

14067/2024

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIAN NON JUDICIAL

पश्चिमबङ्ग पश्चिम बंगाल WEST BENGAL



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Additional Registrar of Assurances-IV, Kolkata

Certified that the Document is admitted of Registration. The Signature Sheet and the endorsement sheets attached to this document are the part this Documents

Additional Registrar of Assurances-IV, Kolkata

DEVELOPMENT POWER OF ATTORNEY

(AFTER SUPPLEMENTARY OF DEVELOPMENT AGREEMENT) 18 SEP 2024

TO ALL TO WHOM THESE PRESENTS SHALL COME I, SRI. GOPINATH ROY(PAN: ADLPR5600D), (AADHAAR NO.: 4417 2327 6192)Son of Late Bijoy Krishna Roy, by faith- Hindu, by Nationality- Indian, By Occupation- Business, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.O. – City Center Salt Lake, P.S. Bidhannagar (North), Kolkata- 700 064, District – North 24-Parganas, West Bengal,(hereinafter referred to as "THE PRINCIPAL") SEND GREETINGS.

Cont...P-2

13 AUG 2024

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No..... ₹ 100/- Date.....
Name :
Address :
Vendor :

SUBHO KANTI ROY CHOWDHURY
Advocate
HIGH COURT CALCUTTA

Alipore Collectorate, 24 Pgs. (South)

SUBHANKAR DAS
STAMP VENDOR
Alipore Police Court, KOI-27



18 SEP 2024

WHEREAS One K.M. Pool sold and transferred for valuable consideration ALL THAT Land lying and situate at Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No. 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055 (hereinafter referred to as the "said property") to one Radha Rani Das on execution of a Deed of Conveyance dated 13.06.1928 duly registered before the Dum Dum Sub Registrar recorded as Deed No. 824 of 1928 in Book No. 1 Volume No. 10 from pages 216 to 218.

AND WHEREAS The said Radha Rani Das on 13.02.1931 sold and transferred for valuable consideration the said property to Neelkantha Naskar on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1179 of 1931 in Book No. 1, Volume No. 24 from pages 99 to 102.

AND WHEREAS The said Neelkantha Naskar on 4th of March 1974 sold and transferred for valuable consideration the said property to one Parul Bala Roy on execution of a Deed of Conveyance duly registered before the Cossipore Dum Dum Sub Registrar recorded as Deed No. 1735 of 1974 in Book No. 1, Volume No. 30 from pages 263 to 268.

AND WHEREAS The said Parul Bala Roy on 11th of July 2001 out of natural love and affection gifted the said property to Gopinath Roy, owner herein on execution of a Deed of Gift duly registered before the Additional District Sub Registrar at Bidhannagar being Deed No. 500 of 2001.

AND WHEREAS Pursuant to execution and registration of the said deed the said Owner was put in actual physical possession of the said property and the said owner accordingly mutated his name in the records of the South Dum Dum Municipality and have been duly discharging his liability of paying the property taxes accruing therefrom and thus is in absolute possession of the said property.

AND WHEREAS Thus the said Sri Gopinath Roy, the owner herein is absolutely seized and possessed of the piece or parcel of Bastu Land lying and situate at



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Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, Mouza-Satgachi, J.L. No. 20, C.S. Khatian No-56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633 R.S. Khatian No.-1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055.

AND WHEREAS thereafter, **SRI. GOPINATH ROY** intended to construct a multi-storied building comprised of several residential flats, commercial spaces, shops, car parking spaces etc. in respect of **ALL THAT** piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet more or less, lying and situate at Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, under Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633, R.S. Khatian No.- 1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055, District – North 24 Parganas, West Bengal, hereinafter referred to as “**the said Premises**” and more fully and particularly mentioned and described in the **First Schedule** hereunder written. But due to lack of experience in construction line, non-availability of time and paucity of fund, the Owners are in search of a well reputed developer to develop the said Premises.

AND WHEREAS SRI. GOPINATH ROY and the Developer herein entered into a Development Agreement dated **8th Day of September, 2023**, duly registered at the office of the Additional Registrar of Assurances-IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**, with certain terms and condition as mentioned therein.

