

00904/19

1-00802/19



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 55516

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

District Sub-Registrar-V  
Alipore, South 24 Parganas

29 MAR 2019

**DEVELOPMENT POWER OF ATTORNEY**

KNOW ALL MEN BY THESE PRESENTS, I SRI KASHIPATI GANGULY Alias SRI PULAK GANGULY son of late Nirmal Kumar Ganguly by faith Hindu , by Nationality - Indian , residing at 13, Santoshpur East Road, Kolkata-700075, P.O. & P.S-Surveypark, SEND GREETINGS .

6258 - 6 MAR 2019

No.....Rs.-100/- Date.....

Name:.....

Address:.....

Vendor:.....

Alipur Collectorate, 24 Pgs. (S)  
**SUBHANKAR DAS**  
**STAMP VENDOR**  
Alipur Police Court, Kol-27

*S. B. Ghosh*  
Advocate  
Alipur Judge's Court  
Kolkata-27

*[Large handwritten signature]*



*Pankaj kr Chowdhury*  
*S/O Sravan kr Chowdhury*  
*219/D Picnic Garden Road*  
*KoL - 700039*

*W*  
District Sub-Registrar-V  
Alipore, South 24 Parganas  
29 MAR 2019

**WHEREAS** I am the Owner of the land measuring 4 Cottahs more or less being K.M.C. premises No-1810,Nayabad,Kolkata-700099,and comprised in Dag No- 143, under Khatian No -93 of Mouza Nayabad , J.L. No -25 , Touzi No- 65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas( south) more fully and particularly described in the SCHEDULE hereunder written and hereinafter referred to as the said property.

**AND WHEREAS** I intend to develop the said property by raising and/or constructing a multi-storied building thereon,

**AND WHEREAS** for the development of the aforesaid property by raising and/or constructing a multi-storied building on the said land measuring 4 Cottahs more or less being K.M.C. premises No-1810,Nayabad ,Kolkata-700099,and comprised in Dag No -143, under Khatian No - 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas( south) according to the plan to be sanctioned by the Kolkata Municipal Corporation . I have entered into an Agreement on 29.3.2019 with Sri Sravan Kumar Chowdhury, s/o Late Bahadur Chowdhury , by faith Hindu, by Nationality Indian , residing at 219, Picnic Garden Road , Kolkata-700039, P.O -Tiljala, P.S. -Kasba, under certain terms and condition laid down in the said Development Agreement dated 29.3.2019 and the said agreement was registered and recorded in Book No- 1, Being No-797/19, for the year 2019 in the office of D.S.R-V, at Alipore.

**AND WHEREAS** in terms of the said Agreement dated 29.3.2019. I required to appoint Attorney to represent me, to do all acts and things concerning the said Development Agreement in respect of the said property more fully and particularly described in the SCHEDULE hereunder written.

**NOW KNOW YE BY THESE PRESENTS** I the said Sri Kashipati Ganguly Alias Sri Pulak Ganguly son of late Nirmal Kumar Ganguly do hereby and hereunder nominate, appoint and constitute said Sri Sravan Kumar Chowdhury, s/o Late Bahadur Chowdhury ,as my true and lawful ATTORNEY for me, in my name and on my behalf to do execute all or any of the following Acts, Deeds and things that is to say



District Sub-Registrar-V  
Alipore, South 24 Parganas

29 MAR 2019

1. To prepare, sign, apply and execute all papers and documents in connection with sanction of the building Plan/s by the Kolkata Municipal Corporation in respect of the said property mentioned in the SCHEDULE hereunder and to appear and represent me before the Kolkata Municipal Corporation and all authorities viz. Building Department, Assessment Department, Collector, Water, Drainage, Assessment Department, or of any other Department/s required in the aforesaid matter and/or concern having jurisdiction over the said land/property and to sign, verify, affirm, deposit, submit as the case may be any Affidavit, Letters, Declarations, Application, Amalgamation Deed, Gift deed, plans as may be required from time to time for securing consents, certificates, clearances, sanction of the Building, including for connection, reconnection of sewerage, drainage and water connection, and all the amenities in or for any other purposes required for construction of the Building on the said land.
2. To appear and represent me before the C.E.S.C Fire Brigade authority, K.M.D.A, K.I.T, Police Authorities, competent authority, Urban Land (Ceiling and Regulation) Act, 1976, Land Acquisition and Requisition Authority and all other authorities concerned to verify, affirm, deposit, submit as the case may be and any affidavit, Declaration, letters, applications, plaints as may be required from time to time for securing consent, licence, quotas, permits, certificates and clearances for and/or in respect of the Building to be constructed on the said land.
3. To raise, build and/or construct the new building or buildings or any other development works on the land mentioned in the SCHEDULE hereunder written.
4. To enter into the said property with architects and other workers for construction and/or reconstruction of the said building and to do necessary works in connection therewith.
5. To represent, reply, apply or to file or appear before the Kolkata Municipal Corporation, to get the proposed plan sanctioned and execute the construction works properly for the completion of the proposed new building.
6. To enter into an agreement for sale and /or transfer of the Developer's

