W/O Subhankar Dey  
114W, Raja S. C. Mallik Road  
Kolkata - 47

**SIGNATURE OF THE  
EXECUTANTS/ PRINCIPALS**

Accepted the Power with full  
Satisfaction

*Subhankar Dey*

**SIGNATURE OF THE ATTORNEY**

Drafted by me:

*Anirban Saha*

Advocate  
High Court, Kolkata

Enrolment No. F/1221/2008

# SPECIMEN FORM FOR TEN FINGERPRINTS



Kishna Chakrabarti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Madhumi Chakrabarti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Soumit Chakrabarti

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					



Subhankar Dey

	Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb
Left Hand					
	Thumb	Fore Finger	Middle Finger	Ring Finger	Little Finger
Right Hand					







Government of West Bengal

Department of Finance (Revenue) , Directorate of Registration and Stamp Revenue

OFFICE OF THE A.D.S.R. ALIPORE, District Name :South 24-Parganas

Signature / LTI Sheet of Query No/Year 16051000175674/2016

I. Signature of the Person(s) admitting the Execution at Private Residence.

Sl No.	Name of the Executant	Category	Photo	Finger Print	Signature with date
1	Smt KRISHNA CHAKRABORTY 120B RAJA S C MULICK ROAD, P.O:- NAKTALA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Principal			<i>Krishna Chakraborty 6-5-2016</i>
2	Smt MADHUMITA CHAKRABORTY GOSWAMI 255 N S C BOSE ROAD, MAITRI APPARTMENT, 1ST FLOOR, Flat No: 108, P.O:- NAKTALA, P.S:- Banskroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047	Principal			<i>Madhumita Chakraborty 6-5-2016</i>



## Seller, Buyer and Property Details

### A. Principal & Attorney Details

SL No.	Name and Address of Presentant
1	Mr SUBHANKAR DEY 114/W RAJA SUBODH CHANDRA MULLICK ROAD, AKAASH APARTMENT, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Patull, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047

SL No.	Name, Address, Photo, Finger print and Signature
1	Smt KRISHNA CHAKRABORTY Wife of Late SIBDAS CHAKRABORTY 120B RAJA S C MULLICK ROAD, P.O:- NAKTALA, P.S:- Patull, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No. AULPC7223L.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Pvt. Residence
2	Smt MADHUMITA CHAKRABORTY GOSWAMI Daughter of Late SIBDAS CHAKRABORTY 255 N S C BOSE ROAD, MAITRI APPARTMENT, 1ST FLOOR, Flat No: 106, P.O:- NAKTALA, P.S:- Bansdroni, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Female, By Caste: Hindu, Occupation: Service, Citizen of: India, PAN No. ACHPC3040R.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Pvt. Residence
3	Mr SOMNATH CHAKRABORTI Son of Late SIBDAS CHAKRABORTY 120B RAJA S C MULLICK ROAD, P.O:- NAKTALA, P.S:- Patull, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. ATPPC4262J.; Status : Individual; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Pvt. Residence

SL No.	Name, Address, Photo, Finger print and Signature
1	M/S DESCON 114/W RAJA SUBODH CHANDRA MULLICK ROAD, AKAASH APA, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Patull, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047; Status : Organization; Represented by representative as given below:-
1(1)	Mr SUBHANKAR DEY 114/W RAJA SUBODH CHANDRA MULLICK ROAD, AKAASH APARTMENT, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Patull, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No. AFKPD5852J.; Status : Representative; Date of Execution : 06/05/2016; Date of Admission : 06/05/2016; Place of Admission of Execution : Pvt. Residence

#### B. Identifire Details

SL No.	Identifier Name & Address	Identifier of	Signature
1	Mr ANIRBAN DUTTA Son of Mr ANUP DUTTA D/71 RAMGARH, P.O:- NAKTALA, P.S:- Jadavpur, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Sex: Male, By Caste: Hindu, Occupation: Advocate, Citizen of: India.	Smt KRISHNA CHAKRABORTY, Smt MADHUMITA CHAKRABORTY GOSWAMI, Mr SOMNATH CHAKRABORTI, Mr SUBHANKAR DEY	

#### C. Transacted Property Details

Sch No.	Property Location	Plot No & Khatian No/ Road Zone	Area of Land	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
L1	District: South 24-Parganas, P.S:- Jadavpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Raja S. C. Mullick Road, , Premises No. 120B, Ward No: 100		7 Katha 14 Chatak	29,90,000/-	2,05,07,261/-	Proposed Use: Bastu, Width of Approach Road: 16 Ft.,