AND WHEREAS thereafter **SRI. GOPINATH ROY** executed a Power of Attorney after execution of Development Agreement dated **8th Day of September, 2023** which was duly registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 750970 to 750992, Being No. 190413020 for the year 2023** had appointed (1) **SRI. VIVEK AGARWAL (PAN: AQWPA1813F) (AADHAAR: 7478 7231 1386)** son of Ram Agarwal by faith Hindu, by Nationality Indian, by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, P.O.



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Ashwini Nagar, Police Station Baguihati, Kolkata - 700159, District - North 24-Parganas, West Bengal and (2) **SRI. KETAN PATEL(PAN: AMXPP7837M) (AADHAAR: 6605 1480 0211)**, son of Ramesh Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, P.O. Belgachia, Police Station Ultadanga, Kolkata- 700037, West Bengal, with certain terms and conditions as mentioned therein.

AND WHEREAS the Power of Attorney after execution of Development Agreement dated 8th Day of September, 2023 which was duly registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2023, Pages from 750970 to 750992, Being No. 190413020 for the year 2023, but unfortunately by typographical error in the said document the name of the Developer partnership Firm namely **KRISVAM DEVELOPERS LLP** got omitted even though the same was mentioned in the query sheet, therefore it was necessary to revoke the same execute a fresh power of Attorney.

AND WHEREAS accordingly the owner and the developer jointly executed a **REVOCATION OF POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT**, dated 18.09.24, registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. IV, Being No. 0315 for the year 2024.

AND WHEREAS thereafter the owner and the developer herein jointly executed a **SUPPLEMENTARY DEVELOPMENT AGREEMENT**, dated 18.09.24, registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. I, Being No. 13867 for the year 2024.

AND WHEREAS the Power of Attorney after execution of Development Agreement dated 8th Day of September, 2023 which was duly registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. I, Volume No. 1904-2023, Pages from 750970 to 750992, Being No. 190413020 for the year 2023 became invalid after the execution and registration of **REVOCATION OF POWER OF ATTORNEY AFTER EXECUTION OF DEVELOPMENT AGREEMENT**, dated 18.09.24, registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. IV, Being No. 0315 for the year 2024.



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ADDITIONAL...
CLASSIFICATION...
18 SEP 2021
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AND WHEREAS the owner herein is busy with my own day to day business and at the same time having no contemplation to construct new building on the land comprised in the said premises as per plan to be sanctioned by the local authority of the above facts. It is not possible for us to look after and manage the whole affairs including construction of the proposed building on comprised in the said premises. Hence I, do hereby pleased to nominate, constitute and appoint **KRISVAM DEVELOPERS LLP(PAN:ABAFK3465A)**, a limited liability partnership firm having its registered office at 1, Swami Vivekananda Road, Jessore Road, P.O.- Dum Dum, P.S. - Dum Dum, Kolkata- 700 074, District - North 24-Parganas, represented by its partners namely **(1) SRI. VIVEK AGARWAL (PAN: AQWPA1813F) (AADHAAR: 7478 7231 1386)**son of Ram Agarwal by faith Hindu, by Nationality Indian, by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality, Ashwini Nagar, P.O. Ashwini Nagar, Police Station Baguihati, Kolkata - 700159, District - North 24-Parganas and **(2) SRI. KETAN PATEL(PAN: AMXPP7837M) (AADHAAR: 660514800211)**, son of Ramesh Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, P.O. Belgachia, Police Station Ultadanga, Kolkata- 700037, to be my true and lawful **ATTORNEY** to act for me in my names and on my behalf and for the purpose hereinafter mentioned and vesting them with the power and authorities to act and to perform as herein contained and for the sake of brevity hereinafter referred to as the **ATTORNEY**.

NOW KNOW YE AND THESE PRESENTS WITNESSTH I, SRI. GOPINATH ROY(PAN: ADLPR5600D), (AADHAAR NO: 4417 2327 6192)Son of Late Bijoy Krishna Roy, by faith- Hindu, by Nationality- Indian, By Occupation - Business, residing at AD 52, Salt Lake, Sector I, Bidhannagar, P.O. - City Center Salt Lake, P.S. Bidhannagar (North), Kolkata - 700 064, District - North 24-Parganas, West Bengal, do hereby nominate, constitute and appoint **KRISVAM DEVELOPERS LLP(PAN:ABAFK3465A)**, a limited liability partnership firm having its registered office at 1, Swami Vivekananda Road, Jessore Road, P.O.- Dum Dum, P.S. - Dum Dum, Kolkata- 700 074, District - North 24-Parganas, represented by its partners namely **(1)SRIVIVEK AGARWAL (PAN: AQWPA1813F) (AADHAAR: 7478 7231 1386)**son of Ram Agarwal by faith Hindu, by Nationality Indian, by occupation Business residing at 12 No. 1st Floor, Nazrul Park, Rajarhat Gopalpur Municipality,