allocation mentioned in the said Agreement dated 29.03.2019 with any persons. To receive consideration money and to grant proper and effectual receipts thereof.

7. To approve on my behalf the Draft deed/s of conveyance in respect of the Developers' Allocation mentioned in the Development Agreement dated 29.03.2019 made between the owners and the developer mentioned hereinabove.

8. To sign, execute and register any necessary documents including the sale deed/s in respect of the undivided proportionate share in the land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation as mentioned in the Development Agreement dated 29.03.2019 made between the owners and the Developer mentioned hereinabove.

9. To appear and present and/or admit execution of any deeds, documents before the Registering Authorities for the purpose of Registration of undivided share of land along with the flats, car parking spaces and shop rooms in respect of the Developers' Allocation in the proposed building on the said property as mentioned in the Development Agreement dated 29.03.2019.

10. To appoint advocate or advocates, on my behalf for any suit/case in respect of my said property.

11. To apply for obtaining electricity, water, gas, telephone connection and underground cables, sewerage and drainage connection in respect of the said property .

12. To take all steps before the C.E.S.C, in the matter and in respect thereof according to Rules.

13. To do and perform everything which may be required to be done for construction of the said building on the land and for the sale, mortgage, lease or transfer of the flats and other built up space or spaces thereof in respect of Developers' portion only.

14. To pay and discharge all dues, debts and expenses including the payment of revenue, rates and taxes of the Kolkata Municipal Corporation, in respect of the said property on my behalf.

15. To issue no objection certificate/s on my behalf to any intending purchaser/s for taking house building loan from any Bank, Company, firm and other financial institutions for creation of mortgage by deposit of title deeds of the flat and undivided share or interest in the land to be purchased by such purchaser/s in respect of the Developers' Allocation.

16. To appear for and represent me in any court, Civil, Criminal, Original, Appellate, Revisional Jurisdiction, before Settlement Officer, Revenue Officers, Junior Land and Land Reforms Officer, Income Tax, Wealth Tax, Urban Land Ceiling Authority or any other Authorities.

**AND GENERALLY** to do execute and perform all the lawful acts, matters and things as my said Attorneys shall consider necessary in connection with the said property and in live with the objective/sprite of development agreement dated 29.03.2019 and I hereby agree that all acts deeds and things in respect of the said property lawfully done by the said Attorneys on my and behalf shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever the said Attorney shall lawfully do or cause to be done for construction and sale of the property by virtue of this Power of Attorney.

### SCHEDULE

ALL THAT piece and parcel of land measuring 4 Cottahs more or less being K.M.C.premises No-1810,Nayabad ,Kolkata- 700099,and comprised in R.S Dag No -143, under<sup>R.S</sup> Khatian No - 93 of Mouza Nayabad , J.L. No -25 , Touzi No-65, R.S. No-3, P.S.Purba Jadavpur now Panchasayer , within the limits of Kolkata Municipal Corporation ,Ward No-109 , Dist - 24 - Parganas( south) and is butted and bounded by -

ON THE NORTH : Other land.  
ON THE SOUTH : 39 ft wide K.M.C. Road.  
ON THE EAST : 12 ft wide K.M.C. Road.  
ON THE WEST : 396, Nayabad Road.

**IN WITNESS WHEREOF** I the Executant hereto have set and subscribed my respective hands on this 29<sup>th</sup> day of March, 2019.