Sch No.	Structure Location	Area of Structure	Setforth Value(In Rs.)	Market Value(In Rs.)	Other Details
F0	Gr. Floor	100 Sq Ft.	0/-		Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete
S1	On Land L1	100 Sq Ft.	10,000/-	30,000/-	

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
L1	Smt KRISHNA CHAKRABORTY	M/S DESCON	4.33125	33.3333
	Smt MADHUMITA CHAKRABORTY GOSWAMI	M/S DESCON	4.33125	33.3333
	Mr SOMNATH CHAKRABORTI	M/S DESCON	4.33125	33.3333

Sch No.	Name of the Principal	Name of the Attorney	Transferred Area	Transferred Area In(%)
S1	Mr SOMNATH CHAKRABORTI	M/S DESCON	33.3333 Sq Ft	33.3333
	Smt KRISHNA CHAKRABORTY	M/S DESCON	33.3333 Sq Ft	33.3333
	Smt MADHUMITA CHAKRABORTY GOSWAMI	M/S DESCON	33.3333 Sq Ft	33.3333

**3. Applicant Details**

Applicant's Name	ANIRBAN DUTTA
Address	HIGH COURT CALCUTTA, Thana : Hare Street, District : Kolkata, WEST BENGAL, PIN - 700001
Applicant's Status	Advocate



Office of the A.D.S.R. ALIPORE, District: South 24-Parganas

Endorsement For Deed Number : I - 160503192 / 2016

Query No/Year	16051000176674/2016	Serial no/Year	1605003675 / 2016
Deed No/Year	I - 160503192 / 2016		
Transaction	[0138] Sale, Development Power of Attorney after Registered Development Agreement		
Name of Presentant	Mr SUBHANKAR DEY	Presented At	Private Residence
Date of Execution	06-05-2016	Date of Presentation	06-05-2016
Remarks			

Presented for registration at 18:10 hrs on : 06/05/2016, at the Private residence by Mr SUBHANKAR DEY ..

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,05,37,261/-

Execution is admitted on 06/05/2016 by

Smt KRISHNA CHAKRABORTY, Wife of Late SIBDAS CHAKRABORTY, 120B RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession House wife

Indetified by Mr ANIRBAN DUTTA, Son of Mr ANUP DUTTA, D/71 RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Advocate

Execution is admitted on 06/05/2016 by

Smt MADHUMITA CHAKRABORTY GOSWAMI, Daughter of Late SIBDAS CHAKRABORTY, 255 N S C BOSE ROAD, MAITRI APARTMENT, 1ST FLOOR, Flat No: 108, P.O: NAKTALA, Thana: Barendroni, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Service

Indetified by Mr ANIRBAN DUTTA, Son of Mr ANUP DUTTA, D/71 RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Advocate

Execution is admitted on 06/05/2016 by

Mr SOMNATH CHAKRABORTI, Son of Late SIBDAS CHAKRABORTY, 120B RAJA S C MULLICK ROAD, P.O: NAKTALA, Thana: Patuli, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Business

Indetified by Mr ANIRBAN DUTTA, Son of Mr ANUP DUTTA, D/71 RAMGARH, P.O: NAKTALA, Thana: Jadavpur, , City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Advocate

Execution is admitted on 06/05/2016 by

Mr SUBHANKAR DEY PROPRIETOR, M/S DESCON, 114/W RAJA SUBODH CHANDRA MULLICK ROAD, AKAASH APA, Block/Sector: 2/2, P.O:- NAKTALA, P.S:- Patuli, Kolkata, District:-South 24-Parganas, West Bengal, India, PIN - 700047 Mr SUBHANKAR DEY, Son of Late SUBHAS CHANDRA DEY, 114/W RAJA SUBODH CHANDRA MULLICK ROAD, AKAASH APARTMENT, Sector: 2/2, P.O: NAKTALA, Thana: Patuli, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By profession Business  
Identified by Mr ANIRBAN DUTTA, Son of Mr ANUP DUTTA, D/71 RAMGARH, P.O: NAKTALA, Thana: Jadavpur, City/Town: KOLKATA, South 24-Parganas, WEST BENGAL, India, PIN - 700047, By caste Hindu, By Profession Advocate



(Amitava Chanda)

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

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48(g) of Indian Stamp Act 1899.

Certified that required Registration Fees payable for this document is Rs 7/- ( E = Rs 7/- ) and Registration Fees paid by Cash Rs 7/-

Certified that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100/-

Description of Stamp

1. Rs 100/- is paid on Impressed type of Stamp, Serial no 3524, Purchased on 02/05/2016, Vendor named M Ghosh.



(Amitava Chanda)

ADDITIONAL DISTRICT SUB-REGISTRAR  
OFFICE OF THE A.D.S.R. ALIPORE