REGISTRAR GENERAL
WEST BENGAL, KOLKATA
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Ashwini Nagar, P.O. Ashwini Nagar, Police Station Baguihati, Kolkata – 700159, District – North 24-Parganas and **(2)SRI. KETAN PATEL(PAN: AMXPP7837M) (AADHAAR: 660514800211)**, son of Ramesh Patel, by faith Hindu, by Nationality Indian, by occupation Business, residing at Uma Apartment, 6th Floor, Flat No. 6C 67A/1, Khudiram Bose Sarani, Belgachia, P.O. Belgachia, Police Station Ultadanga, Kolkata- 700037, to be my true and lawful **ATTORNEY**, in my name and on my behalf to do all or any of the acts, deeds, matters and things whatsoever relating to the said Premises hereinafter mention that is to say:-

1. To look after, manage, control, supervise and protect the said Premises in such manner as my said Attorney shall think fit and proper in terms of the registered development Agreement followed by the registered supplementary development agreement.
2. To develop the said Premises and construct the building thereon as per plan which is to be approved and sanctioned by the South Dum Dum Municipality.
3. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the development plan to any authority or authorities
4. To cause necessary drafting work, preparing Building plan, site plan, floor plans, Completion Plan, Amalgamation Plan, specifications of structure, construction of multi-storied building in the said Premises as well as revised or new plans in respect of such construction and to sign all such building plans, site plan, floor plans, Completion Plan, specifications including revised or new plans or Addition Plan, Alteration Plan and to submit the same before the concerned Municipal Authority for sanction and to observe and perform all the formalities and obligations in connection of the sanction of the said building plan, site plan, floor plans, Completion Plan, specifications, Amalgamation Plan and also to sign Deed of Rectification, Deed of Declaration, Deed of Amalgamation and also with regard to specification and to receive all plans including sanctioned Building plan,



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Addition Plan, Alteration Plan, Completion Plan, Completion certificate etc., from the concerned Municipal Authority upon giving proper acknowledgement and or receipts for the same.

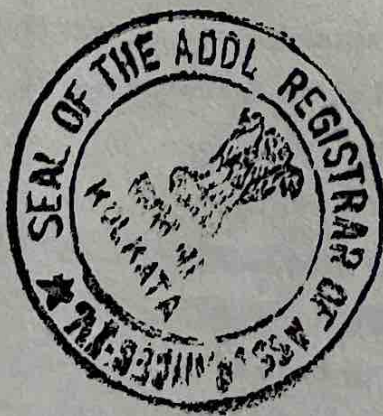
4. To appear before and represent us at the office of the B.L. & L.R.O., S.D.L. R.O., A.D.M. (L.R.), District Collector, Revenue Inspector, Urban Land (Ceiling and Regulations) Authority, Income Tax Authority and Tax matter, South Dum Dum Municipality, Fire Brigade, West Bengal Police, Government of West Bengal and/or any other concerned authorities in respect of the said Premises and all other acts, statutes, laws, rules and bye-laws in any way in connection with the development of the said Premises.
5. To negotiate for sale or disposal of the Developer's Allocation as specified in the reference Development Agreement and also for development work in respect of the said Premises, described fully herein below, which includes the Owners' undivided share morefully described in the **Second Schedule Part- I** here under written and Developer's Allocation morefully described in the **Second Schedule Part- II** hereunder written and hereinafter referred to as the "**Developer's allocation**", fully described in the reference Development Agreement dated 08th September, 2023 and also in respect of the proportionate share in the said Premises, on which the said multi-storied building will be constructed together with all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises at such price and on such terms and condition as my said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all easement and other rights and appurtenances therein with any person or persons at the choice of my said Attorney and/or in respect of the said multi-storied building to be constructed in the said Premises and at such price and on such terms and conditions as my said Attorney shall think fit and proper and for that purpose, to sign, execute and perfect all agreement, contracts and other writings and papers relating to the sale, lease or disposal as aforesaid containing such covenants and conditions as my said Attorney shall think fit and proper.