**WITNESSES** :

1) Pankaj Kr Chowdhary  
219/D P. O. Road  
KOL - 700039

2) Sd Bahmani  
Ahpur Judge / or  
KOL - 28

Kashipal Gangul Alia  
Pilek Gangul

**SIGNATURE OF THE EXECUTANT**

Sarwan Kr Chowdhary

**SIGNATURE OF THE ATTORNEY**

Drafted by me:

Subhendu Bikas Ghosh  
Advocate WB/689/83

Alipore Judges Court  
Kolkata - 700027



SPECIMEN FORM FOR TEN FINGERPRINTS

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
PHOTO	Left Hand					
	Right Hand					

Signature

Name



		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature

Name

*Kashipada Ganga. Alias  
Pulak Ganga*



		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature

Name

*Gurvan Pr Chandury*

PHOTO

		Thumb	1 <sup>st</sup> Finger	Middle Finger	Ring Finger	Small Finger
Left Hand						
Right Hand						

Signature

Name

  
 ভারতের নির্বাচন কমিশন  
 পরিচয় পত্র  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
 WB/23/146/180381





নির্বাচকের নাম : শ্রবন কুমার চৌধুরী  
 Elector's Name : Sravan Kumar Chowdhury  
 পিতার নাম : বাহাদুর চৌধুরী  
 Father's Name : Bahadur Chowdhury  
 লিঙ্গ/Sex : পু/ M  
 জন্ম তারিখ : 17/01/1967  
 Date of Birth : 17/01/1967

WB/23/146/180381

ঠিকানা:  
 219, পিকনিক গার্ডেন রোড, কোলকাতা মিউনিসিপ্যাল  
 কর্পোরেশন, কাসবা, কোলকাতা- 700039

**Address:**  
**219, PICNIC GARDEN ROAD, KOLKATA**  
**MUNICIPAL CORPORATION, KASBA,**  
**KOLKATA- 700039**



Date: 27/11/2015

149-কাসবা নির্বাচন ক্ষেত্রের নির্বাচক নিবন্ধন অধিকারিকের  
 স্বাক্ষরের অনুকৃতি  
**Facsimile Signature of the Electoral**  
**Registration Officer for**  
**149-Kasba Constituency**

ঠিকানা পরিবর্তন হলে নতুন ঠিকানায় ছোট্ট নাম তেজস্বী বা একই  
 নম্বরে নতুন সচিব পরিচয়পত্র পাওয়ার জন্য নির্দিষ্ট ফর্মে এই  
 পরিচয়পত্রের নম্বরটি উল্লেখ করুন।  
 In case of change in address mention this Card No.  
 in the relevant Form for including your name in the  
 roll at the changed address and to obtain the card  
 with same number.

*Sravan K Choudhury*

आयकर विभाग

INCOME TAX DEPARTMENT

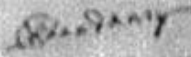
SRAVAN KUMAR CHOWDHURY

BAHADUR CHOWDHURY

03/01/1967

Permanent Account Number

ADRPC4248E

  
Signature



भारत सरकार

GOVT. OF INDIA



06082016

Sravan Kumar Chowdhury

  
**ELECTION COMMISSION OF INDIA**  
 ভারতের নির্বাচন কমিশন

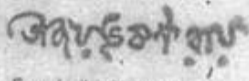
IDENTITY CARD      WB / 18 / 108 / 306236  
 পরিচয় পত্র




Elector's Name নির্বাচকের নাম	Ganguly Pulak গাঙ্গুলী পুলক
Father/Mother/ Husband's Name পিতা/মাতা/স্বামীর নাম	Nirmal নির্মল
Sex লিঙ্গ	M পুং
Age as on 1.1.1995 ১.১.১৯৯৫-এ বয়স	45 ৪৫

Address  
KatikumarMajumdarRoad(Part),Ward103,  
Kasba South 24Parganas

ঠিকানা  
কালিকুমার মজুমদার রোড(অংশ),ওয়ার্ড ১০৩,  
কসবা,দক্ষিণ ২৪পরগনা

  
 Facsimile Signature  
 Electoral Registration Officer  
 নির্বাচক-নিবন্ধন অধিকারিক

For 108 -JADAVPUR      Assembly Constituency  
১০৮ -জাদবপুর      বিধানসভা নির্বাচন ক্ষেত্র

Place	Alipore
স্থান	আলিপুর
Date	06.06.95
তারিখ	০৬.০৬.৯৫

Kashipati Ganguly, Alias  
 Pulak Ganguly

आयकर विभाग

INCOME TAX DEPARTMENT

KASHIPATI GANGULY



भारत सरकार

GOVT. OF INDIA

NIRMAL KUMAR GANGULY

01/01/1950

Permanent Account Number

BHZPG9507R

*Kashipati Ganguly*

Signature



05032013

*Kashipati Ganguly Alias  
Pulak Ganguly.*



भारतीय विशिष्ट पहचान प्राधिकरण  
भारत सरकार  
Unique Identification Authority of India  
Government of India