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6. To receive all moneys by way of earnest money or initial payment or payments or installments or full payment of consideration money in connection with sale, lease or disposal of flats or units or part of the said multi-storied building, which belongs to the Developer's Allocation as per said Development Agreement as well as proportionate share in the said Premises and to grant valid and effectual receipts and discharges thereof.
7. To appoint engineers, architects, surveyors, supervisors, caretaker, masons, carpenters, electricians, plumbers, mistries, collies, labourers, durwans and all other persons required for the construction supervision and all other works in connection with the said multistoried building in the said Premises at such wages, remuneration fees or other payments and on such terms and conditions as my said Attorneys shall think fit and proper and to dismiss and discharge all or any of them and to re-appoint any of them.
8. To apply to appropriate authorities for cement, iron, steel and other materials required for construction of the said multi-storied building and to purchase the same at such price and on such terms and conditions as my said Attorney shall think fit and proper.
9. To apply to appropriate authorities for electric connections sanitary, connections, water supply connections, drainage and sewerage connections, temporary or permanently for the said multistoried building in the said Premises.
10. To pay or cause to be paid all Municipal rates, taxes and other outgoing and impositions payable in respect of the said Premises during the construction of the said multistoried building.
11. In terms of the said reference **DEVELOPMENT AGREEMENT** followed by the **SUPPLIMENTARY OF DEVELOPMENT AGREEMENT** and to sign and execute all conveyance, deeds or lease or any type of Deed of transfer, Deed of Tenancy, and all other documents and writings in respect of the newly



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constructed building or any portion thereof or the flats or units in the said multi-storied building, which relates to the Developer's Allocation as mentioned in the Development Agreement stated above as well as the proportionate share of the land in the said Premises, for sale, lease, mortgage, transfer or disposal of Developer's Allocation on such terms and conditions as my said Attorney shall think fit and proper and to admit receipts of consideration and to execute and to register the same according to the provisions of law.

12. To pay or cause to be paid fees, obtain such order or orders and permissions from the appropriate authorities as to be expedient for sanction of the building plan and to submit and take delivery of title deed and other documents concerning the said Premises as may be required by the authorities.
13. To receive the excess amount of fees, if any paid for the purpose of sanction, modification and/or alteration of the development plan to any authority or authorities.
14. To file and submit declarations, statements, applications and/or returns to the Competent Authority or any other necessary authority or authorities about the matters herein contained.
15. To sign, execute and submit and take delivery of site plan, building plan, completion certificate and any other plans, documents, statements, papers, undertaking, declarations, as may be required for having the plan to be sanctioned and/or sanction plan modified and/or amalgamation plan and/or from South Dum Dum Municipality in respect of the said Premises more specifically mentioned in the **First Schedule** written hereunder.
16. In case of acquisition or requisitions either by State Government or Central Government in respect of said Premises as well as the multi-storied building therein or any portions thereof, to file objections and to apply for compensations and such authorities and to receive all compensation and statutory allowance and to grant proper receipts and for the said purpose, to



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ADDL. REGISTRAR
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appoint Advocates, solicitors and lawyers and to sign retainers warrants of Attorneys and Vakalatnama.

17. To file and defend suits, cases, appeals and applications and whatsoever nature for and on behalf of mine or it be instituted preferred by or against any person or persons in respect of the said Premises and also to present prosecute writ application in respect thereof.
18. To compromise suits, appeals or other legal proceedings in any Court, Tribunal or other authority whatsoever and to sign and verify applications therefore.
19. To make representations to Government, Military Railways public bodies and any other bodies, authorities and persons concerned relating to the said Premises and/or the said multistoried building and all matters relating thereto.
20. To ask, demand, sue for recover and receive all moneys, securities for money and things of whatsoever in nature and description now belonging or hereafter to belong to use whether solely or jointly with any other person or persons in connection with the Developer's Allocation in the said Premises, fully described in reference development agreement, and to give valid and effectual receipts and discharges for the same.
21. To appear and represent us before Notary, Metropolitan Magistrate and other office or offices or authority or authorities having jurisdiction and to present for authentication and to acknowledge the authentication or have authenticated and perfected all deeds, instruments and writings and to be signed by the Attorney in any manner concerning the said Premises subject to the conditions mentioned under various clauses in the said Development Agreement of the said Premises. We shall not be responsible in any manner to repay/refund such purchaser or purchasers and the Attorney is solely responsible to refund to the purchaser whatever necessary.



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22. To appear before any Register, Sub-Register office having jurisdiction to present all deeds and documents including agreement for sale, deed of sale for registration and present the same under the law and sign all receipts and other documents as may be required as per law equity, for completion of registration save and except the Owners' allocation as stated in the said Development Agreement dated **8th Day of September, 2023**, executed and registered before the office of Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**, followed by the Supplementary Development Agreement dated **18th Day of September, 2024**, executed and registered before the office of Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. T, Being No. 13867**, for the year 2024, by any one of the attorney holders.
23. After the completion of building, the Developer shall give possession to the Owners as per Owners' allocation as described in the Development Agreement and thereafter the Developer shall give possession to other buyers.
24. To execute agreements, conveyance or conveyances in my name on my behalf and to do all acts and deeds in favour of the intending purchaser/purchasers and to present the said agreements and conveyance for registration before the competent registering authority save and except Owners' allocations as stated in the said Development Agreement.
25. To execute and sign any deeds, agreement, memo of understanding with a view to sale of schedule mentioned property in its own name and on my behalf save and except Owners' allocations as stated in the said Development Agreement.
26. To allow the intending Purchaser or Purchasers to inspect the original title of the said premises, sanction building plan and other relevant documents of the title of the said Premises for and on my behalf.

Handwritten signature/initials in the right margin, possibly reading "Gopinath" or similar.

13821



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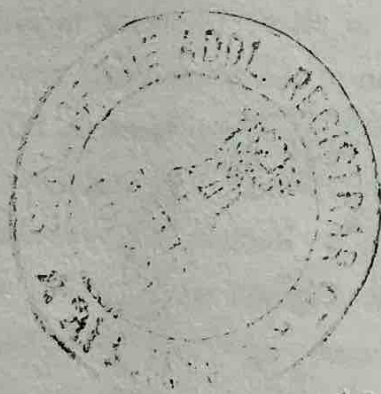
ADDITIONAL REGISTRAR
OF ASSURANCE DIV, KOLKATA
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27. To affix sign board or install any hoarding on the said premises in the name of the Attorney.
28. To advertise in the newspaper for obtaining purchasers for selling the flat and car parking space in the proposed building.
29. And generally, to do all such acts, or things that may be necessary for all or the purposes mentioned hereinabove.
30. And I, do hereby ratify and agree to ratify all such acts, or things as my said attorney may lawfully do by virtue of these presents.
31. This power of attorney shall remain valid until the completion of the construction of the said building and disposal of the Developer's Allocation i.e. flats, shops and garage space of the said building.

AND GENERALLY to act as my Attorney or agents in relation to all matters touching the said premises and building, as we could do if we could personally represent notwithstanding the Development Power of Attorney, in the particular behalf as contained in these presents.

AND we, hereby ratify and confirm and argue to undertake to ratify and confirm all the acts, matters, deeds, and things whatsoever made by the said Attorney appointed under this Power in the herein above contained shall lawfully do cause or to be done in the right of or by virtue of these presents including such confirmation and other works till the completion of the whole deal/ transaction as per the said development agreement dated **8th Day of September, 2023**, under certain terms and conditions mentioned therein which duly registered with the office of the Additional Registrar of Assurances- IV, Kolkata and recorded in **Book No. I, Volume No. 1904-2023, Pages from 775061 to 775104, Being No. 190413011 for the year 2023**, followed by the SUPPLEMENTARY DEVELOPMENT AGREEMENT, dated 18.09.24, registered at the office of the Additional Registrar Assurances IV, Kolkata and recorded in Book No. I, Being No. 13867 for the year 2024.