नामांकन क्रम/ Enrolment No.: 0000/00205/35984

To  
पंकज कुमार चौधरी  
Pankaj Kumar Chowdhury  
C/O, Sravan Kumar Chowdhury  
219/d  
Picnic Garden Road  
Tiljala  
Near-rashbari Kathgola  
Tiljala  
South 24 Parganas West Bengal - 700039  
9831712947

Download Date: 13/01/2018

Generation Date: 18/05/2015

Signature Not Verified  
Digitally signed by  
PANKAJ KUMAR CHOWDHURY  
AUTHORITY: CN=9831712947  
Date: 2018.01.13 10:30:21



आपका आधार क्रमांक / Your Aadhaar No. :

8634 6371 1498

मेरा आधार, मेरी पहचान



भारत सरकार  
Government of India



पंकज कुमार चौधरी  
Pankaj Kumar Chowdhury  
जन्म तिथि/DOB: 12/07/1988  
पुरुष/ MALE

8634 6371 1498

मेरा आधार, मेरी पहचान



Government of India



सूचना

- आधार पहचान का प्रमाण है, नागरिकता का नहीं।
- पहचान का प्रमाण ऑनलाइन ऑथेंटिकेशन द्वारा प्राप्त करें।
- यह एक इलेक्ट्रॉनिक प्रक्रिया द्वारा बना हुआ पत्र है।

INFORMATION

- Aadhaar is a proof of identity, not of citizenship.
- To establish identity, authenticate online.
- This is electronically generated letter.

- आधार देश भर में मान्य है।
- आधार भविष्य में सरकारी और गैर-सरकारी सेवाओं का लाभ उठाने में उपयोगी होगा।
- Aadhaar is valid throughout the country.
- Aadhaar will be helpful in availing Government and Non-Government services in future.



भारतीय विशिष्ट पहचान प्राधिकरण  
Unique Identification Authority of India

Address:

C/O, Sravan Kumar Chowdhury,  
219/d, Picnic Garden Road, Tiljala,  
Near-rashbari Kathgola, Tiljala,  
South 24 Parganas,  
West Bengal - 700039

पता:

C/O सरवन कुमार चौधरी, 219/डी,  
पिकनिक गार्डन रोड, तिलजला, नज़दीक -  
रशबारी (कठगोला), तिलजला, साउथ 24  
परगानास,  
वेस्ट बंगाल - 700039

8634 6371 1498

Pankaj kumar chowdhury

## Major Information of the Deed

Deed No :	I-1630-00802/2019	Date of Registration	29/03/2019
Query No / Year	1630-1000082348/2019	Office where deed is registered	
Query Date	29/03/2019 1:04:40 PM	D.S.R. - V SOUTH 24-PARGANAS, District: South 24-Parganas	
Applicant Name, Address & Other Details	Sk Rahaman Ali Thana : Alipore, District : South 24-Parganas, WEST BENGAL, Mobile No. : 9903731169, Status :Others		
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. 2/-		Rs. 84,29,998/-	
Stampduty Paid(SD)		Registration Fee Paid	
Rs. 100/- (Article:48(g))		Rs. 53/- (Article:E, E, M(b), H)	
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 163000797/2019 Received Rs. 50/- ( FIFTY only ) from the applicant for issuing the assement slip.(Urban area)		

### Land Details :

District: South 24-Parganas, P.S:- Purba Jadabpur, Corporation: KOLKATA MUNICIPAL CORPORATION, Road: Nayabad, Premises No: 1810, , Ward No: 109 Pin Code : 700099



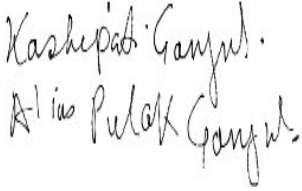
Sch No	Plot Number	Khatian Number	Land Use Proposed ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1			Bastu	4 Katha	1/-	83,99,998/-	Width of Approach Road: 39 Ft., , Project Name :
<b>Grand Total :</b>				<b>6.6Dec</b>	<b>1 /-</b>	<b>83,99,998 /-</b>	