Roy
 Gopi Nath



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18 SEP 2024

THE FIRST SCHEDULE ABOVE REFERRED TO
("the entire Premises")

ALL THAT piece or parcel of Bastu Land admeasuring 6(Six) Cottahs and 37(Thirty Seven) Square Feet more or less, lying and situate at Holding No. 997/1, Cal Jessore, Road, Naskar Bagan, Opposite China Mandir, P.O. Bangur Avenue, P.S. Lake Town, Ward No. 20, under Mouza-Satgachi, J.L. No. 20, C.S. Khatian No- 56, C.S. Dag No. 467 and 465, R.S. Dag No. 1908, 1909 and 1910, L.R. Dag Nos. 1631, 1632 and 1633, R.S. Khatian No.- 1608 and 1201, L.R. Khatian Nos.-7470, Kolkata-700 055, District - North 24 Parganas, West Bengal, which is butted and bounded by:-

ON THE NORTH: Common Passage;

ON THE EAST: Multi Storied Apartment;

ON THE SOUTH: Naskar Bagan Road;

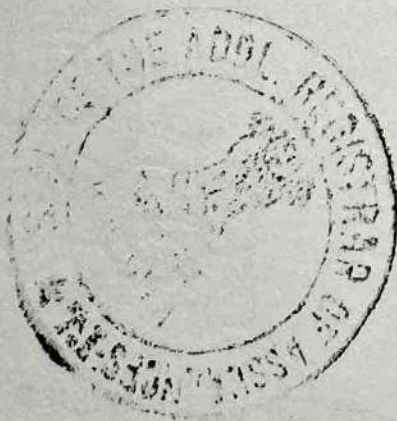
ON THE WEST: Factory of Madan Mohan Roy;

THE SECOND SCHEDULE 'PART-I' ABOVE REFERRED TO
("the Owner's Allocation")

OWNER'S ALLOCATION shall mean 21% of the total constructed built up area akin to 3885.70 square feet built up area along with 4(Four) car parking spaces in the ground floor in the newly constructed multi- storeyed building so constructed upon the said property.

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Third Schedule of the development agreement.

THE SECOND SCHEDULE 'PART-II' ABOVE REFERRED TO
("the Developer's Allocation")



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DEVELOPER'S ALLOCATION shall mean 79% of the total constructed built up area akin to 14249.20 square feet built up area along with rest of the available car parking spaces in the ground floor save and except the car parking spaces allotted to the owners in the newly constructed multi-storeyed building so constructed upon the said property.

Together with undivided impartible proportionate share in the land and in the common areas and amenities attached thereto to be completed in all respect in habitable condition as per specification given in the Third Schedule of the development agreement.

Any additional area if any is available save and except the owner's allocation the rest whatsoever shall deem to mean the area of the Developer.

However, it is expressly agreed that the owner's allocation is mandatorily capped for the area agreed and no lesser area under any circumstances in whatsoever condition shall be made over to the owner.



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18 SEP 2024

IN WITNESS WHEREOF we have signed the **Development Power of Attorney (After registered Supplementary Development Agreement)** on this **18th Day of September, TWO THOUSAND AND TWENTY FOUR (2024)** at Kolkata in presence of:-

WITNESS:

1. *Sudipta Bhattacharya*
18, K. K. Ram Des Road
Hinda Kol-70

Gopinath Roy

SIGNATURE OF THE EXECUTORS

KRISVAM DEVELOPERS LLP

Vijay Anand
Partner

KRISVAM DEVELOPERS LLP

Ketan Laha
Partner

2. *Apurba Halder*
Gourang Halder

SIGNATURE OF THE ATTORNEY HOLDERS

Drafted by: -

Subhro Kanti Roy Chowdhury

Subhro Kanti Roy Chowdhury
Advocate
High Court Calcutta
Reg. No. WB - 478/2000

Two thousand and twenty four...

Handwritten notes at the top right of the page.

Signature and name of the first official.












Signature and name of the second official.

Signature and name of the third official.



Handwritten checkmark or symbol.

ADDITIONAL REGISTRAR OF ASSURANCES-IV, KOLKATA
18 SEP 2024

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	left hand					
	right hand					












Name

Signature Gabriel Ray

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	left hand					
	right hand					

Name

Signature Vincent Aguilera

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	left hand					
	right hand					

Name

Signature Ketan Patel



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ADDITIONAL REGISTRAR
OF ASSURANCES-IV, KOLKATA
18 SEP 2024

Major Information of the Deed



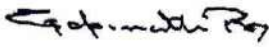
	I-1904-13871/2024	Date of Registration	18/09/2024
Year	1904-8002469589/2024	Office where deed is registered	
	18/09/2024 5:23:40 PM	A.R.A. - IV KOLKATA, District: Kolkata	
Name, Address Calls	Sudipta Bhattacharyya 16, K K Ram Das Road, Thana : Nimta, District : North 24-Parganas, WEST BENGAL, PIN - 700049, Mobile No. : 9123028045, Status : Solicitor firm		
Development Power of Attorney after Registered Development Agreement		Additional Transaction	
Value	Market Value		
	Rs. 3,03,03,030/-		
Paid(SD)	Registration Fee Paid		
Article:48(g)	Rs. 73/- (Article:E, M(a),)		
	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 190413867/2024 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Particulars :

North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza:
Ward No: 020, Holding No:997/1 Pin Code : 700055

Sl. No	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
31	LR-7470	Bastu	Bastu	3 Dec	1/-	90,90,909/-	Property is on Road , Project Name :
32	LR-7470	Bastu	Bastu	3 Dec	1/-	90,90,909/-	Property is on Road , Project Name :
33	LR-7470	Bastu	Bastu	4 Dec	1/-	1,21,21,212/-	Property is on Road , Project Name :
TOTAL :				10Dec	3 /-	303,03,030 /-	
Grand Total :				10Dec	3 /-	303,03,030 /-	



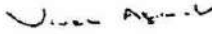
al Details :



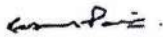
Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
OPINATH ROY Son of Late BIJOY RISHNA ROY Executed by: Self, Date of Execution: 18/09/2024 Admitted by: Self, Date of Admission: 18/09/2024 ,Place Office		 Captured	
18/09/2024		LTI 18/09/2024	18/09/2024
D 52, SALT LAKE, SECTOR 1, City:- Not Specified, P.O:- BIDHANNAGAR, P.S:-North Bidhannagar, District:-North 24-Parganas, West Bengal, India, PIN:- 700064 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India , PAN No.:: ADxxxxxx0D,Aadhaar No Not Provided, Status Individual, Executed by: Self, Date of Execution: 18/09/2024 Admitted by: Self, Date of Admission: 18/09/2024 ,Place : Office			

ey Details :


Name,Address,Photo,Finger print and Signature			
KRISVAM DEVELOPERS LLP SWAMI VIVEKANANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24- rganas, West Bengal, India, PIN:- 700074 , PAN No.:: ABxxxxxx5A,Aadhaar No Not Provided, Status rganization, Executed by: Representative			

esentative Details :

Name,Address,Photo,Finger print and Signature			
Name	Photo	Finger Print	Signature
IVEK AGARWAL (Representant) Son of RAM AGARWAL Date of Execution - 18/09/2024, , Admitted by: Self, Date of Admission: 18/09/2024, Place of Admission of Execution: Office		 Captured	
Sep 18 2024 6:00PM		LTI 18/09/2024	18/09/2024
2 NO, NAZRUL PARK, City:- Not Specified, P.O:- BAGUIATI, P.S:-Baguiati, District:-North 24- Parganas, West Bengal, India, PIN:- 700159, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AQxxxxxx3F,Aadhaar No Not Provided Status : Representative, Representative of : KRISVAM DEVELOPERS LLP (as PARTNER)			

Name	Photo	Finger Print	Signature
KETAN PATEL Son of RAMESH PATEL Date of Execution - 18/09/2024, Admitted by: Self, Date of Admission: 18/09/2024, Place of Execution: Office		 Captured	
	Sep 18 2024 6:01PM	LTI 18/09/2024	18/09/2024
MA APARTMENT, 6TH FLOOR, FLAT NO 6C, 67A/1, KHUDIRAM BOSE SARANI, City:- Not specified, P.O:- ULTADANGA, P.S:-Ultadanga, District:-North 24-Parganas, West Bengal, India, PIN:- 700037, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: Mxxxxxx7M,Aadhaar No Not Provided Status : Representative, Representative of : KRISVAM DEVELOPERS LLP (as PARTNER)			

Other Details :

Name	Photo	Finger Print	Signature
PRADIP BHATTACHARYYA Pradip Bhattacharyya Ram Das Road, City:- Kolkata, District:-North 24 Parganas, West Bengal, India, PIN:-		 Captured	
	18/09/2024	18/09/2024	18/09/2024
Witness Of GOPINATH ROY, VIVEK AGARWAL, KETAN PATEL			