### Structure Details :



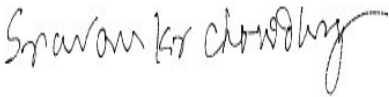
Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	30,000/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft.,Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
<b>Total :</b>		<b>100 sq ft</b>	<b>1 /-</b>	<b>30,000 /-</b>	

Major Information of the Deed :- I-1630-00802/2019-29/03/2019




**Principal Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Kashipati Ganguly,</b> <b>(Alias: Mr Pulak Ganguly)</b> Son of Late Nirmal Kumar Ganguly Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
13, Santoshpur East Road, P.O:- Santoshpur, P.S:- Purba Jadabpur, District:-South 24-Parganas, West Bengal, India, PIN - 700075 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: BHZPG9507R, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

**Attorney Details :**

SI No	Name,Address,Photo,Finger print and Signature			
1	Name	Photo	Finger Print	Signature
	<b>Mr Sravan Kumar Chowdhury (Presentant )</b> Son of Late Bahadur Chowdhury Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office	 29/03/2019	 LTI 29/03/2019	 29/03/2019
Son of Late Bahadur Chowdhury Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ADRPC4248E, Status :Individual, Executed by: Self, Date of Execution: 29/03/2019 , Admitted by: Self, Date of Admission: 29/03/2019 ,Place : Office				

**Identifier Details :**

Name	Photo	Finger Print	Signature
<b>Mr Pankaj Kr Chowdhury</b> Son of Mr Sravan Kumar Chowdhury 219/D, Picnic Garden Road, P.O:- Tiljala, P.S:- Kasba, District:-South 24-Parganas, West Bengal, India, PIN - 700039	 29/03/2019	 29/03/2019	 29/03/2019

Identifier Of Mr Kashipati Ganguly, Mr Sravan Kumar Chowdhury

Major Information of the Deed :- I-1630-00802/2019-29/03/2019



<b>Transfer of property for L1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-6.6 Dec
<b>Transfer of property for S1</b>		
<b>Sl.No</b>	<b>From</b>	<b>To. with area (Name-Area)</b>
1	Mr Kashipati Ganguly	Mr Sravan Kumar Chowdhury-100.00000000 Sq Ft

**Endorsement For Deed Number : I - 163000802 / 2019**

**On 29-03-2019**

**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 13:17 hrs on 29-03-2019, at the Office of the D.S.R. - V SOUTH 24-PARGANAS by Mr Sravan Kumar Chowdhury ,Claimant.

**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 84,29,998/-

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

Execution is admitted on 29/03/2019 by 1. Mr Kashipati Ganguly, Alias Mr Pulak Ganguly, Son of Late Nirmal Kumar Ganguly, 13, Santoshpur East Road, P.O: Santoshpur, Thana: Purba Jadabpur, , South 24-Parganas, WEST BENGAL, India, PIN - 700075, by caste Hindu, by Profession Others, 2. Mr Sravan Kumar Chowdhury, Son of Late Bahadur Chowdhury, 219, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by Profession Business

Indetified by Mr Pankaj Kr Chowdhury, , , Son of Mr Sravan Kumar Chowdhury, 219/D, Picnic Garden Road, P.O: Tiljala, Thana: Kasba, , South 24-Parganas, WEST BENGAL, India, PIN - 700039, by caste Hindu, by profession Others

**Payment of Fees**

Certified that required Registration Fees payable for this document is Rs 53/- ( E = Rs 21/- ,H = Rs 28/- ,M(b) = Rs 4/- ) and Registration Fees paid by Cash Rs 53/-

**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

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**Krishnendu Talukdar**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-**  
**PARGANAS**  
**South 24-Parganas, West Bengal**

Major Information of the Deed :- I-1630-00802/2019-29/03/2019

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**Certificate of Registration under section 60 and Rule 69.**

**Registered in Book - I**

**Volume number 1630-2019, Page from 31260 to 31278**

**being No 163000802 for the year 2019.**



Digitally signed by KRISHNENDU  
TALUKDAR  
Date: 2019.04.01 13:25:39 +05:30  
Reason: Digital Signing of Deed.

**(Krishnendu Talukdar) 01-04-2019 13:24:30**  
**DISTRICT SUB-REGISTRAR**  
**OFFICE OF THE D.S.R. - V SOUTH 24-PARGANAS**  
**West Bengal.**

**(This document is digitally signed.)**