Transfer of property for L1

From	To. with area (Name-Area)
GOPINATH ROY	KRISVAM DEVELOPERS LLP-3 Dec

Transfer of property for L2

From	To. with area (Name-Area)
GOPINATH ROY	KRISVAM DEVELOPERS LLP-3 Dec

Transfer of property for L3

From	To. with area (Name-Area)
GOPINATH ROY	KRISVAM DEVELOPERS LLP-4 Dec

Details as per Land Record

Location: North 24-Parganas, P.S:- Lake Town, Municipality: SOUTH DUM DUM, Road: Jessore Road, Mouza: Chhi, Ward No: 020, Holding No:997/1 Pin Code : 700055

Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
LR Plot No:- 1631, LR Khatian No:- 7470	Owner:গোপীনাথ রায়, Gurdian:বিজয় কুমার রায়, Address:বিজয়, Classification:বাড়, Area:0.03000000 Acre,	Owner Name not selected by applicant.
LR Plot No:- 1632, LR Khatian No:- 7470	Owner:গোপীনাথ রায়, Gurdian:বিজয় কুমার রায়, Address:বিজয়, Classification:বাড়, Area:0.03000000 Acre,	Owner Name not selected by applicant.

LR Plot No:- 1633, LR Khatian No:- 7470	Owner:गोपीनाथ राय, Gurdian:विजय कृष्ण राय, Address:निज , Classification:बाण्ड, Area:0.04000000 Acre,	Owner Name not selected by applicant.
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Endorsement For Deed Number : I - 190413871 / 2024

09-2024

Date of Admissibility(Rule 43,W.B. Registration Rules 1962)

Document is admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 of Indian Stamp Act 1899.

Registration(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Document is presented for registration at 16:10 hrs on 18-09-2024, at the Office of the A.R.A. - IV KOLKATA by VIVEK AGARWAL

Date of Market Value(WB PUVI rules of 2001)

It is stated that the market value of this property which is the subject matter of the deed has been assessed at Rs 1,00,000/-

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

Document is admitted on 18/09/2024 by GOPINATH ROY, Son of Late BIJOY KRISHNA ROY, AD 52, SALT LAKE, Sector 1, P.O: BIDHANNAGAR, Thana: North Bidhannagar, , North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Others

Document is admitted by SUDIPTA BHATTACHARYYA, , Son of Pradip Bhattacharyya, 16, K K Ram Das Road, P.O: Nimta, Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Mode of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Document is admitted on 18-09-2024 by VIVEK AGARWAL, PARTNER, KRISVAM DEVELOPERS LLP, 1, SWAMI NANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Document is admitted by SUDIPTA BHATTACHARYYA, , Son of Pradip Bhattacharyya, 16, K K Ram Das Road, P.O: Nimta, Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

Document is admitted on 18-09-2024 by KETAN PATEL, PARTNER, KRISVAM DEVELOPERS LLP, 1, SWAMI NANDA ROAD, City:- Not Specified, P.O:- DUM DUM, P.S:-Dum Dum, District:-North 24-Parganas, West Bengal, India, PIN:- 700074

Document is admitted by SUDIPTA BHATTACHARYYA, , Son of Pradip Bhattacharyya, 16, K K Ram Das Road, P.O: Nimta, Nimta, , City/Town: KOLKATA, North 24-Parganas, WEST BENGAL, India, PIN - 700049, by caste Hindu, by Profession Service

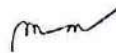
Amount of Fees

Document that required Registration Fees payable for this document is Rs 73.00/- (E = Rs 7.00/- ,I = Rs 55.00/- ,M(a) = Rs 1.00/- ,M(b) = Rs 4.00/-) and Registration Fees paid by Cash Rs 73.00/-

Amount of Stamp Duty

Document that required Stamp Duty payable for this document is Rs. 50/- and Stamp Duty paid by Stamp Rs 100.00/-

Stamp Type: Impressed, Serial no 12974, Amount: Rs.100.00/-, Date of Purchase: 13/08/2024, Vendor name: S



Mohul Mukhopadhyay
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
Kolkata, West Bengal

Certificate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1904-2024, Page from 738260 to 738284

being No 190413871 for the year 2024.



mm

Digitally signed by MOHUL MUKHOPADHYAY
Date: 2024.09.20 14:05:20 +05:30
Reason: Digital Signing of Deed.

(Mohul Mukhopadhyay) 20/09/2024
ADDITIONAL REGISTRAR OF ASSURANCE
OFFICE OF THE A.R.A. - IV KOLKATA
West Bengal.